



COLUMBIA  
PROPERTY  
INVESTORS LLC



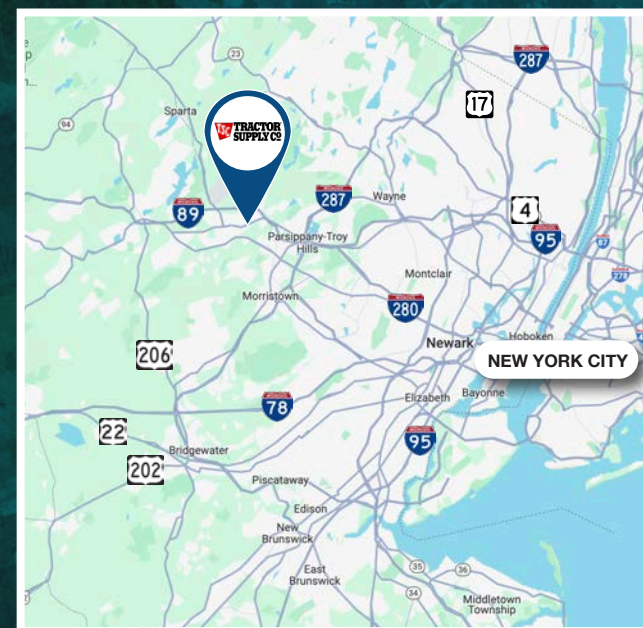
279 US HIGHWAY 46  
ROCKAWAY, NEW JERSEY 07866

## EXECUTIVE SUMMARY

PROPERTY ADDRESS	279 US Highway 46 Rockaway, New Jersey 07866		
YEAR BUILT/RENOVATED	1980/2023		
LOT SIZE	5.02± AC		
TENANT	Tractor Supply Co.	N' STYLE	KIND KUSH
UNIT SIZE	29,737± SF	2,440± SF	2,000± SF
INITIAL LEASE TERM	15 years	33 years	15 years
RENT COMMENCEMENT	April 14, 2022	January 31, 2001	July 1, 2022
CURRENT TERM EXPIRATION	December 31, 2037	January 31, 2034	June 30, 2037
NOI	\$428,260	\$70,476.75	\$54,648
INCREASES	5% every five years	2% annually	10% every five years
DATE OF NEXT INCREASE	\$21,413 on 1/1/2028	\$1,409.53 on 2/1/2025	\$5,465 on 7/1/2027
OPTIONS	Four (4), five-year options	None	None
LEASE TYPE	NN	NN	NN
LANDLORD RESPONSIBILITIES	Roof & structure		

## RENT SCHEDULE

SUITE/TENANT	PERIOD	ANNUAL RENT	INCREASE
A / N' STYLE	2/1/2024 - 1/31/2025	\$70,476.75	2% Annual
B / KINDKUSH	7/1/2022 - 6/30/2027	\$54,648	-
	7/1/2027 - 6/30/2032	\$60,113	10%
	7/1/2032 - 6/30/2037	\$66,124	10%
C / TRACTOR SUPPLY	4/14/2022 - 12/31/2027	\$428,260	-
	1/1/2028 - 12/31/2032	\$449,673	5%
	1/1/2033 - 12/31/2037	\$472,157	5%
	OPT 1   YEAR 16-20 1/1/2038 - 12/31/2042	\$495,764.00	5%
	OPT 2   YEAR 21-25 1/1/2043 - 12/31/2047	\$520,553.00	5%
	OPT 3   YEAR 26-30 1/1/2048 - 12/31/2052	\$546,580.00	5%
	OPT 4   YEAR 31-35 1/1/2053 - 12/31/2057	\$573,909.00	5%



DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
POPULATION	8,531	69,564	129,577
AVERAGE HOUSEHOLD INCOME	\$122,411	\$129,496	\$140,522



DISCLAIMER

© 2024 Columbia Property Investors. The information contained in this document has been obtained for sources believed reliable. While Columbia Property Investors does not doubt its accuracy, Columbia Property Investors has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

Columbia Property Investors and the Columbia Property Investors logo are service marks of Columbia Property Investors and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the Property of their respective owners.