



Single-Tenant NNN Lease

821 FIELDCREST DRIVE,
CAMBRIDGE, MARYLAND

Investment Highlights

Price: \$ 9,250,000.00

Cap Rate Avg: 7.78%

NOI: \$709,943.00

Lease Term: 10 year-lease NNN
(3) 5-year renewal options

Commenced: 09/2006

Expires: 09/2016

Year Built: 1999

Building Size: ± 40,180 sq. ft.

Parcel Size: ± 7.749 Acres

Location: 821 Fieldcrest Drive
Cambridge, Maryland

Tenant: Potomac Ridge Behavioral
Health System
Adventist Healthcare Inc.

Annual NOI & Cap Rate:

2008	\$650,000.00 = 7.02%
2009	\$668,750.00 = 7.22%
2010	\$688,062.50 = 7.43%
2011	\$707,954.38 = 7.65%
2012	\$728,443.01 = 7.87%
2013	\$749,546.30 = 8.10%
2014	\$771,282.69 = 8.33%
2015	\$793,671.17 = 8.58%

For more Information, contact

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