

Investment Summary

■ Address	1327 Junction Hwy
■ Price	\$2.7M
■ Cap Rate	5.85%
■ NOI	\$158,000
■ GLA	4,000 SF
■ Lot Size	0.91 Acres
■ Year Built	New Construction [Fall 2024]
■ Traffic counts Junction Highway:	29,021 VPD

Demographics

	3 MILE	5 MILE	7 MILE
■ 2023 Total Population	20,305	36,762	43,740
■ 2023 Total Households	8,962	15,455	18,621
■ 2023 Daytime Population	25,024	39,899	45,468
■ 2023 Average HH Income	\$82,368	\$82,908	\$87,298
■ 2023 Median HH Income	\$59,434	\$59,913	\$62,350

■ **Strong surrounding retail and restaurants:**



Tenant Summary

■ Tenant	Mattress Firm, Inc. [pending sale to Tempur Sealy International, Inc. [TPX]
■ Type	Corporate Lease
■ Founded	1986
■ Number Stores	+/- 2,400 in 50 States
■ Lease Type	Net Lease
■ Roof	Tenant
■ Structure	Landlord
■ Lease Term	10 years
■ Rent Commencement	Estimated 10/01/2024
■ Rent Increase	10% Every Five [5] years
■ Options	Two, 5-Year Options

Annualized Operating Data

DATE	MONTHLY RENT*	ANNUAL RENT*
Years 1-5	\$13,166.67	\$158,000
Years 6-10	\$14,483.33	\$173,800
Option 1	\$15,933.33	\$191,200
Option 2	\$17,523.33	\$210,280