

Subject 3: Subjects 1 and 2 Offered as a Package

Property Highlights (as Combined Unit)

- 17 Total Commercial Storefront Units
 - 16 Units Currently Rented
 - Nearly \$27,000 Monthly Income
- Triple Net (NNN) Lease Structure – Tenants contribute to operating expenses
 - Highly Visible Location on Jackson Pike
- Extremely Large Parking Lot capable of handling high customer traffic
 - Two Separate Parcels – Flexibility for Investors

New Roof 2 Years Old

HVAC & Electrical Systems Updated 5 Years Ago

Phase I Environmental Assessment Completed in 2025

Additional Income Potential: Ice/Water Vending Machines, ATM Machines, EV Charging Stations, Food Trucks, Etc.

Strip malls with strong occupancy and long-term tenants are becoming increasingly difficult to find, making this an exceptional opportunity for investors seeking stable income with future upside potential.