



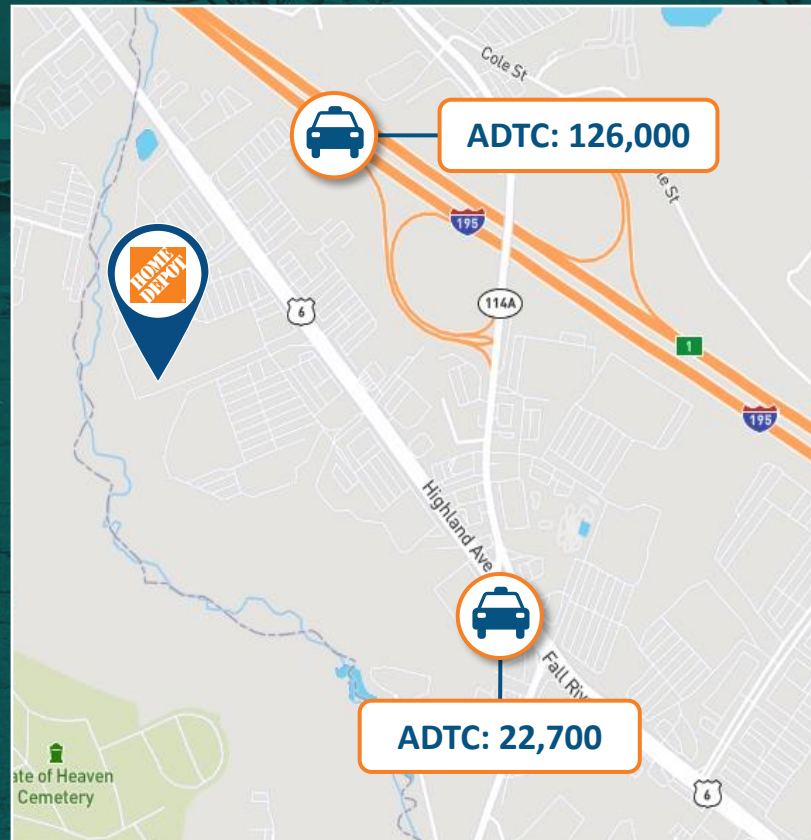
COLUMBIA
PROPERTY
INVESTORS LLC



95 HIGHLAND AVENUE
SEEKONK, MASSACHUSETTS 02771

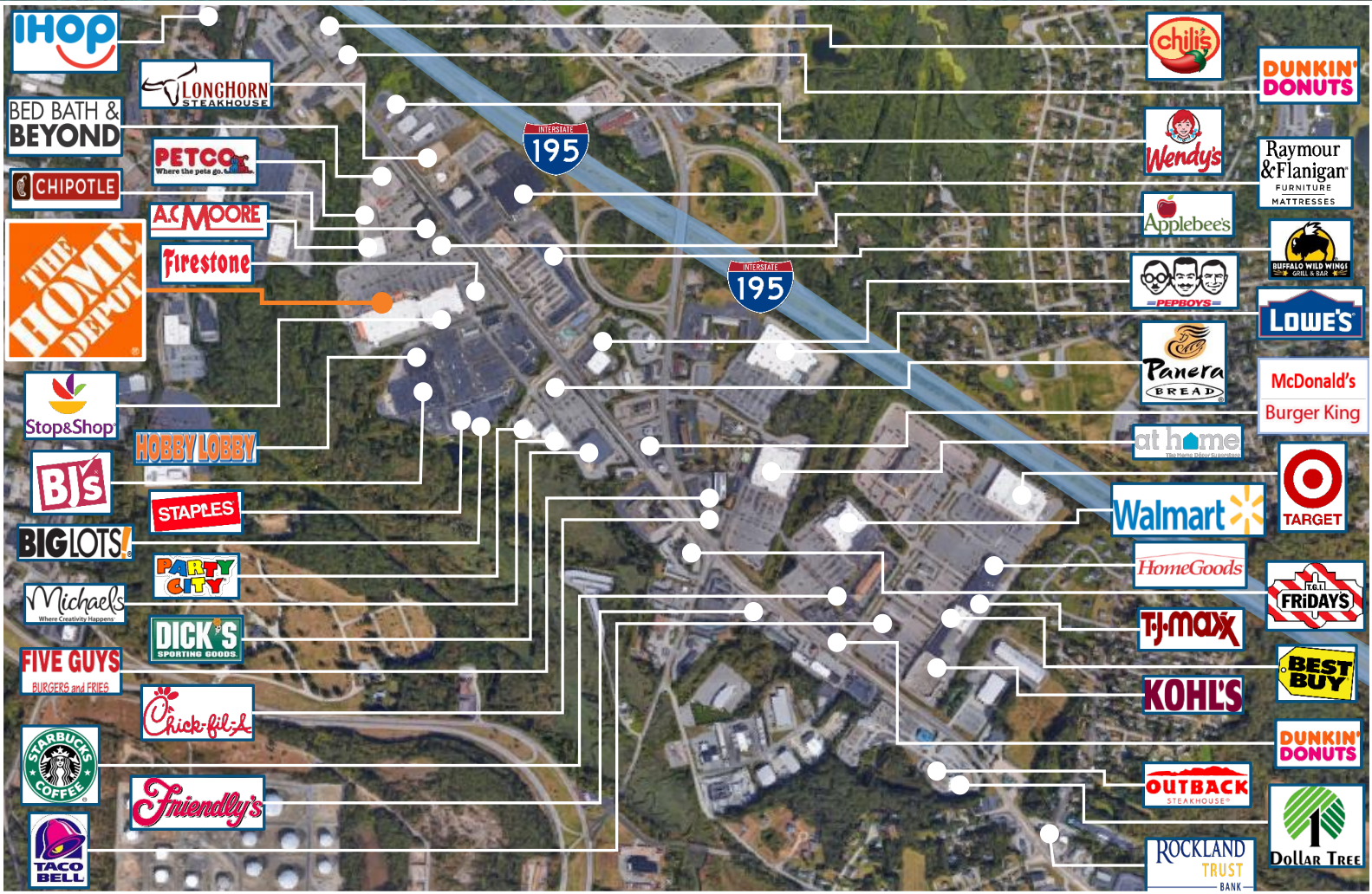
EXECUTIVE SUMMARY

PROPERTY ADDRESS	95 Highland Avenue Seekonk, Massachusetts 02771
TENANT	Home Depot
BUILDING SIZE	135,857± SF
LOT SIZE	2.66± AC
ORIGINAL LEASE TERM	30 years
RENT COMMENCEMENT	February 1, 2004
PRIMARY TERM EXPIRATION	January 31, 2034
NOI	\$1,157,628
INCREASES	5% every five years
DATE OF NEXT INCREASE	\$57,876 on 2/2024
OPTIONS	Thirteen (13), five-year options
LEASE TYPE	NNN Ground Lease
ROOF & STRUCTURE	Tenant responsible
S&P CREDIT RATING	A-



RENT ROLL		
LEASE YEAR	ANNUAL RENT	INCREASE
Years 16-20	\$1,157,628	-
Years 21-25	\$1,215,504	5.0%
Years 26-30	\$1,276,284	5.0%
Option 1	\$1,340,100	5.0%
Option 2	\$1,407,097	5.0%
Option 3	\$1,477,452	5.0%
Option 4	\$1,551,324	5.0%
Option 5	\$1,628,892	5.0%
Option 6	\$1,710,336	5.0%
Option 7	\$1,795,860	5.0%
Option 8	\$1,885,644	5.0%
Option 9	\$1,979,928	5.0%
Option 10	\$2,078,928	5.0%
Option 11	\$2,182,872	5.0%
Option 12	\$2,292,012	5.0%
Option 13	\$2,406,624	5.0%

DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
POPULATION	4,356	52,721	207,002
AVERAGE HOUSEHOLD INCOME	\$77,275	\$87,798	\$94,255



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