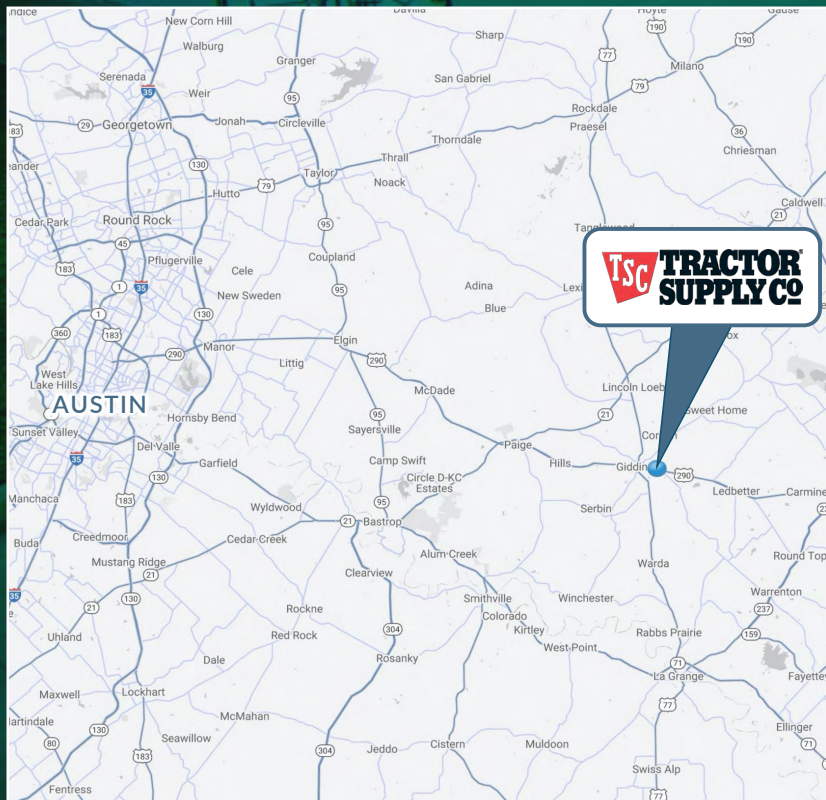




2911 E. AUSTIN STREET
GIDDINGS, TEXAS 78942

EXECUTIVE SUMMARY

PROPERTY ADDRESS	2911 E. Austin Street Giddings, Texas 78942
TENANT	Tractor Supply Co.
GLA	19,097± SF
LOT SIZE	3.03± AC
LEASE TERM	15 years
RENT COMMENCEMENT	July, 16, 2021
PRIMARY TERM EXPIRATION	July 31, 2036
NOI	\$252,600
INCREASES	3% every 5 years in current term; 10% every 5 years in options
DATE OF NEXT INCREASE	\$7,584.00 on 8/1/2026
OPTIONS	Four (4), five-year options
LEASE TYPE	NN
ROOF & STRUCTURE	Landlord responsibility
S&P RATING	BBB



RENT ROLL	
PERIOD	ANNUAL RENT
08/01/2021 – 07/31/2026	\$252,600.00
08/01/2026 – 07/31/2031	\$260,184.00
08/01/2031 – 07/31/2036	\$267,984.00
OPTION PERIODS	
08/01/2036 – 07/31/2041 (Option 1)	\$300,804.00
08/01/2041 – 07/31/2046 (Option 2)	\$330,888.00
08/01/2046 – 07/31/2051 (Option 3)	\$363,972.00
08/01/2051 – 07/31/2056 (Option 4)	\$400,368.00

DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
POPULATION	1,783	7,670	8,606
AVERAGE HOUSEHOLD INCOME	\$85,900	\$70,023	\$74,333



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