



SALIENT FACTS

Tenant	Sherwin Williams
Square Footage	±5,000 SF
Land Area	±1.034 Acres
Year Built	2003
Estimated NOI	\$55,022
Lease Term	9.5 Years
Options	(4) 5-Year



DEMOGRAPHIC SUMMARY

	3 Miles	5 Miles	7 Miles
2014 Population	45,557	104,606	162,696
2019 Proj Population	48,624	112,039	174,112
Growth 2014 – 2019	1.31%	1.38%	1.37%
2014 Household Income	\$62,069	\$60,767	\$60,187
HHI Growth 2014 – 2019	1.95%	1.99%	2.05%

Source: ESRI



RENT ROLL 7/13/2015

TENANT	LEASE TERM START	LEASE TERM EXP DATE	SPACE OCCUPIED	MONTHLY RENT	ANNUAL RENT	RENT PSF	OPTION TERM	OPTION RENT PSF	EXP ITEM	METHOD
Sherwin Williams	6/1/2003	5/31/2013	5,000	\$4,583.00	\$54,996.00	\$11.00	7/1/2025 - 6/30/2030	\$12.94	RET	\$3,000 base yr.
	6/1/2013	5/31/2018		\$5,041.00	\$60,492.00	\$12.10	7/1/2030 - 6/30/2035	\$13.97	INS	\$891 base yr.
	7/1/2015	6/30/2025		\$4,990.59	\$59,887.08	\$11.98	7/1/2035 - 6/30/2040	\$15.09		
							7/1/2040 - 6/30/2045	\$16.30		
<i>Note: Tenant has a \$1,000 cap on HVAC repairs in a 12 month period. Lessor is responsible for replacement.</i>										
Total			5,000	\$4,990.59	\$59,887.08	\$11.98				

OPERATING STATEMENT

CURRIN PATTERSON PROPERTIES II, LLC

	2014	Proforma 2015	Proforma 2016
INCOME			
Base Rent	\$60,492	\$60,192	\$59,892
Reimbursements	<u>5,344</u>	<u>5,346</u>	<u>5,346</u>
Effective Gross Income	<u>65,836</u>	<u>65,538</u>	<u>65,238</u>
EXPENSE			
POA Dues	-	-	-
CAM	-	-	-
Repairs & Maintenance	140	450	-
Utilities	1,227	810	810
Insurance	2,251	2,260	2,260
Real Estate Taxes	7,146	7,146	7,146
Land Rent	<u>-</u>	<u>-</u>	<u>-</u>
Total Operating Expenses	<u>10,764</u>	<u>10,666</u>	<u>10,216</u>
Net Operating Income	<u>\$55,072</u>	<u>\$54,872</u>	<u>\$55,022</u>