

JanSu Plaza Investment Summary

Property Overview

This offering is presented at a sale price of \$5,500,000.00 with current net operating income of \$91,973.28, reflecting a single operating tenant, NAPA Auto Parts, and an in-place capitalization rate of 1.67%.

Current Income

Tenant	Monthly Base Rent	Annual Base Rent	CAM Structure
NAPA Auto Parts	\$7,664.44	\$91,973.28	\$3.00/SF
Total In-Place Base Rent / NOI		\$91,973.28	

Lease Profile

NAPA Auto Parts has 5 years remaining on its current term and one additional 5-year renewal option, supporting near-term tenancy stability for the asset.

Vacancy and Upside

The property includes vacant units totaling approximately 30,487 SF. The revised underwriting assumes all vacant space is leased at \$14.00/SF NNN with no vacancy or credit loss.

If all vacant units (30,487 SF total) were leased at \$14.00/SF NNN, projected upside NOI is \$426,818.00, resulting in a stabilized cap rate of approximately 9.43% (gross, pre-TI/leasing costs), and a stabilized NOI of \$518,791.28.

Investment Highlights

- Sale price: \$5,500,000.00.
- Current NOI (NAPA Auto Parts only): \$91,973.28.
- In-place cap rate: 1.67%.
- One operating tenant in place (NAPA Auto Parts).
- Stabilized NOI at full lease-up: \$518,791.28.
- Stabilized cap rate at full lease-up: 9.43%.

NOI and Cap Rate

Scenario	NOI	Cap Rate
In-Place (NAPA only)	\$91,973.28	1.67%
Stabilized – all vacant units (30,487 SF) @ \$14.00/SF NNN (pro forma, pre-TI)	\$518,791.28	9.43%