



FEDEX SHIP CENTER
401 PAINTERSVILLE RD
NEW STANTON, PA 15639

OFFERING SUMMARY

Price	\$1,890,000
Down Payment	40% / \$756,000
Loan Amount	\$1,890,000
Loan Type	New Loan
Rentable SF	25,574
Year Built	1990
Lot Size	3.21 acre(s)
Price/SF	\$73.90

PROPERTY INVESTMENT SUMMARY

	CURRENT	PRO FORMA
CAP Rate	7.2%	7.2%



INVESTMENT HIGHLIGHTS

- Limited landlord responsibilities
- 3.5-years remaining on NN lease beginning 4/1/2023
- Corporate guarantee with a Baa2 investment grade rating
- 4.5% rent growth in the submarket
- Below market rents
- FedEx Ground & FedEx distribution center located nearby

EXCLUSIVELY LISTED BY:

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REVENUE		
	Current	Pro Forma
Net Operating Income	\$135,478	\$135,478
Cap Rate		
Total Return %		
Total Return	\$65,361	\$65,361
Total Vacancy		
Gross Potential Rent	\$137,588	\$137,588
Total Other Income		
Total Expenses	-\$1,336	-\$1,336
Expense Reimbursements		
Debt Service	\$90,189	\$90,189,000
Principal Reduction	\$19,298	\$19,298
Occupancy		