

# PURCHASE SUMMARY

<b>Purchase Price:</b>	<b>\$ 2,608,000.00</b>
<b>Cap Rate:</b>	<b>4.50%</b>
<b>NOI**:</b>	<b>\$ 117,360.00</b>
<b>Current Lease Termination Date:</b>	<b>April 30, 2035</b>
<b>Rent Increases:</b>	<b>12.4% every 5 Years with next Rent increase scheduled for May 1, 2025</b>
<b>Options:</b>	<b>Two (2) Five (5) Year Options Options provide for 12.5% Rent Increases</b>
<b>Original Lease Start Date:</b>	<b>May 1, 1985</b>
<b>Tenant:</b>	<b>Jack in the Box</b>
<b>Parking:</b>	<b>14 spaces</b>
<b>APN:</b>	<b>2322-020-051</b>

\*\* NOI is effective 5/1/25. Seller shall credit difference between current rent and rent increase at time of sale.