

	Address	City	State	Sq.Ft.	NOI	Price	Cap Rate	Lease Structure	Lease Expiration	Escalations
Taco Bell										
	1609 New Boston Rd.	Texarkana	TX	2,300		sale pending		NNN	12/31/2024	1%/yr on 12/30
Pep Boys										
	101 W. Seminary	Ft. Worth	TX	22,229		sale pending		NNN	4/9/2023	1.5%/yr on 4/11
Burger King										
	2203 Ross Clark Circle	Dothan	AL	2,653		sale pending		NNN	8/17/2026	7.5%/ 5 yrs.
	403 West Central Ave	Blountstown	FL	3,278		sale pending		NNN	8/17/2026	7.5%/ 5 yrs.
	2247 Hwy 71	Marianna	FL	3,590		sale pending		NNN	8/17/2026	7.5%/ 5 yrs.
Rite Aid Drug Stores										
	381 Cooley Street	Springfield	MA	11,190	\$285,120	\$4,015,775	7.10%	NNN	5/12/2028	10%/ 10 yrs.
	21 Columbia St.	Adams	MA	10,504	\$157,520	\$2,100,267	7.50%	NNN	5/13/2028	10%/ 10 yrs.
	75 Bolton Street Ext.	Marlborough	MA	13,363	\$276,320	\$3,864,615	7.15%	NNN	5/14/2028	10%/ 10 yrs.
	256 Pleasant Street	Methuen	MA	13,227	\$324,720	\$4,573,521	7.10%	NNN	5/15/2028	10%/ 10 yrs.
	15 Bolton Street	Reading	MA	13,611	\$301,840	\$4,106,667	7.35%	NNN	5/16/2028	10%/ 10 yrs.
	1 Carlisle Road	Westford	MA	15,103	\$307,120	\$4,387,429	7.00%	NNN	5/17/2028	10%/ 10 yrs.
	243 Chauncy Street	Mansfield	MA	13,397	\$247,280	\$3,507,518	7.05%	NNN	5/18/2028	10%/ 10 yrs.
	1900 Ocean Street	Marshfield	MA	13,876	\$247,280	\$3,507,518	7.05%	NNN	5/19/2028	10%/ 10 yrs.
	330 River Street	Cambridge	MA	13,377		sold		NNN	5/20/2028	10%/ 10 yrs.
	467 Broadway	Revere	MA	15,040	\$338,800	\$4,840,000	7.00%	NNN	5/21/2028	10%/ 10 yrs.
	520 West Main St.	Hyannis	MA	9,935		sale pending		NNN	5/22/2028	10%/ 10 yrs.
	7691 Post Road	N. Kingstown	RI	10,800		sale pending		NNN	5/23/2028	10%/ 10 yrs.
	2136 Mendon Rd.	Cumberland	RI	34,529	\$493,680	\$6,626,577	7.45%	NNN	5/24/2028	10%/ 10 yrs.
	2595 West Shore Road	Warwick	RI	12,000	\$168,080	\$2,367,324	7.10%	NNN	5/25/2028	10%/ 10 yrs.
	170 Granite Street	Westerly	RI	10,841		unavailable		NNN	5/26/2028	10%/ 10 yrs.
	200 Social Street	Woonsocket	RI	11,850	\$185,680	\$2,578,889	7.20%	NNN	5/27/2028	10%/ 10 yrs.
	1510 Smith Street	N. Providence	RI	11,211		sale pending		NNN	5/28/2028	10%/ 10 yrs.
	20 Crystal Avenue	Derry	NH	13,800		sold		NNN	5/29/2028	10%/ 10 yrs.
	331 Main Street	Nashua	NH	15,086		sold		NNN	5/30/2028	10%/ 10 yrs.
	194 North Street	Bennington	VT	26,695	\$418,880	\$5,585,067	7.50%	NNN	5/31/2028	10%/ 10 yrs.
	27 Main St	Jewett City	CT	20,954		sale pending		NNN	6/1/2028	10%/ 10 yrs.
	2175 Dixwell Avenue	Hamden	CT	10,930		sale pending		NNN	6/2/2028	10%/ 10 yrs.
	3120 Chichester Ave.	Boothwyn	PA	14,479	\$212,960	\$2,937,379	7.25%	NNN	6/3/2028	10%/ 10 yrs.
	1485 River Ridge Drive	Clemmons	NC	14,547	\$212,960	\$2,937,379	7.25%	NNN	6/4/2028	10%/ 10 yrs.
	3565 South Church St.	Burlington	NC	14,470	\$311,520	\$4,267,397	7.30%	NNN	6/5/2028	10%/ 10 yrs.
	201 Trade Street	Henderson	NC	14,735	\$198,000	\$2,731,034	7.25%	NNN	6/6/2028	10%/ 10 yrs.
	1123 N. Raleigh Street	Rocky Mount	NC	13,776	\$127,600	\$1,724,324	7.40%	NNN	6/7/2028	10%/ 10 yrs.
	1500 MLKing Jr.	Wilson	NC	14,765		sale pending		NNN	6/8/2028	10%/ 10 yrs.
	1825 East Main Street	Albemarle	NC	14,551	\$241,120	\$3,236,510	7.45%	NNN	6/9/2028	10%/ 10 yrs.
	1605 East Innes Street	Salisbury	NC	14,569	\$255,200	\$3,472,109	7.35%	NNN	6/10/2028	10%/ 10 yrs.
	101 Plaza Rd.	Laurinburg	NC	14,388	\$183,920	\$2,452,267	7.50%	NNN	6/11/2028	10%/ 10 yrs.
	101 West Main Street	Havelock	NC	13,813	\$212,080	\$2,865,946	7.40%	NNN	6/12/2028	10%/ 10 yrs.
	8921 Two Notch Road	Columbia	SC	14,560	\$340,560	\$4,697,379	7.25%	NNN	6/13/2028	10%/ 10 yrs.
	125 South Park Street	Carrollton	GA	11,296	\$232,320	\$3,139,459	7.40%	NNN	6/14/2028	10%/ 10 yrs.
	3687 Highway 5	Douglasville	GA	11,275	\$255,200	\$3,402,667	7.50%	NNN	6/15/2028	10%/ 10 yrs.
The Pep Boys - Manny, Moe & Jack										
	901 N. Wales Road	North Wales	PA	20,529	\$432,915	\$6,319,927	6.85%	NNN	7/30/2023	1.5% / YR.
	7750 S. Orange Blossom Trail	Orlando	FL	22,380	\$266,532	\$3,948,622	6.75%	NNN	7/30/2023	1.5% / YR.
	1181 North Greece Road	Greece	NY	22,277	\$203,740	\$2,910,571	7.00%	NNN	7/30/2023	1.5% / YR.
	302 W. Vine St	Kissimmee	FL	21,615	\$261,096	\$3,868,089	6.75%	NNN	7/30/2023	1.5% / YR.
	377 Van Name Avenue	Staten Island	NY	17,747	\$431,150	\$6,483,459	6.65%	NNN	7/30/2023	1.5% / YR.
	1996 Elmwood Ave	Buffalo	NY	19,676	\$193,000	\$2,662,069	7.25%	NNN	7/30/2023	1.5% / YR.
	81-246 State Highway 111	Indio	CA	19,338	\$250,250	\$4,004,000	6.25%	NNN	7/30/2023	1.5% / YR.
	3490 East Sunset Road	Las Vegas	NV	18,196	\$327,528	\$5,325,659	6.15%	NNN	7/30/2023	1.5% / YR.
	2001 So. Pleasant Valley Rd	Winchester	VA	18,593	\$218,352	\$3,119,314	7.00%	NNN	7/30/2023	1.5% / YR.
	1401 South Cherokee Lane	Lodi	CA	18,571	\$181,960	\$2,911,360	6.25%	NNN	7/30/2023	1.5% / YR.
	20900 A Frederick Road	Germantown	MD	18,576		sale pending		NNN	7/30/2023	1.5% / YR.
	14207 Rosecrans Avenue	La Mirada	CA	27,600	\$286,830	\$4,702,131	6.10%	NNN	7/30/2023	1.5% / YR.
	4491 East Speedway	Tucson	AZ	22,815	\$250,250	\$3,653,285	6.85%	NNN	7/30/2023	1.5% / YR.
	5651 San Mateo	Albuquerque	NM	17,925	\$192,753	\$2,753,614	7.00%	NNN	7/30/2023	1.5% / YR.
	4670 E. Tropicana Avenue	Las Vegas	NV	20,886	\$295,800	\$4,809,756	6.15%	NNN	7/30/2023	1.5% / YR.
	2710 Cerrillos Road	Santa Fe	NM	17,937	\$312,840	\$4,567,007	6.85%	NNN	7/30/2023	1.5% / YR.
	845 East Charter Way	Stockton	CA	20,923	\$230,373	\$3,685,968	6.25%	NNN	7/30/2023	1.5% / YR.
	7401 Northwest Expressway	Oklahoma City	OK	22,493	\$202,419	\$2,891,700	7.00%	NNN	7/30/2023	1.5% / YR.
	3909 S. Lamar Blvd	Austin	TX	22,279	\$224,090	\$3,319,852	6.75%	NNN	7/30/2023	1.5% / YR.
	3534 Northgate Blvd.	Sacramento	CA	22,341	\$244,200	\$3,970,732	6.15%	NNN	7/30/2023	1.5% / YR.
	620 North Green Bay Road	Waukegan	IL	22,146	\$412,737	\$5,896,243	7.00%	NNN	7/30/2023	1.5% / YR.
	14475 7th St	Victorville	CA	19,597	\$261,096	\$4,079,625	6.40%	NNN	7/30/2023	1.5% / YR.
	101 W. Seminary	Ft. Worth	TX	22,229		sale pending		NNN	4/22/2023	1.5% / YR.