

FOR SALE



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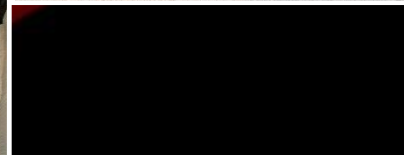
\$2,100,000

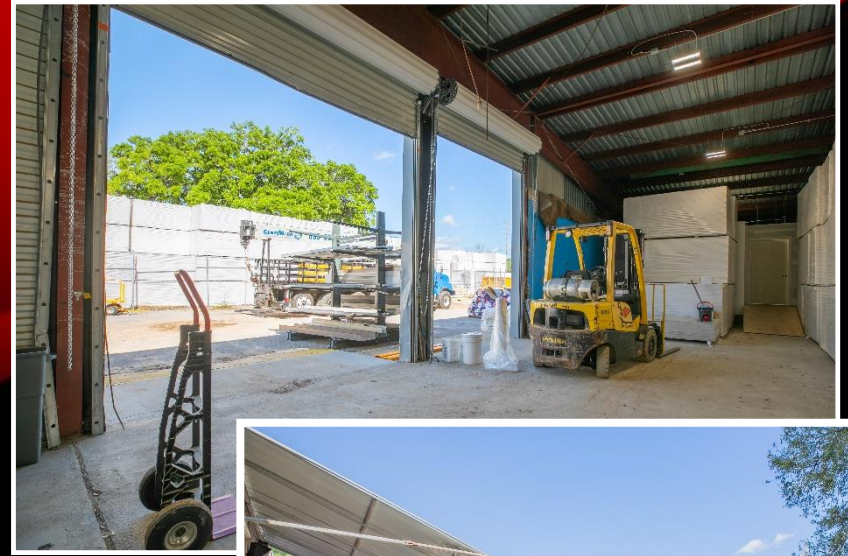




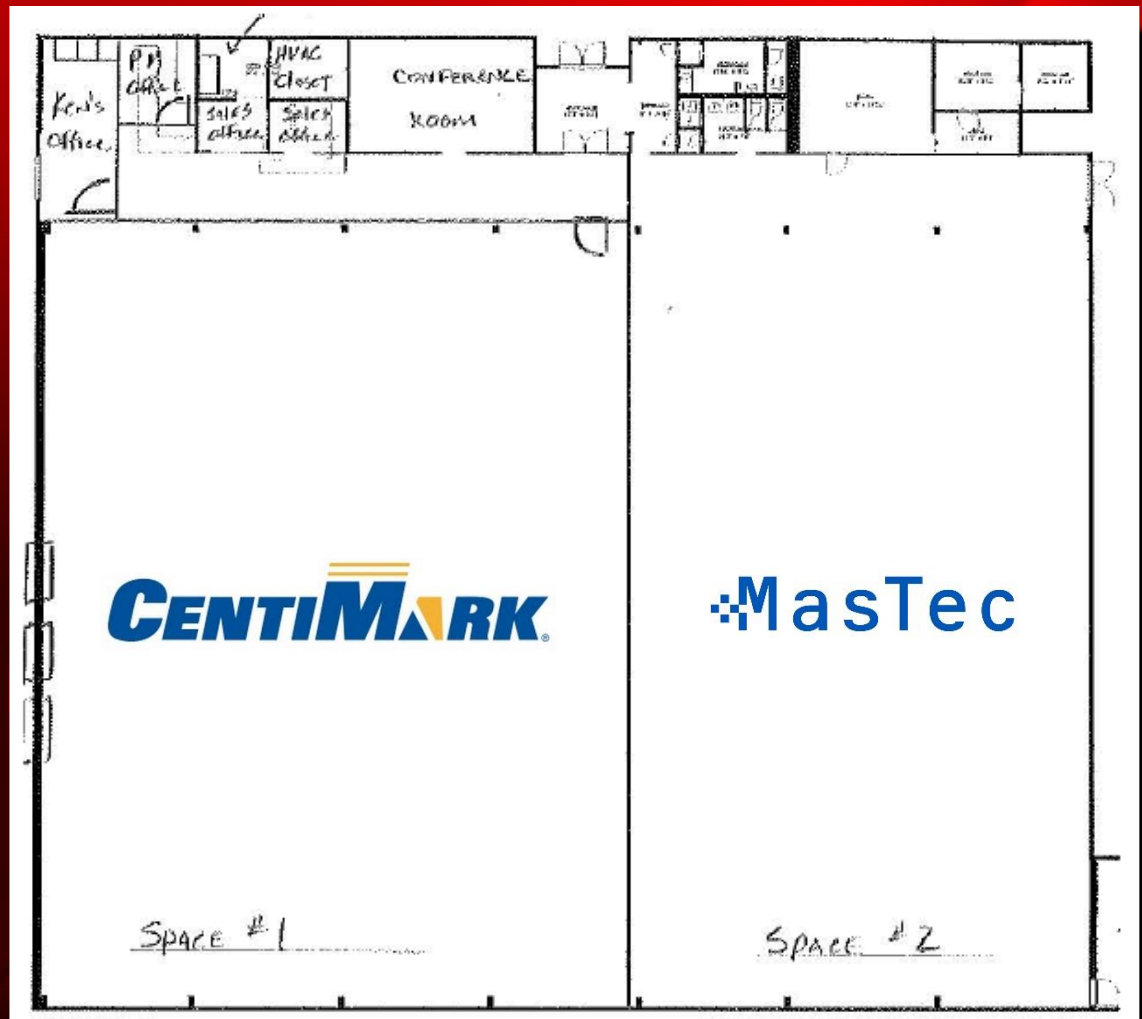
100% leased Industrial/warehouse space for sale with two quality tenants. CentiMark Corporation is leased to September 30, 2028, and MASTEC North America is leased to September 30, 2026. This deal provides a solid 6.55% CAP with 3% annual rent bumps for both tenants. This 18,927 SF Warehouse is conveniently located close to Pensacola NAS and Mobile Hwy with easy access to I-10 and US 90/98. This building includes 3 new grade level roll-up doors and 3 new box truck height roll-up doors. There is 2000 SF of office space.



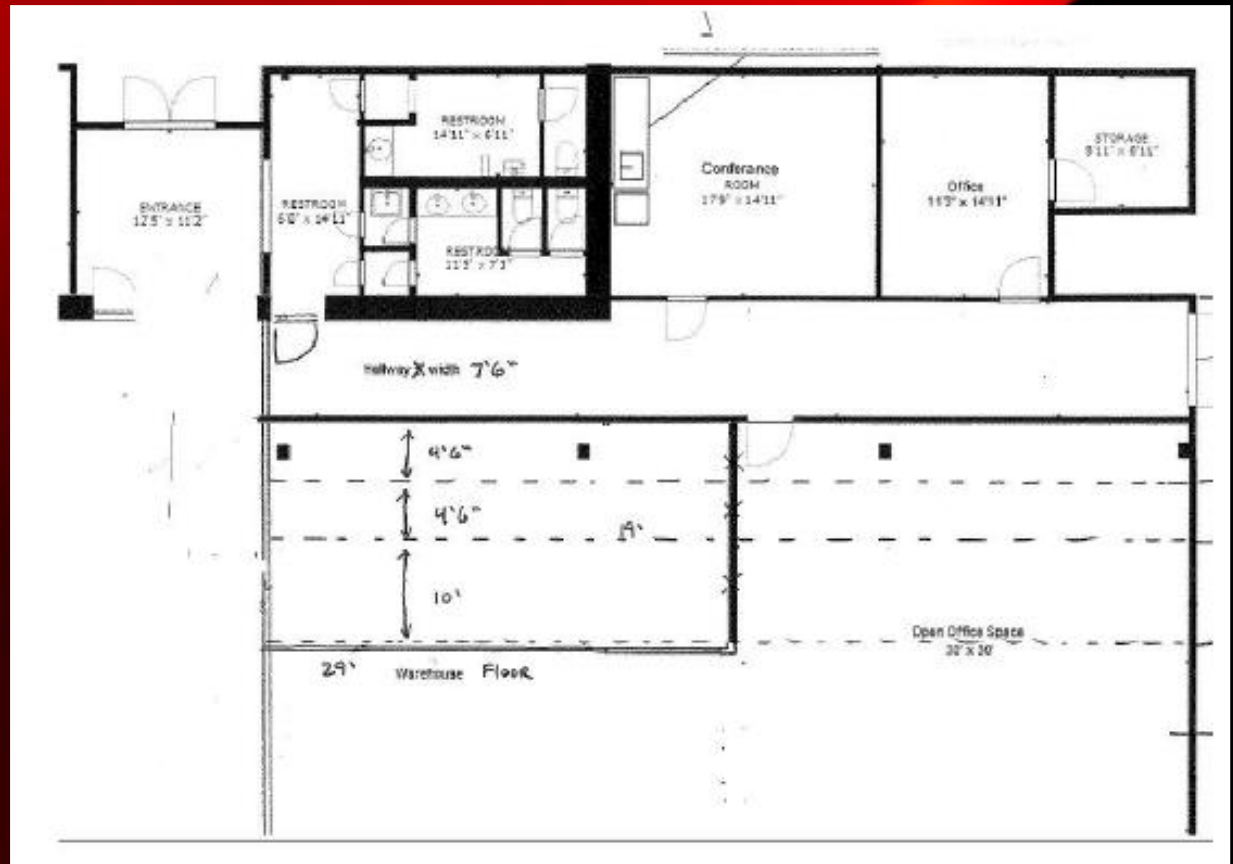




FLOOR PLAN



FLOOR PLAN Space 2 Office Detail



Investment Summary



Existing tenant: CentiMark, a national credit tenant.

CentiMark Corporation, headquartered in Pittsburgh, PA, is North America's largest roofing contractor with over 85 offices and 3,500 employees across North America. Each office has dedicated crews, for the installation and service of all major roof systems, who are highly trained and experienced with a focus on safety. CentiMark's safety program exceeds industry standards. Current lease expires Sept 30, 2028.



CentiMark has been named the number one roofing contractor in Roofing Contractor's online list of Top 100 roofing contractors in North America for the eleventh consecutive year— based on revenue of \$813,799,327.



Investment Summary



Existing tenant: MasTec, a national credit tenant.

MasTec companies have been involved in some of the largest and most complex infrastructure construction projects across the country. With offices across North America, a workforce of nearly 22,000 skilled professionals and an extensive wholly-owned fleet of specialized construction equipment, MasTec has the resources needed to handle even the most complicated jobs. Their geographic reach, scalability and overall financial stability also enable them to meet customers' changing needs.

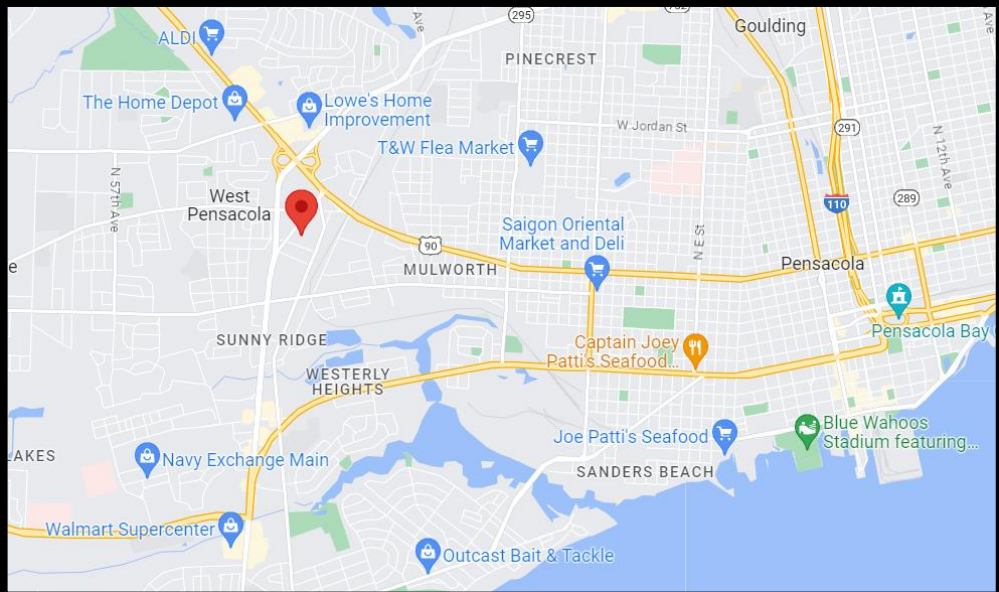
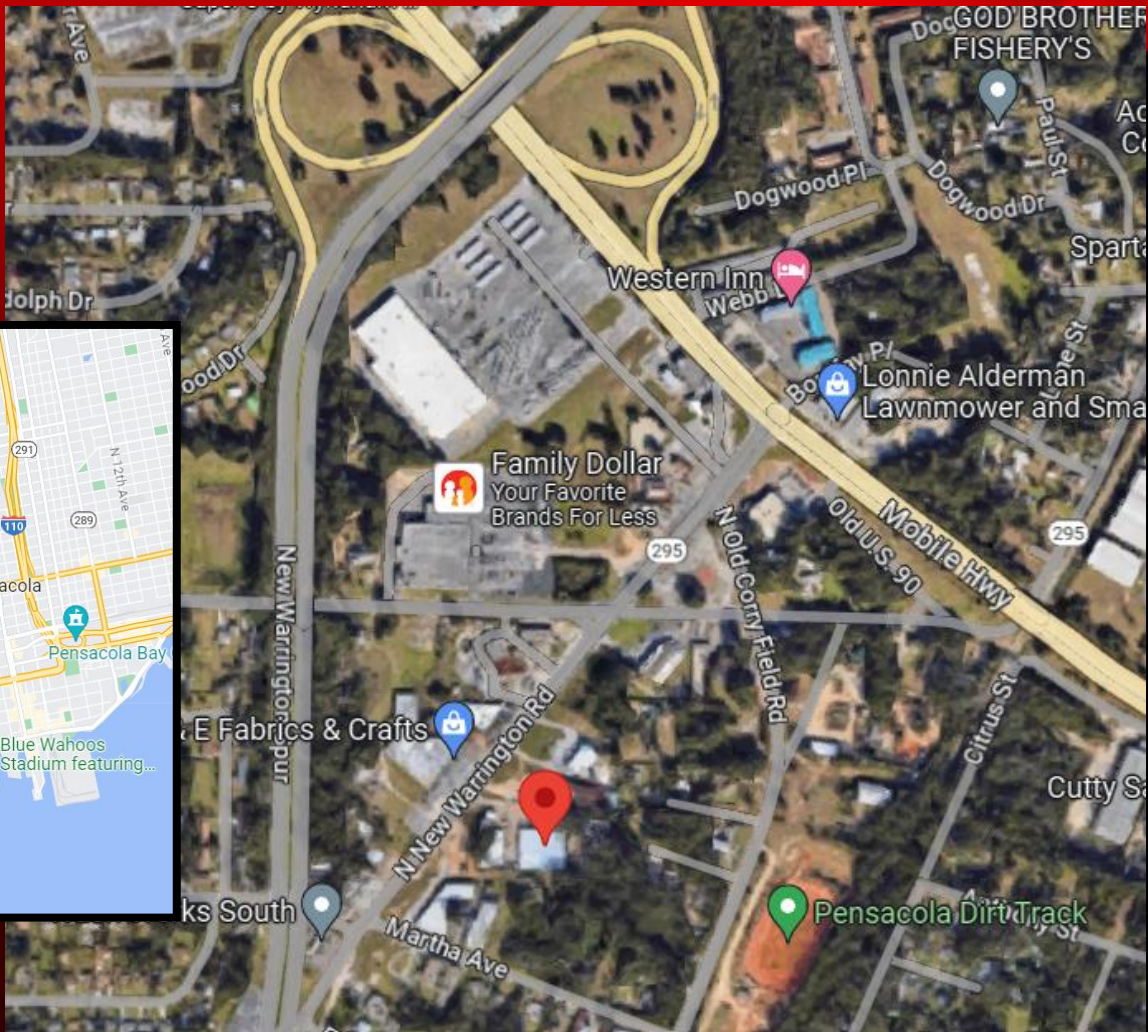
Current lease expires Sept 30, 2026.



Revenue in 2021 (TTM): \$6.67 B

According to MasTec's latest financial reports, the company's current revenue (TTM) is \$6.67B. In 2020 the company made a revenue of \$6.32 B a decrease over the years 2019 revenue that were of \$7.18 B. The revenue shown above is the total amount of income that the company generates by the sale of goods or services.





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