



COLUMBIA  
PROPERTY  
INVESTORS LLC



20460 US-441  
HIGH SPRINGS, FLORIDA 32643

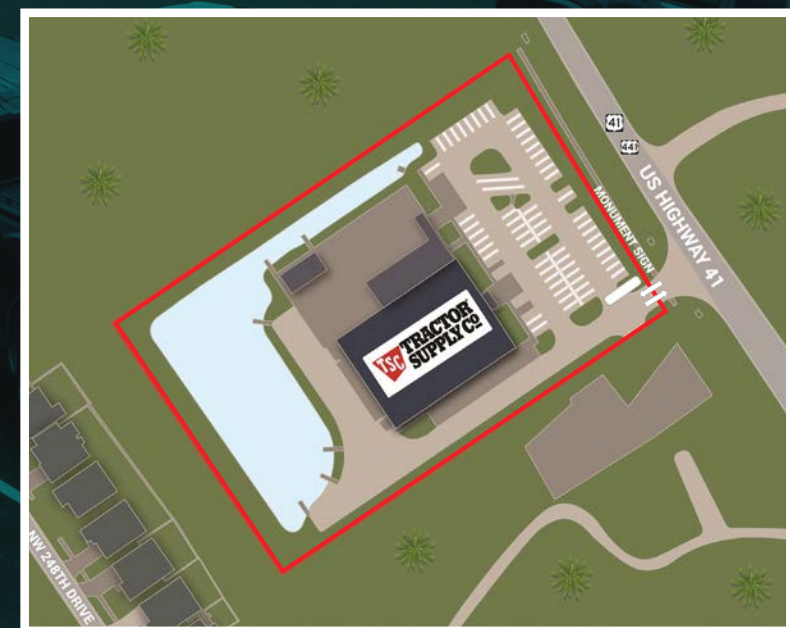
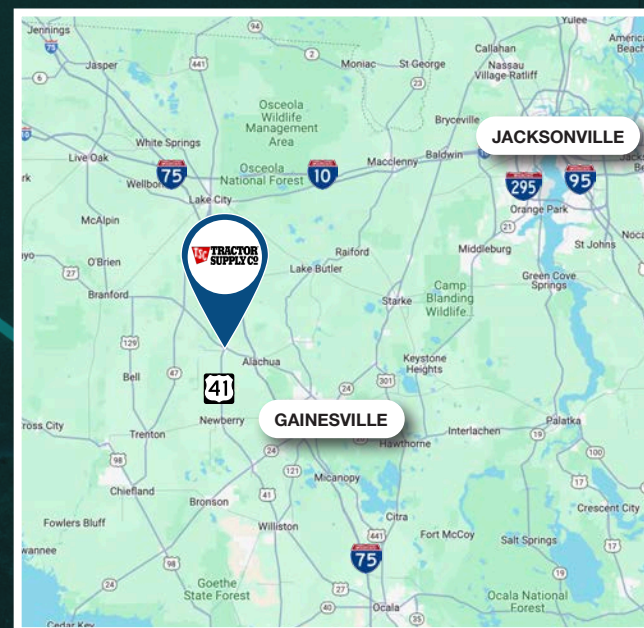
## EXECUTIVE SUMMARY

PROPERTY ADDRESS	20460 US-441 High Springs, Florida 32643
YEAR BUILT	2023
LOT SIZE	5.01± AC
TENANT	Tractor Supply Co.
UNIT SIZE	21,930± SF
INITIAL LEASE TERM	16 years
RENT COMMENCEMENT	March 25, 2023
CURRENT TERM EXPIRATION	March 31, 2039
NOI	\$333,000
INCREASES	5% every five years
DATE OF NEXT INCREASE	\$16,650 on 4/1/2028
OPTIONS	Four (4), five-year options
LEASE TYPE	NN
LANDLORD RESPONSIBILITIES	Roof, structure, parking lot



## RENT SCHEDULE

PERIOD	ANNUAL RENT	INCREASE
Years 1-5 3/25/2024 - 3/31/2029	\$333,000	
Years 6-10 4/1/2029 - 3/31/2034	\$349,650	5%
Years 11-15 4/1/2034 - 3/31/2039	\$367,133	5%
Option 1 / Years 16-20 4/1/2039 - 3/31/2044	\$385,489	5%
Option 2 / Years 21-25 4/1/2044 - 3/31/2049	\$404,764	5%
Option 3 / Years 26-30 4/1/2049 - 3/31/2054	\$425,002	5%
Option 4 / Years 31-35 4/1/2054 - 3/31/2059	\$446,252	5%



DEMOGRAPHICS			
	3 MILES	5 MILES	7 MILES
POPULATION	3,856	14,584	25,124
AVERAGE HOUSEHOLD INCOME	\$82,195	\$89,302	\$89,550



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