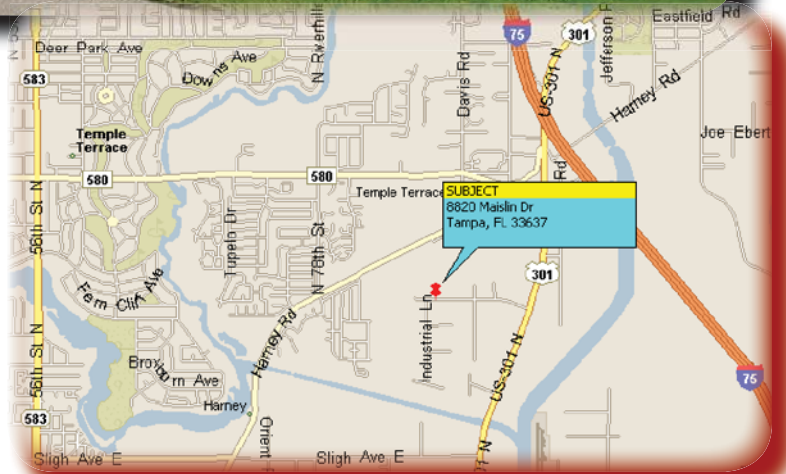




**Features:**

- Single Tenant Building
- 26,940 SF
- 5-Year Lease Term With 5-Year Option
- NNN Lease
- Lease Date January 2009
- 9.5% CAP Rate
- 100% Occupancy
- National Credit Tenant
- \$1,525,000



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## Property Valuation Income Approach

8820 Maislin Dr.  
Tampa, FL 33637

Rental Income: \$ 145,000.00

Expenses: -

Cap Rate: 9.5%

**\$ 145,000.00 / 9.5% = \$1,525,000.00**

<i>Building Data</i>		<i>Leasing Data</i>	
<b>Rentable Area (SF):</b>	26,940 SF	<b>Occupancy:</b>	100%
<b>Year Built:</b>	1985	<b>Lease Date:</b>	January 2009
<b>Property Type:</b>	Single tenant Warehouse, Light Mfg	<b>Base Rent:</b>	\$145,000.00
<b>Construction Type:</b>	Metal, Flat Roof	<b>Escalations:</b>	CPI
<b>Quality:</b>	Average	<b>Lease Type:</b>	NNN
<b>Condition:</b>	Average	<b>Lease Term:</b>	5 years
<b>Parking:</b>		<b>Options:</b>	One 5 year term

Comments: Property is located on the NWC of Maislin Dr & Professional Place in US 301 Industrial Park. Property consists of 1.67 acres of land zoned for light mfg/warehouse use.

Tenant: LKQ Corporation. Traded on the NASDAQ

Financials: \$101,000,000.00 in revenues.

Lease Term: 5 year lease with 5 year option.

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