





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

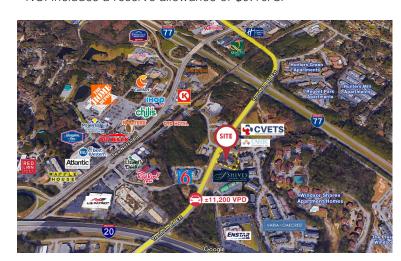
 Lease Type:
 NNN

 Remaining Lease Term:
 10 Years

 Rent Increases:
 2% Annually

 Remaining Options:
 2 - (5) Year

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



INVESTMENT TEAM

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