



HOUSTON INVESTMENT CORNER # 319-02

Sun Trust Bank 3601 US Highway 27 North Sebring, FL 33870

Asking Price	\$1,972,313
Net Operating Income (NOI)	\$111,732
cap rate	5.75%
Rent / Month	\$9,311
Rentable Square Feet	3401+/-
Land area	1.45 +/- Acres
Credit Rating	S&P: Astock
Stock Symbol	NYSE: STI
Guarantor	Corporate
Lease Type	NNN
Ownership Type	Fee Simple
Landlord Responsibilities	None
Year Built	N/A
Lease Term Remaining	10 years
Lease Commencement	10/1/2016
Lease Expiration	9/30/2028
Option	<u>7@ 5 Years ec.</u>



Rent Schedule + Options.

Term	Increases	Annual Rent	Monthly Rent
1. 4/1/2018 - 3-31-2019	1.5% Annually	\$111,732.45	\$9,311.04
4/1/2019 - 3/31/2020	1.5% Annuly	\$113,408.34	\$9,450.70
4/1/2020 - 3/31/2021	1.5% Annuly	\$115,109.56	\$9,592.46
4/1/2021 - 3/31/2022	1.5% Annuly	\$116,836.21	\$9,736.35
4/1/2022 - 3/31/2023	1.5% Annuly	\$118,588.75	\$9,882.40

more rent options on next page

For more information call Eli Gilath at 832-962-3035 or Email to: eli@hichomes.com

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