

January 19, 2022

Tricor Investments

Listing Broker Richard Schultz III

610-742-9605

Schultz4@comcast.net

Best Buy Executive Summary

NNN Lease No landlord responsibilities:

Tenant	Best Buy Wyomissing PA
Building Size	45,850 SF
New lease NNN	Years 26-30 commences 7-22-22
Lease Term	7-22-22 to 7-22-27
NOI	\$634,056.67
Cap Rate	5.75%
Option	Years 31-35 5% increase \$665,759.50
Commission	Selling Broker 1.5%

Building Information:

Tenants' responsibility no Landlord responsibilities

HVAC	New 2017
Roof	New 2017
Paving	New 2018