

Address	City	State	Sq.Ft.	NOI	Price	Cap Rate	Lease Structure	Lease Expiration	Escalations
The Pep Boys - Manny, Moe & Jack									
901 N. Wales Road	North Wales	PA	20,529	\$446,000	\$5,754,837	7.75%	NNN	7/29/2023	1.5% / yr. on 8/1
1181 North Greece Road	Greece	NY	22,277	\$209,898	\$2,623,726	8.00%	NNN	7/29/2023	1.5% / yr. on 8/1
1996 Elmwood Ave	Buffalo	NY	19,676	\$198,833	\$2,485,418	8.00%	NNN	7/29/2023	1.5% / yr. on 8/1
81-246 State Highway 111	Indio	CA	19,338	\$257,814	\$3,222,676	8.00%	NNN	7/29/2023	1.5% / yr. on 8/1
3490 East Sunset Road	Las Vegas	NV	18,196	\$337,428	\$4,499,034	7.50%	NNN	7/29/2023	1.5% / yr. on 8/1
5651 San Mateo	Albuquerque	NM	17,925	\$198,579	\$2,647,719	7.50%	NNN	7/29/2023	1.5% / yr. on 8/1
4670 E. Tropicana Avenue	Las Vegas	NV	20,886	\$304,741	\$3,932,136	7.75%	NNN	7/29/2023	1.5% / yr. on 8/1
2710 Cerrillos Road	Santa Fe	NM	17,937	\$322,296	\$4,297,275	7.50%	NNN	7/29/2023	1.5% / yr. on 8/1
845 East Charter Way	Stockton	CA	20,923	\$237,336	\$3,164,480	7.50%	NNN	7/29/2023	1.5% / yr. on 8/1
3909 S. Lamar Blvd	Austin	TX	22,279	\$230,863	\$2,978,879	7.75%	NNN	7/29/2023	1.5% / yr. on 8/1
3534 Northgate Blvd.	Sacramento	CA	22,341	\$251,581	\$3,354,413	7.50%	NNN	7/29/2023	1.5% / yr. on 8/1

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Rite Aid Drug Stores									
381 Cooley Street	Springfield	MA	11,190	\$285,120	\$3,435,181	8.30%	NNN	5/31/2028	10% every 10 years
21 Columbia St.	Adams	MA	10,504	\$157,520	\$1,750,222	9.00%	NNN	5/31/2028	10% every 10 years
75 Bolton Street Ext.	Marlborough	MA	13,363	\$276,320	\$3,329,157	8.30%	NNN	5/31/2028	10% every 10 years
256 Pleasant Street	Methuen	MA	13,227	\$324,720	\$3,984,294	8.15%	NNN	5/31/2028	10% every 10 years
15 Bolton Street	Reading	MA	13,611	\$301,840	\$3,572,071	8.45%	NNN	5/31/2028	10% every 10 years
1 Carlisle Road	Westford	MA	15,103	\$307,120	\$3,634,556	8.45%	NNN	5/31/2028	10% every 10 years
1900 Ocean Street	Marshfield	MA	13,876	\$247,280	\$3,034,110	8.15%	NNN	5/31/2028	10% every 10 years
467 Broadway	Revere	MA	15,040	\$338,800	\$4,157,055	8.15%	NNN	5/31/2028	10% every 10 years
200 Social Street	Woonsocket	RI	11,850	\$185,680	\$2,197,396	8.45%	NNN	5/31/2028	10% every 10 years
194 North Street	Bennington	VT	26,695	\$418,880	\$4,787,200	8.75%	NNN	5/31/2028	10% every 10 years
27 Main St	Jewett City	CT	20,954	\$268,400	\$3,176,331	8.45%	NNN	5/31/2028	10% every 10 years
1485 River Ridge Drive	Clemmons	NC	14,547	\$212,960	\$2,520,237	8.45%	NNN	5/31/2028	10% every 10 years
3565 South Church St.	Burlington	NC	14,470	\$311,520	\$3,686,627	8.45%	NNN	5/31/2028	10% every 10 years
201 Trade Street	Henderson	NC	14,735	\$198,000	\$2,385,542	8.30%	NNN	5/31/2028	10% every 10 years
1825 East Main Street	Albemarle	NC	14,551	\$241,120	\$2,853,491	8.45%	NNN	5/31/2028	10% every 10 years
1605 East Innes Street	Salisbury	NC	14,569	\$255,200	\$3,020,118	8.45%	NNN	5/31/2028	10% every 10 years
101 Plaza Rd.	Laurinburg	NC	14,388	\$183,920	\$2,176,568	8.45%	NNN	5/31/2028	10% every 10 years
1500 MLKing Jr.	Wilson	NC	14,765	\$198,880	\$2,353,609	8.45%	NNN	5/31/2028	10% every 10 years
8921 Two Notch Road	Columbia	SC	14,560	\$340,560	\$4,030,296	8.45%	NNN	5/31/2028	10% every 10 years
125 South Park Street	Carrollton	GA	11,296	\$232,320	\$2,749,349	8.45%	NNN	5/31/2028	10% every 10 years
3687 Highway 5	Douglasville	GA	11,275	\$255,200	\$3,074,699	8.30%	NNN	5/31/2028	10% every 10 years