

JanSu Plaza Investment Summary

Property Overview

This offering is presented at a sale price of \$6,000,000 with current net operating income of \$263,573.28, which equates to a 4.39% capitalization rate based on the stated income and pricing. The rent roll reflects two operating tenants, Top Line Appliance & Mattress and NAPA Auto Parts, together producing annual base rent of \$263,573.28 before any future lease-up of the vacant space.

Current Income

| Tenant | Monthly Base Rent | Annual Base Rent | CAM Structure |
|---|-------------------|------------------|---------------|
| Top Line Appliance & Mattress | \$14,300.00 | \$171,600.00 | \$3.00/SF |
| NAPA Auto Parts | \$7,664.44 | \$91,973.28 | \$3.00/SF |
| Total In-Place Base Rent / NOI (Stated) | | \$263,573.28 | |

Lease Profile

Top Line Appliance & Mattress has 5 years remaining on its initial lease term and two additional 7-year renewal options, providing medium-term income continuity with future extension potential. NAPA Auto Parts has 5 years remaining on its current term and one additional 5-year renewal option, which supports near-term tenancy stability for the asset.

Vacancy and Upside

The property includes a vacant unit totaling approximately 15,487 square feet. According to the financial information provided, the space has remained vacant for several years due to the need for tenant improvements, which suggests a value-add opportunity for a buyer prepared to invest in lease-up and buildout costs.

Investment Highlights

- Sale price: \$6,000,000.
- Current NOI: \$263,573.28.
- In-place cap rate: 4.39%.
- Two operating tenants in place.

Approximately 15,487 SF of vacant space offers meaningful upside potential. If this space were leased at \$14.00 per square foot on a triple-net basis, the projected increase in net operating income is approximately \$263,818, resulting in an overall capitalization rate of approximately 8.01%. This projection is presented on a gross, pre-tenant improvement and construction cost basis and does not reflect any deductions for build-out or related leasing costs.