

## PROPERTY INFORMATION

<b><u>TENANT:</u></b>	The Goodyear Tire and Rubber Company
<b><u>LOCATION:</u></b>	North side of FM544, approximately ¼ mile West of Murphy Road (FM2551) in the City of Murphy, Collin County, Texas
<b><u>LAND SIZE:</u></b>	33,951± square feet
<b><u>BUILDING SIZE:</u></b>	6,864± square feet
<b><u>ZONING:</u></b>	Light Commercial (LC)
<b><u>PRIMARY LEASE TERM:</u></b>	Fifteen (15) years (12+ years remaining)
<b><u>OPTION PERIODS:</u></b>	Six – Five-year (5) periods
<b><u>PROPERTY RENT:</u></b>	
Primary – Years 1—15:	\$11,000 per month (\$132,000 per year)
1 <sup>st</sup> Option Yrs. 16—20:	\$11,825 per month
2 <sup>nd</sup> Option Yrs. 21—25:	\$12,150 per month
3 <sup>rd</sup> Option Yrs. 26—30:	\$12,475 per month
4 <sup>th</sup> Option Yrs. 31—35:	\$12,800 per month
5 <sup>th</sup> Option Yrs. 36—40:	\$13,150 per month
6 <sup>th</sup> Option Yrs. 41—45:	\$13,500 per month
<b><u>TENANT EXPENSES:</u></b>	- Property taxes reimbursed by Tenant to Landlord - Tenant pays casualty insurance
<b><u>LANDLORD EXPENSES:</u></b>	Landlord responsible for paying for necessary repairs to foundation and roof.
<b><u>PRICE:</u></b>	\$1,700,000 (7.75% Capitalization Rate)
<b><u>For more information, contact:</u></b>	<b>Rick Fambro</b> <b>Fairway Group, Real Estate</b> <b>972-985-0500</b>

