

DETAILS OF SALE- RAYMORE MEDICAL OFFICE BUILDING

PROJECT DETAILS:

- Project Name: Raymore MOB
- Location: 121 N. Dean Avenue
- No. of Tenants: 3
- Gross Building Area: 17,480
- Net Rentable SF: 17,480
- Building Cost per Rentable SF: \$297.48

PROJECT COST: \$5,197,070

RETURN ON INVESTMENT:

- Project Multiple on Invested Capital (MOIC): 2.19
- Sale Date: 10/15/2024
- Annual Average Cash on Cash
From NNN Rents During Hold Period: 16.83%
- IRR: N/A (Sold 10 Months After Investment Made)

PROPERTY PERFORMANCE:

- Overall Annual Average Rent/RSF Year 1: \$27.01
- Annual Rent Escalator: 3.00%
- Year 1 DSCR: 1.52
- 10/15/2024 Sale Price: \$6,740,000
- Delta Between Sale Price and Project Costs: \$1,542,930
- Exit CAP Rate: 7.00%
- Annualized NOI on Sale Date: \$472,110