



## Single-Tenant NNN Lease

821 FIELDCREST DRIVE,  
CAMBRIDGE, MARYLAND

### Investment Highlights

<b>Price:</b>	\$ 8,900,000.00	<b>Year Built:</b>	1999
<b>Cap Rate :</b>	8.31% (Blended)	<b>Building Size:</b>	± 40,180 sq. ft.
<b>NOI:</b>	\$ 688,062	<b>Parcel Size</b>	± 7.749 Acres
<b>Lease Term:</b>	10 year-lease NNN (3) 5-year renewal options Commenced: 09/2006 Expires: 09/2016	<b>Location:</b>	821 Fieldcrest Drive Cambridge, Maryland
		<b>Tenant:</b>	Potomac Ridge Behavioral Health System Adventist Healthcare Inc.

#### Annual NOI & Cap Rate

Year	NOI	Cap Rate
2010	\$688,062	7.73%
2011	\$707,954	7.95%
2012	\$728,443	8.18%
2013	\$749,546	8.42%
2014	\$771,282	8.67%
2015	\$793,671	8.92%

For more Information, contact

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