

**FOR SALE**

**NNN LEASED INVESTMENT**



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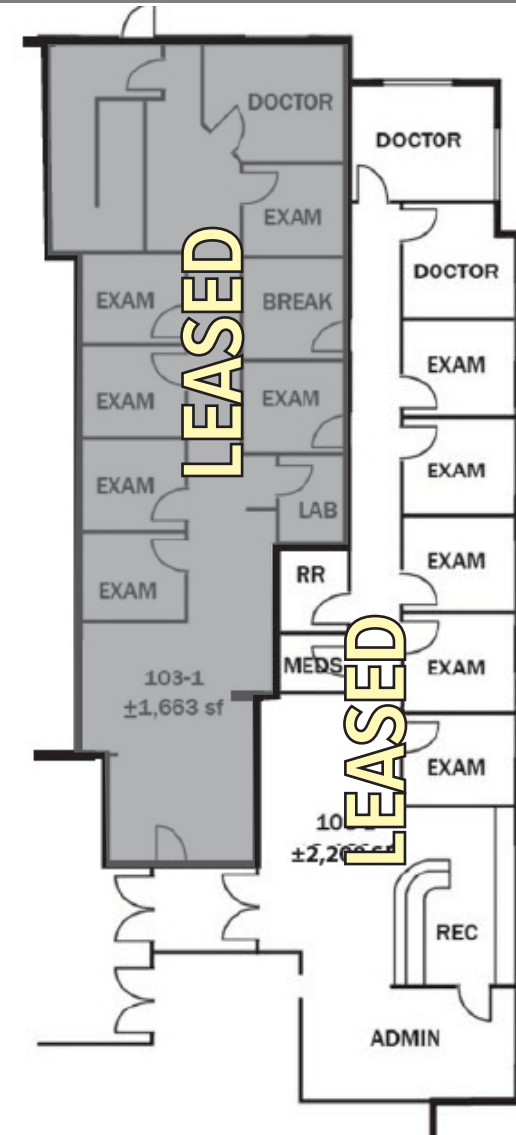
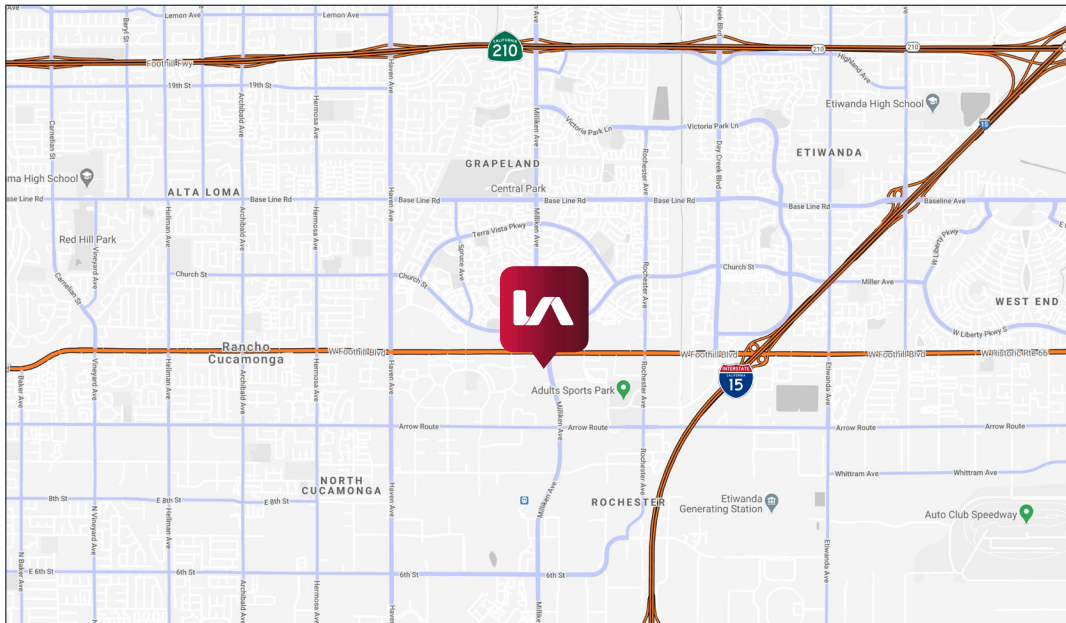
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## PROPERTY FEATURES:

- 100% Leased NNN Investment
- ±4,126 SF 2-Tenant Medical Condo
- ±5% CAP Rate
- 100% Long Term Leased with Annual Net Income in Excess of \$100,000
- Modern Construction with Many High End Improvements



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## RENT ROLL

Suite	S.F.	Tenant	Lease Start	Lease End	Lease Rate	C.A.M. Fee	Property Taxes & Insurance	Rent Increase
103-1	±1,917	Day Creek Optometry	7/1/2016	2/28/2029	\$3,942.50	NNN	NNN	3% Annually (July 2021)
103-2	±2,209	Lindora, LLC	1/1/2019	2/29/2024	\$4,450.68	NNN	NNN	3% Annually (January 2022)
	±4,162				\$8,393.18 Month			Current NOI ±\$100,718.16



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