



VERIZON WIRELESS
15858 FORT CAMPBELL BLVD
OAK GROVE, KY 42262

OFFERING SUMMARY

	YEAR 1	YEAR 2
Price	\$562,500	
Down Payment	25% / \$140,625	
Loan Amount	\$421,875	
Loan Type	Proposed New	
Interest Rate / Amortization	5.38% / 20 Years	
Gross Leasable Area	3,942	
Price/SF	\$142.69	
Occupancy	100.0%	
Year Built	2010	
Lot Size	0.09 acre(s)	
CAP Rate	7.31%	7.31%
Net Operating Income	\$41,100	\$41,100
Net Cash Flow After Debt Service	\$6,632	\$6,632
Total Return	13.31% / \$18,719	13.78% / \$19,385



INVESTMENT HIGHLIGHTS

- Recently Renovated Showroom
- Captured Sales Market Due to Fort Campbell
- Credible Tenant
- Tremendous Visibility
- Located on Main Retail Corridor in Oak Grove


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REVENUE		
	YEAR 1	YEAR 2
Base Rental Revenue	\$41,100	\$41,100
Reimbursement Income	\$4,350	\$4,350
Miscellaneous Income		
Potential Gross Revenue	\$45,450	\$45,450
General Vacancy		
Effective Gross Revenue	\$45,450	\$45,450

EXPENSES		
CAM	\$180	\$180
Insurance	\$2,010	\$2,010
Real Estate Taxes	\$2,160	\$2,160
Management Fee		
Miscellaneous Expenses		
Total Expenses	\$4,350	\$4,350

NET OPERATING INCOME		
Net Operating Income	\$41,100	\$41,100

MAJOR TENANTS		
Verizon Wireless		