



INVESTMENT HIGHLIGHTS

- **High-Quality Tenant:** Retina Consultants of America is a private equity-backed leading comprehensive physician management company with 70+ locations in 8 states
- **Long-term Lease:** Brand new 10-Year lease with two 5-year renewal options
- **Limited Landlord Responsibilities:** Landlord responsibilities are limited to roof & structure making this an ideal passive investment
- **Favorable Rent Growth:** Robust rent growth of 2% annually contributes to appreciation and acts as a hedge against inflation
- **Exceptional Location:** Located in the rapidly growing Columbia MSA comprised of 816,450 residents
- **Access to Population Density:** Located in close proximity to downtown Columbia with access to two major highways

INVESTMENT SUMMARY

List Price:	\$2,026,000
Cap Rate:	6.50%
NOI*:	\$131,670
Lease Type:	NNN
Remaining Lease Term:	10 Years
Rent Increases:	2% Annually
Remaining Options:	2 - (5) Year

* NOI includes a reserve allowance of \$0.10/SF



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