



COLUMBIA  
PROPERTY  
INVESTORS LLC

Distribution Center

Mobil



(Under Construction)



Planned Development

State Highway 5  
(7,149 AADT)

90 / NY State Thru  
(24,186 AADT)



THE FOUNTAINHEAD GROUP  
Distribution Center

PEPSICO  
Distribution Center

Planned Development



(Under Construction)

186 USYK DRIVE  
FRANKFORT, NEW YORK 13340

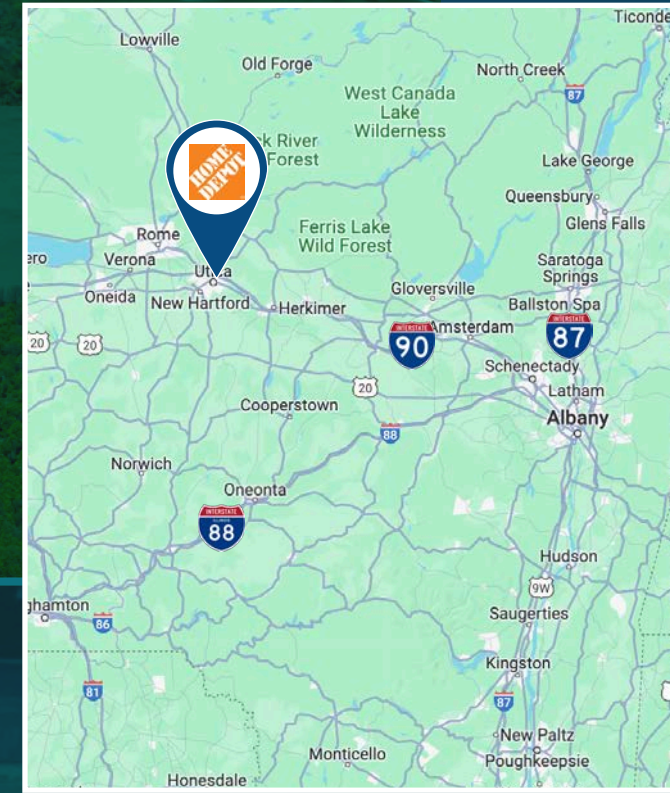


## EXECUTIVE SUMMARY

PROPERTY ADDRESS	186 Usyk Drive Frankfort, New York 13340
TENANT	Home Depot
BUILDING SIZE	52,500± SF
LOT SIZE	11.041± AC
CEILING HEIGHT	24' clear
ORIGINAL LEASE TERM	12 years
RENT COMMENCEMENT	September 11, 2023
LEASE EXPIRATION	September 30, 2035
NOI	\$635,713
INCREASES	2% annually
DATE OF NEXT INCREASE	\$12,714.24 on 10/1/2024
OPTIONS	Two (2), five year options
LEASE TYPE	NN
ROOF & STRUCTURE	Landlord responsible
S&P CREDIT RATING	A

### RENT ROLL

LEASE YEAR	ANNUAL RENT	INCREASE
9/1/23 - 9/30/24	\$635,713	-
10/1/24 - 9/30/25	\$648,427	2.0%
10/1/25 - 9/30/26	\$661,396	2.0%
10/1/26 - 9/30/27	\$674,624	2.0%
10/1/27 - 9/30/28	\$688,116	2.0%
10/1/28 - 9/30/29	\$701,879	2.0%
10/1/29 - 9/30/30	\$715,916	2.0%
10/1/30 - 9/30/31	\$730,234	2.0%
10/1/31 - 9/30/32	\$744,839	2.0%
10/1/32 - 9/30/33	\$759,736	2.0%
10/1/33 - 9/30/34	\$774,931	2.0%
10/1/34 - 9/30/35	\$790,429	2.0%
Year 13-17 (Opt 1)	-	FMV
Year 18-22 (Opt 2)	-	FMV



	DEMOGRAPHICS		
	3 MILES	5 MILES	6 MILES
POPULATION	3,335	28,021	77,147
AVERAGE HOUSEHOLD INCOME	\$75,759	\$73,061	\$69,156



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