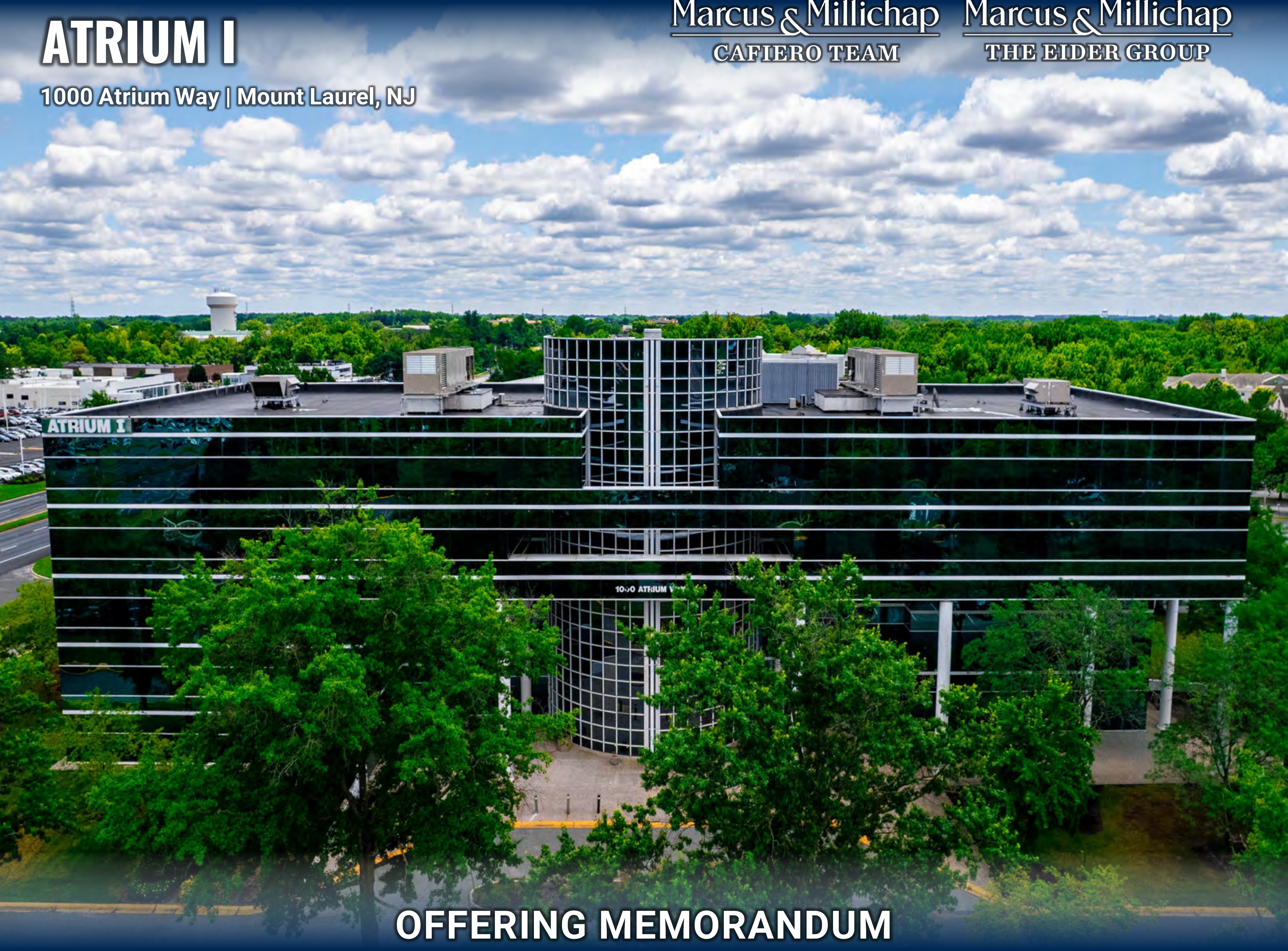
# ATRIUM I

1000 Atrium Way | Mount Laurel, NJ

Marcus & Millichap
CAFIERO TEAM

Marcus & Millichap
THE EIDER GROUP




## OFFERING MEMORANDUM

# DEAL TEAM

Marcus & Millichap CAFIERO TEAM

Marcus & Millichap THE EIDER GROUP

DEAL LEAD | DEAL TEAM

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# OFFERING HIGHLIGHTS



## INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the opportunity to acquire Atrium I, a 99,534-square-foot, Class A multi-tenant office building located at 1000 Atrium Way within Horizon Corporate Center in Mount Laurel, New Jersey. Approximately 90% occupied, the Property offers stable in-place cash flow, immediate leasing upside through approximately 9,694 square feet of available space, a diversified professional tenant base, and convenient access to Route 73, I-295, the New Jersey Turnpike, and Routes 38 and 70.

## INVESTMENT HIGHLIGHTS

- Approximately 90% Occupied Class A Multi-Tenant Office Investment
- Stable In-Place Cash Flow with Approximately 9,694 SF of Immediate Lease-Up Opportunity
- Diversified Professional Tenant Base Across Financial Services, Engineering, Insurance, Legal, Wealth Management and Professional Services
- Long-Term Tenant Commitments Supporting Stable Cash Flow
- Approximately 4.4-Year Weighted Average Lease Term (WALT)
- 99,628 SF Class A Office Building
- Built in 1988 | Renovated in 2008
- Renovated Atrium Lobby, Updated Common Areas and On-Site Amenities
- Located Within Horizon Corporate Center
- Prominent Corner Location Along Route 73
- Convenient Access to I-295, the New Jersey Turnpike, Route 38 and Route 70

## DEMOGRAPHICS

| POPULATION | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| 2024 Population | 6,651 | 78,730 | 198,248 |
| 2029 Population (Proj.) | 6,604 | 79,220 | 199,774 |
| **EMPLOYMENT** | | | |
| Total Employees | 15,533 | 69,346 | 134,625 |
| Total Establishments | 1,221 | 6,151 | 12,568 |
| **HOUSEHOLDS** | | | |
| Number of Households | 2,894 | 32,257 | 79,266 |
| Average HH Income | 136,288 | 146,549 | 150,760 |

## MOUNT LAUREL, NEW JERSEY


**Mount Laurel**, New Jersey is a premier suburban office market located in Burlington County, strategically positioned within the highly desirable South Jersey commercial corridor. Situated approximately 15 miles east of Philadelphia, the township provides exceptional access to major regional employment centers through a comprehensive transportation network, including Interstate 295, the New Jersey Turnpike, Route 38, Route 73, and Route 70. This strategic location offers convenient connectivity throughout the Philadelphia metropolitan area, Northern New Jersey, and surrounding suburban markets, making Mount Laurel a preferred destination for corporate users, professional service firms, and regional office occupiers.

The township has evolved into a prominent corporate and business hub, supported by a diverse economic base consisting of financial services, healthcare, insurance, technology, legal, and professional service industries. Mount Laurel benefits from a strong concentration of corporate and institutional users, including TD Bank, Virtua Health, Comcast, American Financial Resources, and numerous regional and national companies located throughout the Mount Laurel Corporate Park and surrounding office districts. The area's established business environment, highly educated workforce, and proximity to major population centers continue to drive demand from companies seeking well-located suburban office facilities.

Mount Laurel's office inventory is characterized by a diverse mix of Class A and Class B office properties, corporate campuses, medical office facilities, and professional office buildings. The township's office parks offer modern building designs, efficient layouts, abundant parking, and convenient highway access, providing tenants with functional and cost-effective alternatives to traditional urban office markets. The presence of established corporate campuses and high-quality office environments has helped position Mount Laurel as one of the most competitive suburban office locations in South Jersey.

The market benefits from strong surrounding demographics, including affluent residential communities, above-average household incomes, and a skilled labor pool that supports continued tenant demand. In addition to its office infrastructure, Mount Laurel offers a wide range of retail, dining, hospitality, and service amenities that enhance the overall appeal for employers, employees, and visitors. Major commercial corridors throughout the township experience significant daily traffic and serve both residents and the broader Burlington and Camden County markets.

Mount Laurel's combination of strategic accessibility, economic diversity, established corporate presence, and favorable suburban characteristics has solidified its position as a leading office destination within the Philadelphia metropolitan area. The township continues to attract businesses seeking high-quality office environments with strong connectivity, operational efficiency, and long-term value, supporting sustained demand and investment appeal within the South Jersey commercial real estate market.

# PROPERTY DETAILS

Marcus & Millichap CAFIERO TEAM
Marcus & Millichap THE EIDER GROUP

## PROPERTY DESCRIPTION

| | |
|---|---|
| Rentable Square Feet | 99,534 SF |
| Parcel Size | 6.72 AC |
| Block | 1300.01 |
| Lot | 1 |
| Year Built/ Renovated | 1988/ 2008 |
| Number of Stories | 5 Stories |
| Parking | 395± Spaces |
| Parking Ratio | 3.96/ 1,000 SF |
| Traffic Count | 82,700± Vehicles/ Day |

**1988/ 2008**
Year Built/ Renovated

**395±**
Spaces

**82,700± ADT**
Highway 73

**The U.S. Army Corps of Engineers (USACE)** is a major federal engineering, design, construction, and environmental management agency within the United States Department of the Army. Established in 1775, USACE is one of the nation's oldest public engineering organizations and has played a critical role in developing and maintaining the country's infrastructure, waterways, and public works systems for more than two centuries. The agency's mission is to deliver engineering solutions that strengthen national security, support economic growth, protect communities, and enhance the environment through innovative and sustainable infrastructure projects.

USACE provides a broad range of services, including civil works, military construction, infrastructure development, flood risk management, environmental restoration, water resources management, and disaster response. The agency is responsible for some of the nation's most significant public infrastructure programs, including the operation and maintenance of inland waterways, navigation channels, dams, reservoirs, and coastal protection systems. USACE also supports the U.S. military by planning, designing, constructing, and maintaining facilities for the Army, Air Force, Department of Defense agencies, and other federal partners around the world.

The organization is recognized as one of the largest public engineering and construction management entities globally, employing a highly skilled workforce of engineers, scientists, architects, project managers, and technical specialists. USACE operates through a nationwide network of divisions, districts, laboratories, and field offices, allowing it to manage complex projects across all 50 states, U.S. territories, and international locations. Its work ranges from large-scale infrastructure initiatives and environmental programs to emergency response efforts following natural disasters such as hurricanes, floods, and other national emergencies.

Headquartered in Washington, D.C., the U.S. Army Corps of Engineers manages a substantial portfolio of federal assets and projects while partnering with state and local governments, private organizations, and international agencies. The agency's long-standing reputation for engineering excellence, technical expertise, and mission-driven service has made it a key contributor to the nation's infrastructure, environmental stewardship, and defense readiness.

U.S. ARMY ENGINEERS
250 YEARS
1775 2025
BUILDING STRONG

**WASHINGTON, D.C.**
HEADQUARTERS

**1775**
ESTABLISHED

**1,000+**
LOCATIONS

## WORLD

**ISELIN, NJ**
HEADQUARTERS

| | |
|---|---|
| **2011** FOUNDED | **130+** OFFICES |

**World Insurance Associates LLC** is one of the largest independent insurance brokerage and financial services firms in the United States, providing a comprehensive suite of commercial and personal insurance, employee benefits, retirement planning, wealth management, and risk management solutions. Founded in 2011 and headquartered in Iselin, New Jersey, the company has expanded rapidly through a disciplined acquisition strategy, establishing a nationwide platform with hundreds of offices serving clients across all 50 states.

World Insurance Associates serves businesses, institutions, and individuals across a broad range of industries, including construction, healthcare, manufacturing, transportation, real estate, hospitality, and professional services. The company's diversified service offerings, recurring commission- and fee-based revenue model, and long-standing carrier relationships contribute to a stable operating platform and strong client retention. As one of the nation's leading insurance brokerage consolidators, World Insurance Associates has established a significant market presence through continued strategic acquisitions, broad geographic diversification, and a comprehensive portfolio of insurance and financial advisory services.

## MarshMcLennan Agency

**WHITE PLAINS, NY**
HEADQUARTERS

| | |
|---|---|
| **2008** FOUNDED | **300+** OFFICES |
| **S&P: A- (PARENT)** CREDIT RATING | **MARSH MCLENNAN** PARENT |
| **NYSE: MMC** TICKER | **11,800+** EMPLOYEES |

**Marsh McLennan Agency (MMA)** is a leading insurance brokerage and employee benefits consulting firm and a wholly owned subsidiary of Marsh McLennan (NYSE: MMC), a global professional services company specializing in risk, strategy, and people. Established in 2008 to serve the middle-market segment, MMA provides a comprehensive portfolio of commercial property and casualty insurance, employee health and benefits consulting, retirement and wealth services, private client insurance, and risk management solutions.

Leveraging the financial strength, global resources, and industry expertise of its parent company, MMA serves businesses, nonprofit organizations, educational institutions, healthcare providers, and public entities across North America through an extensive network of offices. The firm's diversified service offerings, recurring commission- and fee-based revenue model, and strong client retention have positioned MMA as one of the largest insurance brokerage and consulting organizations in the United States. Backed by the scale and resources of a Fortune 500 parent company, Marsh McLennan Agency combines localized client service with sophisticated risk advisory capabilities, making it a trusted advisor to organizations seeking comprehensive insurance, employee benefits, and business consulting solutions.

## 1st Colonial COMMUNITY BANK

### COLLINGSWOOD, NJ
HEADQUARTERS

| 2000 | 8+ |
|---|---|
| FOUNDED | BRANCHES |

**1st Colonial Community Bank** was a New Jersey-chartered commercial bank founded in 2000 and headquartered in Collingswood, New Jersey, with a mission of providing relationship-focused banking to individuals, small businesses, commercial real estate investors, and professional service firms throughout Southern New Jersey and the greater Philadelphia metropolitan area.

The bank developed a strong presence in Camden, Burlington, Gloucester, Atlantic, and surrounding counties by emphasizing personalized customer service, local decision-making, and experienced commercial lenders with deep knowledge of the regional market. Unlike larger national banks, lending decisions were made locally, allowing the institution to respond quickly to borrowers and tailor financing solutions to the needs of businesses and property owners.

In 2020, OceanFirst Financial Corp. (NASDAQ: OCFC) completed its acquisition of 1st Colonial Community Bank, strengthening OceanFirst's expansion into the Southern New Jersey and Greater Philadelphia markets. Following the acquisition, all former 1st Colonial Community Bank locations were rebranded as OceanFirst Bank, allowing customers to retain local banking relationships while gaining access to a broader suite of financial products, enhanced digital banking capabilities, increased lending capacity, and one of the largest independent banking franchises headquartered in New Jersey. Today, the legacy of 1st Colonial Community Bank continues through OceanFirst's ongoing commitment to community banking, relationship-driven service, and support for businesses and residents throughout the region.

## BANKERS LIFE®

### CHICAGO, IL
HEADQUARTERS

| 1879 | 200+ |
|---|---|
| FOUNDED | LOCATIONS |
| **S&P: A- (PARENT)** | **CNO FINANCIAL GROUP, INC.** |
| CREDIT RATING | PARENT |
| **NYSE: CNO** | **4,000+** |
| TICKER | EMPLOYEES |

**Bankers Life** is a leading provider of insurance and retirement solutions dedicated to helping middle-income Americans protect their financial security and prepare for the challenges associated with retirement. Founded in 1879 and headquartered in Chicago, Illinois, Bankers Life has more than 145 years of experience serving individuals and families through a comprehensive suite of insurance and financial products.

Bankers Life is a subsidiary of CNO Financial Group, Inc. (NYSE: CNO), one of the nation's leading insurance holding companies focused on serving middle-income Americans. CNO Financial Group operates through several insurance brands and provides life insurance, health insurance, retirement products, and supplemental coverage solutions. The backing of a publicly traded parent company provides Bankers Life with financial resources, operational stability, and access to a broad customer base. As part of CNO, Bankers Life benefits from the scale, expertise, and infrastructure of a major national financial services organization.

# TENANT OVERVIEWS



POWER ENGINEERS MEMBER OF WSP

**MERIDIAN, ID**
HEADQUARTERS

| | |
|---|---|
| **1976** FOUNDED | **50+** OFFICES |

**Power Engineers, Inc.** is a privately held, employee-owned engineering and consulting firm that provides multidisciplinary services to clients in the energy, utility, industrial, environmental, and infrastructure sectors. Founded in 1976 and headquartered in Meridian, Idaho, the company has grown into one of the largest engineering consulting firms in the United States, with offices across North America and international project capabilities. POWER Engineers offers a broad range of services, including power generation, electric transmission and distribution, renewable energy, environmental permitting and compliance, civil and structural engineering, water resources, facilities design, and project management.

The firm serves electric utilities, independent power producers, government agencies, industrial companies, and commercial clients, supporting projects throughout the planning, design, construction, operation, and maintenance lifecycle. Known for its technical expertise and employee-owned culture, POWER Engineers emphasizes collaborative problem-solving, innovation, and long-term client relationships. The company has played a significant role in the development and modernization of energy infrastructure, including traditional power systems, renewable energy projects, grid modernization initiatives, and environmental sustainability programs. With a large workforce of engineers, scientists, and technical professionals, POWER Engineers is recognized as a leading provider of engineering and consulting services within the power and infrastructure industries.

CBRE

**DALLAS, TX**
HEADQUARTERS

| | |
|---|---|
| **1906** FOUNDED | **500+** OFFICES |
| **S&P: BBB+** CREDIT RATING | **NYSE: CBRE** TICKER |

**CBRE Inc.** is the world's largest commercial real estate services and investment company, providing a wide range of real estate solutions to corporations, investors, property owners, occupiers, lenders, and public sector clients around the world. Founded in 1906 and headquartered in Dallas, Texas, CBRE has more than a century of industry experience and operates across major real estate markets globally. The company offers services including leasing, property management, facilities management, project management, valuation and appraisal, capital markets advisory, debt and structured finance, investment sales, research and consulting, and real estate investment management.

CBRE serves clients across all major property sectors, including office, industrial, retail, multifamily, healthcare, hospitality, life sciences, and data centers. Through its global platform, experienced professionals, and market research, CBRE helps clients make informed real estate decisions throughout the entire property lifecycle. Publicly traded on the New York Stock Exchange under the ticker symbol CBRE, the company operates in more than 100 countries and employs over 140,000 professionals worldwide, making it one of the most recognized and trusted names in commercial real estate.

## Metro Vein Centers

**WEST BLOOMFIELD, MI**
HEADQUARTERS

| 2008 | 75+ |
|---|---|
| FOUNDED | LOCATIONS |

**Metro Vein Centers** is a leading specialty healthcare provider dedicated exclusively to the diagnosis and treatment of venous disorders, including varicose veins, spider veins, and chronic venous insufficiency. The company operates a network of outpatient vein treatment centers focused on providing advanced, minimally invasive procedures designed to improve circulation, relieve symptoms, and enhance patients' overall quality of life. Through a patient-centered approach, Metro Vein Centers combines specialized medical expertise, advanced diagnostic technology, and personalized treatment plans to deliver comprehensive vein care in a comfortable clinical setting.

Founded with the goal of making high-quality vein treatment more accessible, Metro Vein Centers specializes in modern, outpatient procedures that typically require minimal downtime compared to traditional surgical approaches. The company's services include endovenous laser therapy, radiofrequency ablation, sclerotherapy, ultrasound-guided treatments, and cosmetic vein procedures. Each patient receives an individualized evaluation using advanced ultrasound imaging to identify underlying vein conditions and determine the most effective course of treatment.

With locations throughout the United States, Metro Vein Centers continues to expand its presence as demand increases for specialized outpatient healthcare services. The company's growth is supported by an aging population, increased awareness of vein health, and advancements in minimally invasive medical technology. Through its commitment to clinical excellence, patient education, and compassionate care, Metro Vein Centers has established itself as a recognized provider of comprehensive vein treatment solutions.

## Weinberger Divorce & Family Law Group, LLC

**4+**
OFFICES

**Weinberger Divorce & Family Law Group, LLC** is a leading New Jersey family law firm dedicated exclusively to divorce, custody, and complex family-related legal matters. Founded by Bari Z. Weinberger, Esq., the firm has established itself as one of the largest and most recognized family law practices in New Jersey, providing comprehensive legal representation focused on protecting clients' families, assets, privacy, and long-term futures. With a mission centered around safeguarding, protecting, and securing clients during difficult life transitions, the firm assists individuals and families navigating divorce, child custody disputes, alimony, child support, domestic violence matters, adoption, mediation, and other family law issues.

Weinberger Divorce & Family Law Group has grown from its original office in Parsippany, New Jersey, into a statewide practice serving clients throughout New Jersey from multiple strategic locations. The firm is supported by a team of experienced family law attorneys and legal professionals who collaborate on cases to provide clients with comprehensive guidance and responsive service. The firm's reputation has been built through extensive case experience, client referrals, and a commitment to achieving practical solutions that protect children, preserve assets, and help clients move forward confidently.

Recognized as one of New Jersey's most prominent divorce and family law firms, Weinberger Divorce & Family Law Group handles a significant volume of family law matters annually and has developed a strong presence within the state's legal community. The firm's combination of legal expertise, courtroom experience, and client-centered service has positioned it as a trusted resource for individuals seeking experienced representation during major personal and financial transitions.

# SURROUNDING MARKET

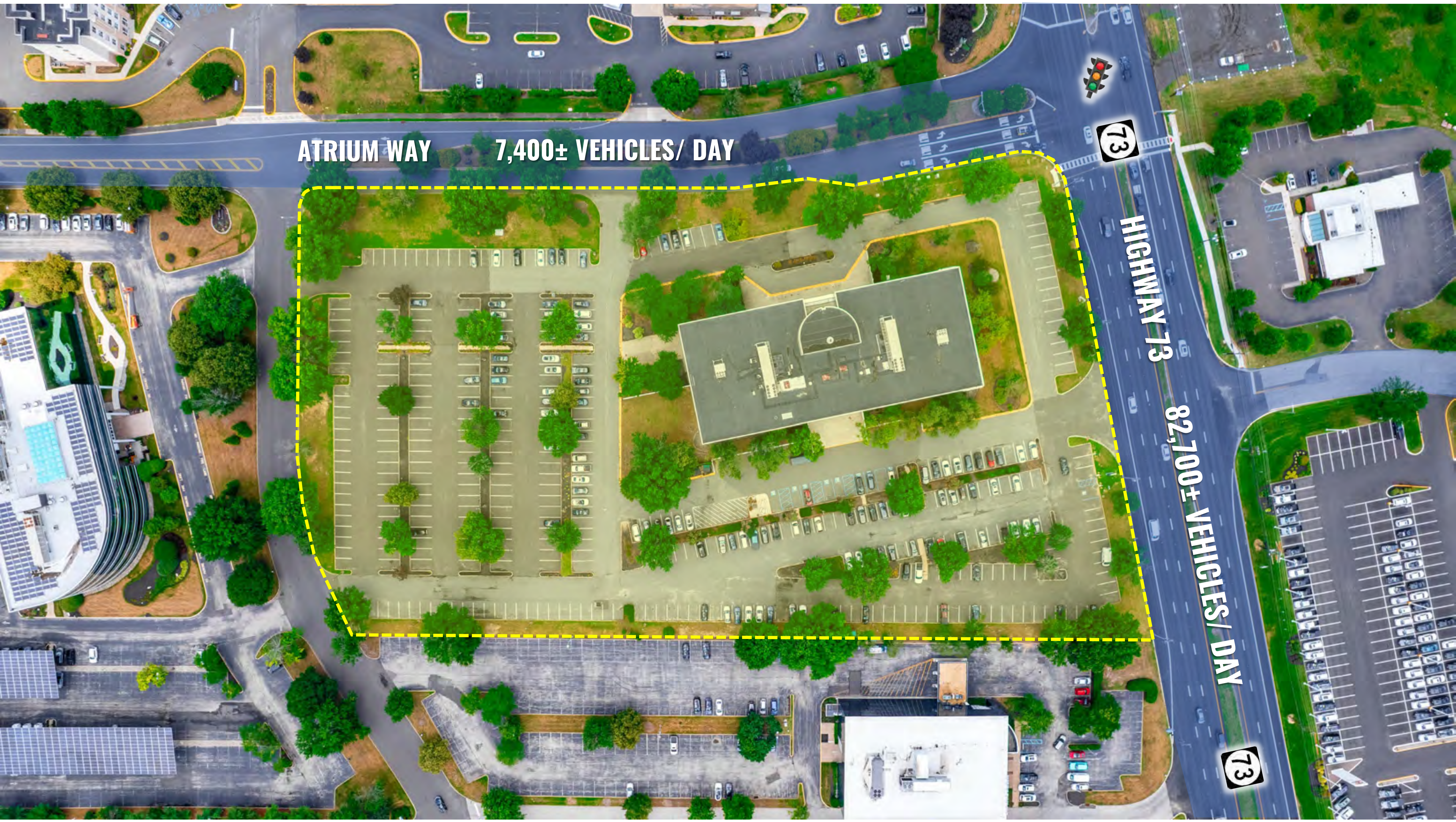
Marcus & Millichap
CAFIERO TEAM

Marcus & Millichap
THE EIDER GROUP

# PROPERTY OUTLINE

Marcus & Millichap CAFIERO TEAM

Marcus & Millichap THE EIDER GROUP

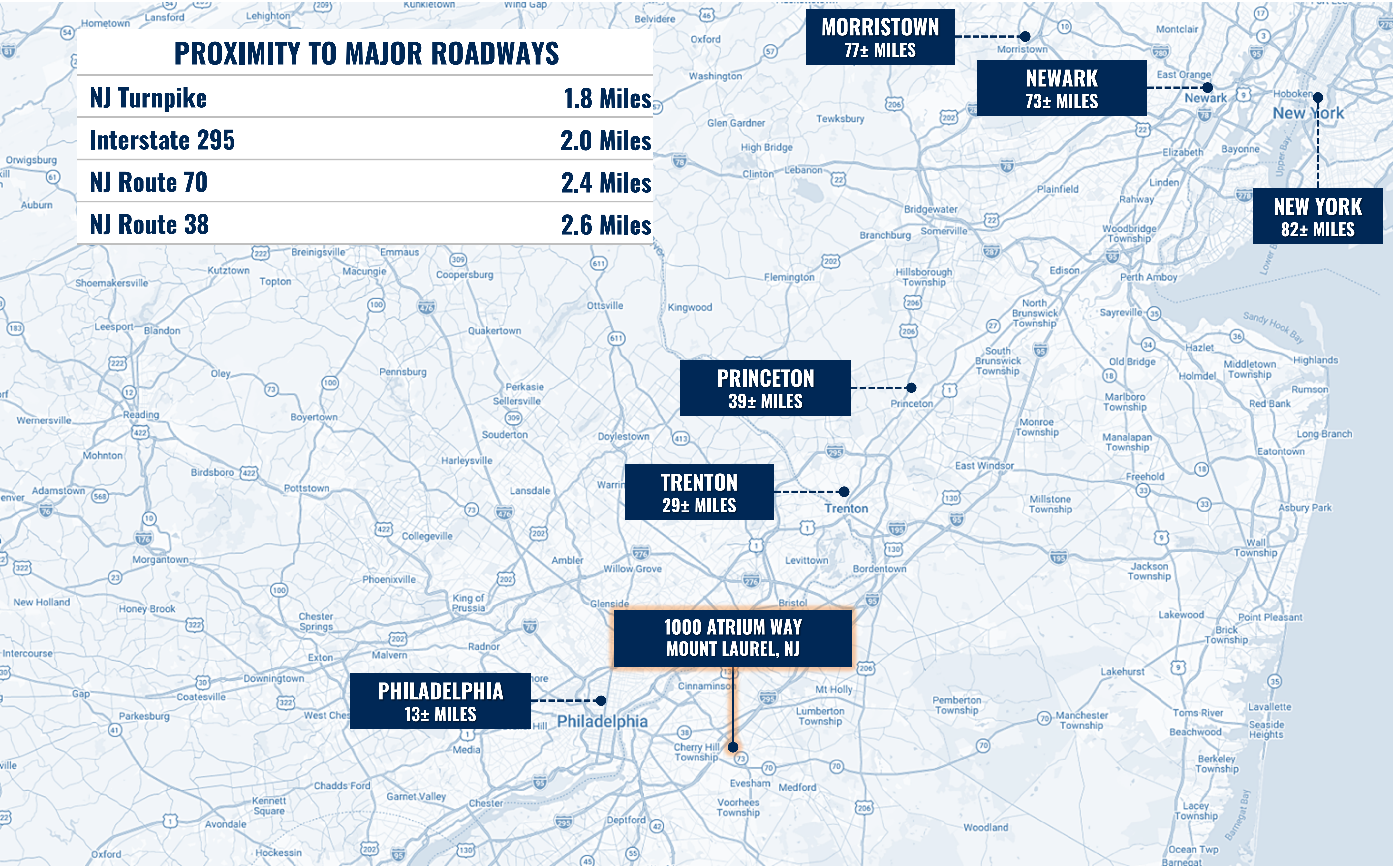


# REGIONAL MAP

Marcus & Millichap
CAFIERO TEAM

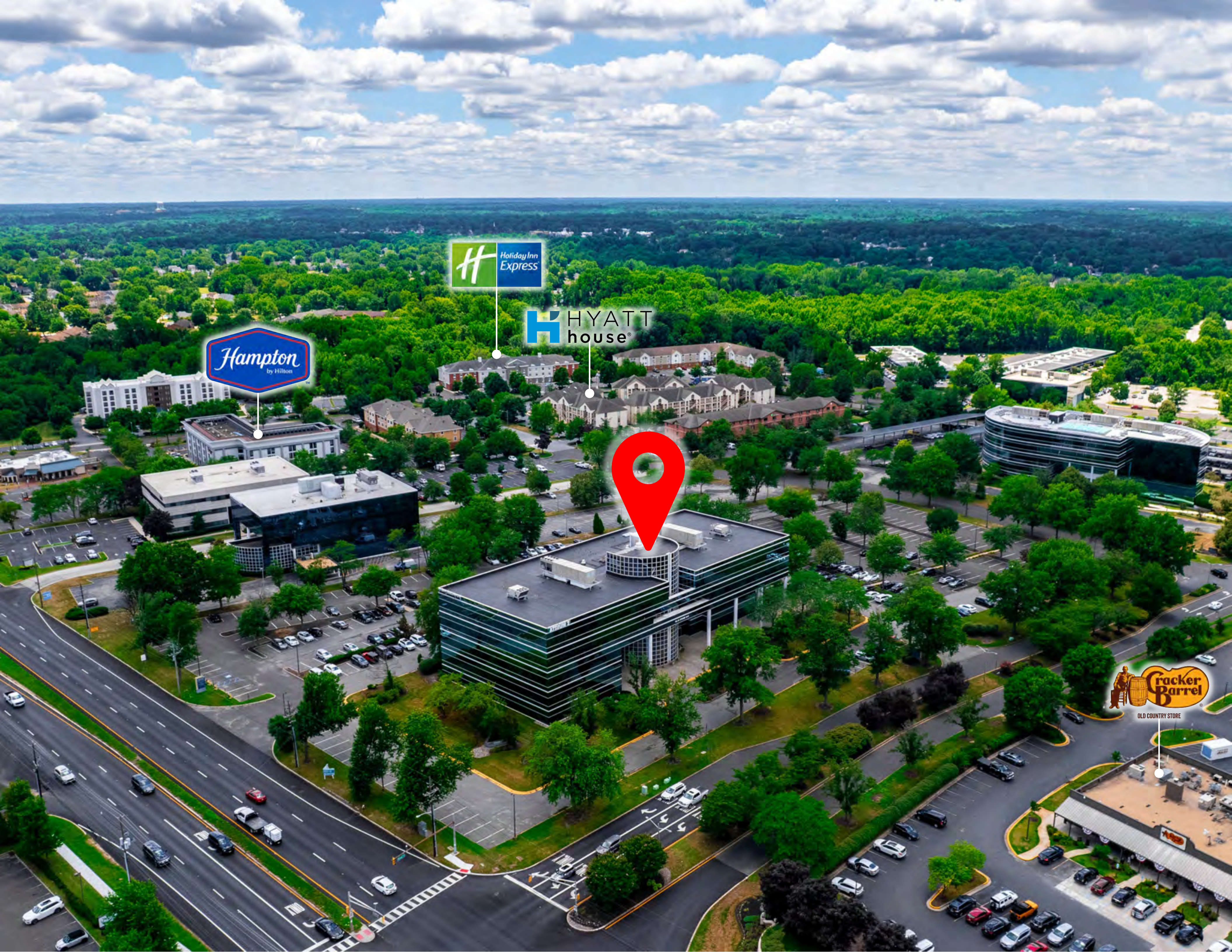
Marcus & Millichap
THE EIDER GROUP

| PROXIMITY TO MAJOR ROADWAYS | |
|---|---|
| NJ Turnpike | 1.8 Miles |
| Interstate 295 | 2.0 Miles |
| NJ Route 70 | 2.4 Miles |
| NJ Route 38 | 2.6 Miles |




NO PARKING
LANE

Atrium I
1000 Atrium Way
1st Colonial Community Bank
Marsh & McLennan Agency
American Society of Transplantation
Metro Vein
Bankers Life
World
ZAMIR


Holiday Inn Express
HYATT house
Hampton by Hilton
Cracker Barrel
OLD COUNTRY STORE


TOYOTA
Hampton
by Hilton


Wendy's
COLUMBIA
BANK
verizon
Cracker Barrel
OLD COUNTRY STORE

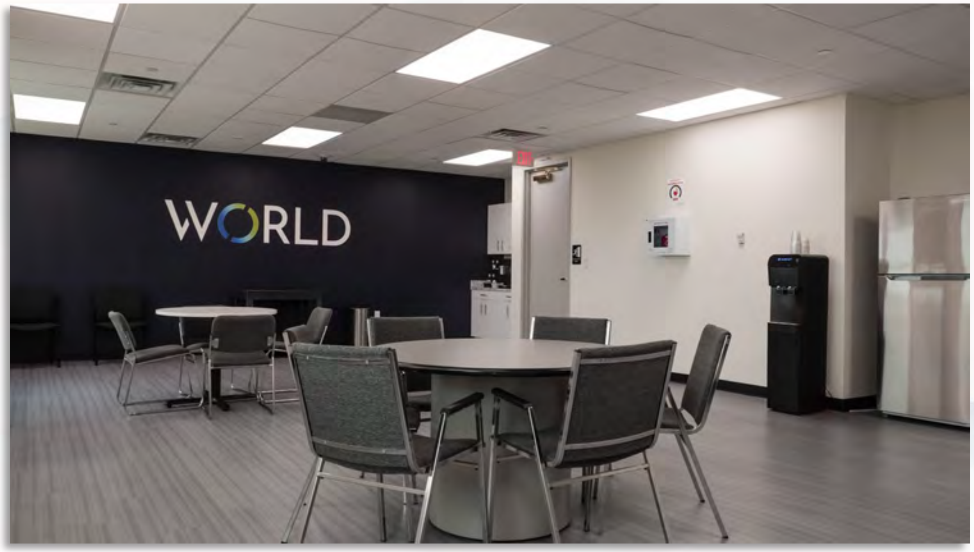

Hilton
Garden Inn
Cracker Barrel
OLD COUNTRY STORE
LEXUS
BMW


ATRIUM I

# INTERIOR IMAGES

Marcus & Millichap CAFIERO TEAM

Marcus & Millichap THE EIDER GROUP




# INTERIOR IMAGES

Marcus & Millichap
CAFIERO TEAM

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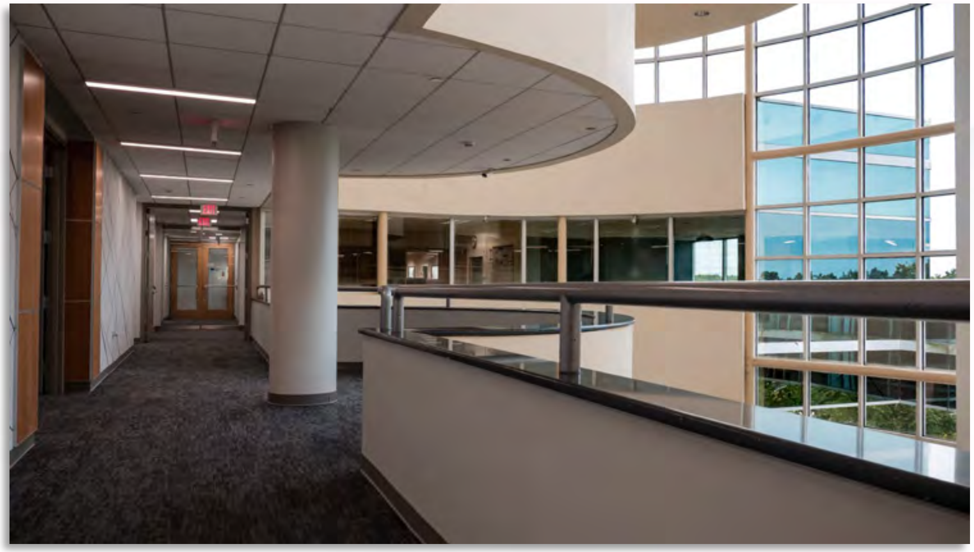
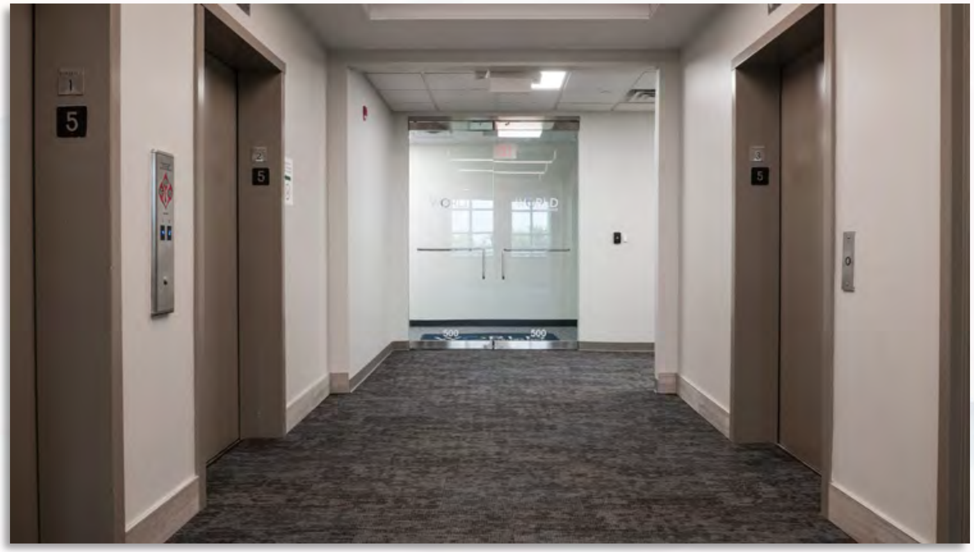
THE EIDER GROUP






# RENT ROLL

| | | | | | | | BASE RENT | | RENT STEPS | | RENEWAL OPTIONS | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| TENANT | UNIT | GLA (SF) | GLA (%) | START DATE | EXPIRE DATE | TENURE | AMOUNT | RENT/SF | DATE | AMOUNT | TERMS | DATE | AMOUNT | REIMBURSE MENTS | LEASE TYPE |
| Bankers Life | 100 | 5,124 | 5% | 10/1/2019 | 5/31/2030 | 7 Years | $69,174 | $13.50 | 2/1/2027<br>2/1/2028<br>2/1/2029<br>2/1/2030 | $71,736<br>$74,298<br>$76,860<br>$79,422 | - | - | - | $72,311 | NN |
| CBRE, Inc. | 101 | 3,728 | 4% | 3/5/2024 | 6/30/2029 | 2 Years | $50,328 | $13.50 | 4/1/2027<br>4/1/2028<br>4/1/2029 | $52,192<br>$54,056<br>$55,920 | (2) 5 Yr. | 7/1/2029<br>7/1/2034 | FMV<br>FMV | $52,104 | NN |
| Thomas, Thomas & Hafer LLP | 102 | 4,031 | 4% | 4/1/2023 | 10/31/2030 | 3 Years | $54,419 | $13.50 | 4/1/2027<br>4/1/2028<br>4/1/2029<br>4/1/2030 | $56,434<br>$58,449<br>$60,465<br>$62,481 | (2) 5 Yr. | 11/1/2030<br>11/1/2035 | FMV<br>FMV | $55,850 | NN |
| Metro Vein Centers (MVC MSO, LLC) | 103 | 3,862 | 4% | 7/11/2023 | 2/28/2034 | 3 Years | $59,082 | $15.30 | 8/1/2027<br>8/1/2028<br>8/1/2029<br>8/1/2030<br>8/1/2031<br>8/1/2032<br>8/1/2033 | $60,854<br>$62,680<br>$64,560<br>$66,497<br>$68,492<br>$70,546<br>$72,663 | (1) 5 Yr. | 3/1/2034 | FMV | $53,480 | NN |
| Vacant | 104 | 164 | 0% | - | - | - | $0 | $0.00 | - | - | - | - | - | $0 | - |
| 1st Colonial Community Bank [3] | 200 | 17,869 | 18% | 11/3/2022 | 7/31/2030 | 4 Years | $246,592 | $13.80 | 12/1/2027<br>12/1/2028<br>12/1/2029 | $254,633<br>$262,674<br>$270,715 | (2) 5 Yr. | 8/1/2030<br>8/1/2035 | FMV<br>FMV | $249,447 | NN |
| Vacant | 300 | 9,694 | 10% | - | - | - | $118,752 | $12.25 | - | - | - | - | - | $121,275 | NN |
| US Army Corps of Engineers (USACE) | 310 | 8,521 | 9% | 5/1/2014 | 4/30/2030 | 12 Years | $147,732 | $17.34 | 5/1/2027<br>5/1/2028<br>5/1/2029 | $151,425<br>$155,211<br>$159,091 | - | - | - | $102,252 | NN |
| American Society of Transplant | 400 | 5,142 | 5% | 6/1/2021 | 10/31/2028 | 5 Years | $73,274 | $14.25 | 6/1/2027<br>6/1/2028 | $75,845<br>$78,416 | (2) 5 Yr. | 11/1/2028<br>11/1/2033 | FMV<br>FMV | $72,165 | NN |
| Momentum Wealth Partners, LLC | 401 | 4,375 | 4% | 8/1/2023 | 12/31/2028 | 3 Years | $59,063 | $13.50 | 8/1/2027<br>8/1/2028 | $61,250<br>$63,438 | (2) 5 Yr. | 1/1/2029<br>1/1/2034 | FMV<br>FMV | $61,257 | NN |

**Rent Roll Notes**

[1] Tenants reimburse their PRS of all Operating Expenses besides USACE/DACA whose CAM payments are fixed.
[2] 'Operating Expenses' include amortized capex and a management fee equal to 5% of gross income, leading to higher reimbursement amounts.
[3] The following tenants have one-time early termination options requiring 9-months notice and requiring the tenant to pay all unamortized TI, LCs, and Legal Costs.

- 1st Colonial Community Bank (6/30/2028)
- Power Engineers (8/31/2027)
- World Insurance Association (9/30/2032)

# RENT ROLL

Marcus & Millichap CAFIERO TEAM

Marcus & Millichap THE EIDER GROUP

| | | | | | | | BASE RENT | | RENT STEPS | | RENEWAL OPTIONS | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| TENANT | UNIT | GLA (SF) | GLA (%) | START DATE | EXPIRE DATE | TENURE | AMOUNT | RENT/SF | DATE | AMOUNT | TERMS | DATE | AMOUNT | REIMBURSE MENTS | LEASE TYPE |
| Weinberger Law Divorce & Fam | 402 | 5,008 | 5% | 8/14/2023 | 12/31/2028 | 3 Years | $82,632 | $16.50 | 9/1/2027<br>9/1/2028 | $85,136<br>$87,640 | (1) 5 Yr. | 1/1/2029 | FMV | $70,120 | NN |
| Power Engineers Inc. [3] | 403, 404 | 8,318 | 8% | 10/20/2022 | 3/31/2029 | 4 Years | $118,532 | $14.25 | 11/1/2027<br>11/1/2028 | $122,691<br>$124,770 | (2) 5 Yr. | 4/1/2029<br>4/1/2034 | FMV<br>FMV | $117,710 | NN |
| World Insurance Associates [3] | 500 | 14,349 | 14% | 3/3/2025 | 9/30/2035 | 1 Years | $193,712 | $13.50 | 4/1/2027<br>4/1/2028<br>4/1/2029<br>4/1/2030<br>4/1/2031<br>4/1/2032<br>4/1/2033<br>4/1/2034<br>4/1/2035 | $200,886<br>$208,061<br>$215,235<br>$222,410<br>$229,584<br>$236,759<br>$243,933<br>$251,108<br>$258,282 | (2) 5 Yr. | 10/1/2035<br>10/1/2040 | FMV<br>FMV | $193,907 | NN |
| Marsh & McLennan Agency | 505 | 6,457 | 6% | 9/18/2012 | 2/29/2028 | 14 Years | $96,855 | $15.00 | 10/1/2027 | $100,083 | (2) 5 Yr. | 3/1/2028<br>3/1/2033 | FMV<br>FMV | $86,354 | NN |
| Continental Resources, Inc. | 510 | 2,892 | 3% | 11/15/2024 | 2/29/2032 | 2 Years | $39,042 | $13.50 | 12/1/2027<br>12/1/2028<br>12/1/2030<br>12/1/2031 | $40,488<br>$41,934<br>$42,657<br>$43,380 | (1) 5 Yr. | 3/1/2032 | FMV | $40,334 | NN |
| Total Occupied | 13 | 89,676 | 90% | | | | $1,290,437 | | | | | | | $1,227,291 | |
| Total Vacant | 2 | 9,858 | 10% | | | | $118,752 | | | | | | | $121,275 | |
| **TOTAL** | **15** | **99,534** | **100%** | | | | **$1,409,189** | **$14.16** | | | | | | **$1,348,566** | |

[1] Rent Roll notes can be found at the bottom of the previous page.

**13**
Tenants

**$1,290,437**
Total Annual Rent

**99,534 SF**
Gross Leasable Area

# FINANCIAL SUMMARY

Marcus & Millichap CAFIERO TEAM
Marcus & Millichap THE EIDER GROUP

**$12,725,000**
List Price

**$1,272,524**
NOI

**10.00%**
Cap Rate

**$128**
Price/SF

[1] WALT based on income as of 6/30/26 is 4 years, 5 months, 3 days.
[2] Misc Opex includes Exterminating, Fire & Life Safety, Security, Supplies, Phone, Internet, and Cable.

| CURRENT INCOME & EXPENSES | Annual | $/SF |
|---|---|---|
| Base Rent | $1,290,437 | $12.96 |
| Reimbursements | $1,227,291 | $12.33 |
| TOTAL Income | $2,517,728 | $25.30 |
| Less - Expenses | $1,245,203 | $12.51 |
| **Net Operating Income** | **$1,272,524** | **$12.78** |

| PRO FORMA 100% LEASED SCENARIO | Annual | $/SF |
|---|---|---|
| Base Rent | $1,409,189 | $14.16 |
| Reimbursements | $1,348,566 | $13.55 |
| TOTAL Income | $2,757,754 | $27.71 |
| Less - Expenses | $1,245,203 | $12.51 |
| Less – Vacancy Factor | $82,733 | $0.83 |
| **Pro Forma Net Operating Income** | **$1,429,818** | **$14.37** |

| OPERATING EXPENSES | Annual | $/SF |
|---|---|---|
| Taxes | $261,416 | $2.63 |
| Insurance | $49,585 | $0.50 |
| Electric | $299,332 | $3.01 |
| Water & Sewer | $12,250 | $0.12 |
| Cleaning & Janitorial | $147,050 | $1.48 |
| Elevator R&M | $14,788 | $0.15 |
| HVAC R&M | $30,624 | $0.31 |
| Repairs & Maintenance | $40,297 | $0.40 |
| Trash Removal | $21,024 | $0.21 |
| Landscaping | $28,427 | $0.29 |
| Snow Removal | $30,396 | $0.31 |
| Payroll | $122,894 | $1.23 |
| Misc. Opex. | $41,711 | $0.42 |
| Professional Fees | $41,355 | $0.42 |
| Licenses, Permits, Fees | $6,726 | $0.07 |
| Administrative | $31,328 | $0.31 |
| Management Fees | $66,000 | $0.66 |
| **Total Expenses** | **$1,245,203** | **$12.51** |

# NON-ENDORSEMENT & DISCLAIMER NOTICE

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## OFFERING MEMORANDUM