

# INVESTMENT HIGHLIGHTS

<b><u>Address</u></b>	3801 Forest Lane, Garland TX 75042
<b><u>Property Type</u></b>	Auto repair shop
<b><u>Price</u></b>	\$1,750,000
<b><u>Price PSF</u></b>	\$318 PSF
<b><u>Net Operating Income</u></b>	\$96,000 [rental increase 01/01/2026]
<b><u>Tenant</u></b>	Top Auto Repair
<b><u>Rental Increases</u></b>	6.25% Bi-Annual Increases
<b><u>Remaining Lease Term</u></b>	4.5 Years
<b><u>Zoning</u></b>	Heavy Commercial
<b><u>Land Size</u></b>	0.28 Acres
<b><u>Building Size</u></b>	5,500 SF
<b><u>Lease Commencement</u></b>	October 1, 2023
<b><u>Lease Expiration</u></b>	September 20, 2028