



COLUMBIA  
PROPERTY  
INVESTORS LLC

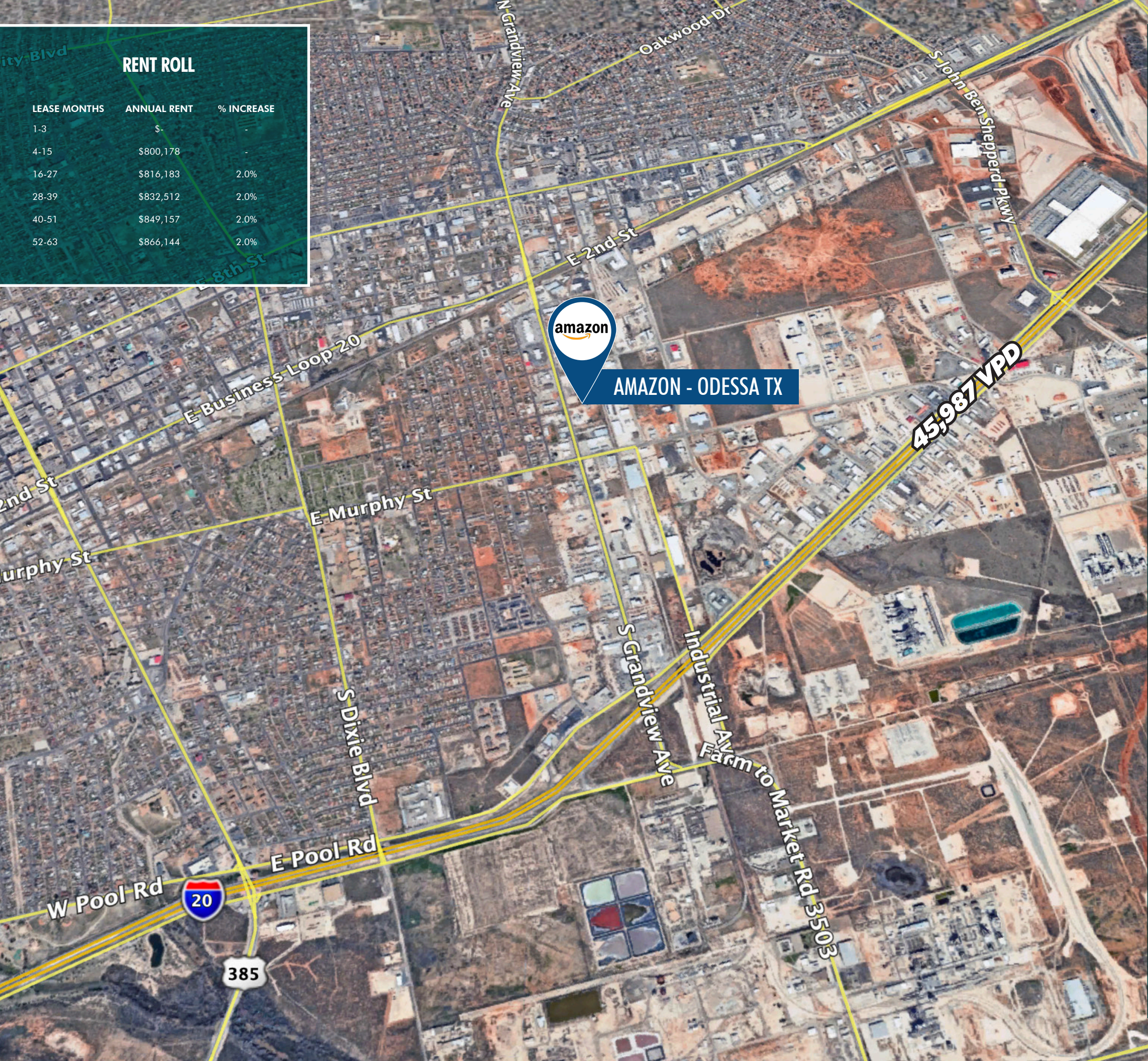


307 S. GRANDVIEW, ODESSA, TEXAS 79761

REPRESENTATIVE PHOTO

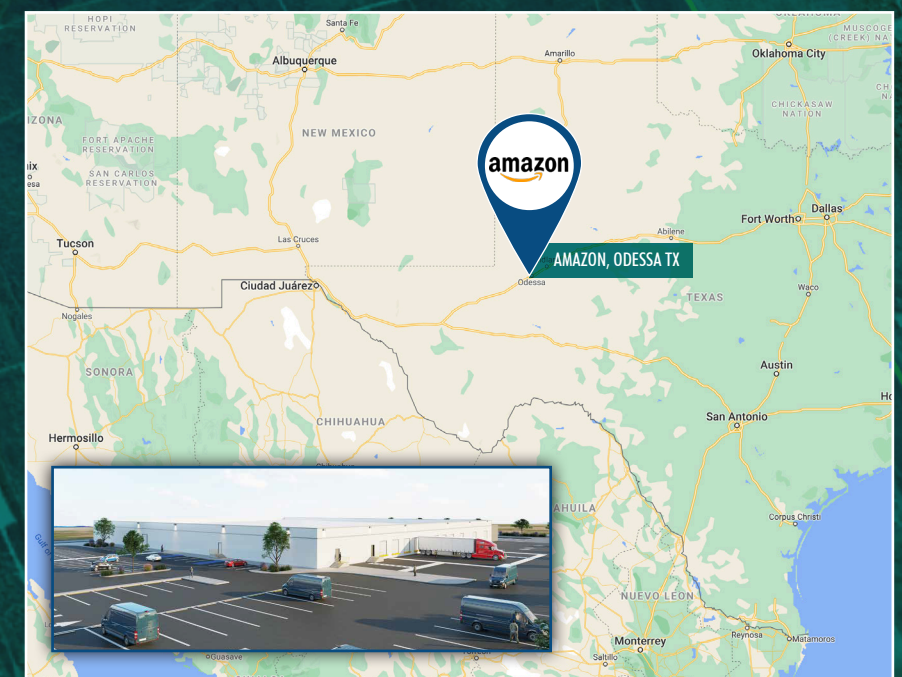
## RENT ROLL

LEASE MONTHS	ANNUAL RENT	% INCREASE
1-3	\$-	-
4-15	\$800,178	-
16-27	\$816,183	2.0%
28-39	\$832,512	2.0%
40-51	\$849,157	2.0%
52-63	\$866,144	2.0%



## EXECUTIVE SUMMARY

PROPERTY ADDRESS	307 S. Grandview Odessa, Texas 79761
TENANT/GUARANTOR	Amazon Services, Inc.
BUILDING SIZE	92,728± SF
LOT SIZE	8.0± AC
YEAR BUILT	1955/2021
LEASE TERM	5.2 years
LEASE COMMENCEMENT	September 1, 2021
LEASE EXPIRATION	November 30, 2026
NOI	\$800,178
INCREASES	2% annually
DATE OF NEXT INCREASE	\$16,005 on 12/1/2022
OPTIONS	Four (4), five-year options with renewal option rent 95% of FMV
LEASE TYPE	NN
S&P RATING	AA-



*DEMOGRAPHICS*

	1 MILE	3 MILES	5 MILES
<i>POPULATION</i>	6,150	66,559	120,913
<i>AVERAGE HOUSEHOLD INCOME</i>	\$56,584	\$73,924	\$84,271



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