

Prepared for: #		Annual Property Operating Data		
Purpose:	Broker Reconstruction #REF! #REF!	Property:	Hyway 59 Properties, L.P. (as of 1-1-26)	Price \$15,997,500
		Address:	2777 N. Hwy 59 (059-450-069)	
		Type:	Multi-Tenant Industrial	

Assessed Values			#REF!							
Land - \$ 1,374,264	2025-2026	17.47%								
Structures - \$ 6,054,191		76.95%	1st							
Fixed Improvements - \$478,180		4.81%	2nd							
Personal Property 61,250		0.78%	3rd							
Total		100%	Total	\$0	\$0	Equity / Investment	\$15,997,500	Investment = Est. of total down + closing costs		\$16,077,488

All Figures are Monthly and Annual

	Monthly	% G.O.I.	Annual	Unit				
				Count	Tenant	Square Footage	Type of Bldg.	Monthly Rent
1 Gross Scheduled Income	\$133,607	\$1,003,280.19	\$1,603,280	A	Clark Pest Control	9,526	1-126 Ck + 2-400 Shop	\$10,124.85
2 <Vacancy & Credit Losses>	5.00% of G.S.I.		(\$80,164)	B	Frito-Lay	15,564	19-564 SF Metal Warehouse	\$12,508.84
3 Effective Rental Income	\$133,607	100.0%	\$1,523,116	C	Rivulis	70,902	70,000 SF Metal Mfg Bldg	\$43,711.99
4 Other Income	\$0	0.0%	\$0	D1	Sensient	98,239	Concrete 700,000 SF	\$63,855.00
5 Gross Operating Income	\$33,528	100.0%	\$1,523,116	D2	Owner Occupied	5,240	Attached to CTU	\$3,406.00
	<Operating Expenses>							D2 rent est. at \$ 65/SF
6 Real Estate Taxes '23-'24	Est 16M x 1.0707 = 171,312 /12 months	11.2%	\$171,312	Totals 199,471 \$133,606.68				
Property Insurance '23-'24	\$8,333	6.6%	\$100,000					
8 Landscaping /Weed Abatement	\$417	0.3%	\$5,000	Comments / Footnotes A-Clark Pest Control: Lease commenced 8-1-20 & terminates 12-31-28. Has 2 x 5-year renewal options. LL pays Base Yr. Operating Expenses and T pays prorata share of increase over the Base Yr. with exception that T pays all of taxes for new shop Bldg. COLAs in January based on increase in CPI but never less than 3% or greater than 8% /year. Base Rent as of 1-1-25 will be \$9,115.43 (Min 3% over prior year) + CAMs of \$1,009.42 B-Frito Lay: Original NNN Lease commenced 12-7-22 and terminated 12-31-25. Tenant has executed 9 month extension thru 9-30-26 Rent adjusts January 1, 2026 to \$12,508.84 (Base Rent is \$10,810.37 + CAMs of \$1,698.47) C-Rivulis: NNN Lease commenced 7-1-24 This is a 5-year lease with 4 x 5 years renewal options. Annual COLAs based upon CPI but never less than 2% or greater than 6%. As of 7-1-25 total rent is 43,714.99 (Base Rent is \$36,537.58 + CAMs of \$ 7,174.41) Rivulis never occupied and is attempting to sub-lease or assign their lease. D Sensient: Modified Gross Rent of \$63,855 (i.e. \$ 65 /SF) Tenant occupied as of 2-21-25 and is a month-to-month tenant				
9 General Maintenance	\$250.00	0.2%	\$3,000					
12 Annual Fire Maintenance	\$329	0.3%	\$3,950					
11 5 Year Flow Test Annualized	\$63	0.0%	\$750					
12 Property management		4%	\$60,925					
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29 <Total Operating Expenses>	\$28,745	22.6% #	\$344,936.65					
30 Net Operating Income	\$98,182	77.4%	\$1,178,180					
31 <Annual Debt Service>	\$0	0.0%	#DIV/0!					
32 Before Tax Cash Flow	\$98,182	77.4%	\$1,178,180					

7.36%	9.98	7.36%
Cash on Cash Return	Gross Rent Multiplier	Capitalization Rate