

# FINANCIALS

## FINANCIAL SUMMARY

Price	\$4,066,362
Cap Rate	5.0%
Building Size	25,101 SF
Net Cash Flow	\$203,318.10

## LEASE SUMMARY

Address	8100 Cleveland Ave NW, Canton, OH 44720
Lease Type	Triple Net (NNN)
Tenant	Aldi
Guarantor	Aldi Inc. (Ohio) an Ohio corporation
Est. Rent Commencement	January 1, 2023
Est. Lease Expiration Date	December 31, 2042
Rental Increases	10% Every 5 Years
Renewal Options	6, 5 year options

## ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
1 - 5	\$203,318.10	5.0%
6 - 10	\$223,649.91	5.50%
11 - 15	\$245,989.80	6.05%
16-20	\$270,588.78	6.65%
Options	Annual Rent	Cap Rate
Option 1	\$297,697.86	7.32%
Option 2	\$327,568.05	8.06%
Option 3	\$360,199.35	8.89%
Option 4	\$396,093.78	9.74%
Option 5	\$435,753.36	10.72%
Option 6	\$479,429.10	11.79%
<b>Base Rent</b>	<b>\$203,318.10</b>	
<b>Net Operating Income</b>	<b>\$203,318.10</b>	
<b>Total Return</b>	<b>5.0%</b>	

Figures and statements appearing on this form represent our best knowledge and belief based on information gathered regarding the above property. This analysis is to be taken, therefore, as an estimate and not as a guarantee or warranty. Information contained herein is subject to independent verification and no liability for errors or omissions is assumed. You should rely on your own independent analysis and investigation regarding the above property and on the advice of your legal counsel and tax consultant.