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INVESTMENT ANALYSIS REPORT — ILLUSTRATIVE SAMPLE

Cedar Point Logistics Center

1850 Commerce Park Dr, Greenville, SC, 29607
INDUSTRIAL

UNDERWRITING SNAPSHOT

PROJECTED IRR	CAP RATE Y1	DSCR	EQUITY MULTIPLE
13.6%	7.50%	1.45x	1.77x
5-Year Hold	Broker basis (pre-reserves)	P&I · Pre-Reserves	LP Investor Return

PURCHASE	LTV	HOLD TERM	EXIT CAP
$7,888,000	72%	5 Years	7.50%

DEAL SCORE	MARKET GRADE
82 B+	B+
Strong Buy candidate	Strong Industrial Market

PREPARED FOR
Sample Investor
June 18, 2026

Investment Highlights

Cedar Point Logistics Center · Greenville, SC
CONFIDENTIAL

INVESTMENT THESIS

- ▸Projected 13.6% IRR sits in a fair range but below the 14%+ institutional target — returns depend on execution of the business plan.
- ▸Year 1 going-in cap rate (broker basis) of 7.50% provides strong in-place income yield, reducing dependence on appreciation.
- ▸Strong DSCR of 1.45x provides meaningful debt service cushion with 45% coverage buffer.
- ▸1.77x projected equity multiple over 5 years represents meaningful wealth creation.

DEAL SCORE BREAKDOWN

82 B+

Strong Buy candidate

Price vs. Value	78
Cap Rate	92
Cash-on-Cash	84
DSCR	95
LP IRR	70
Location	74

KEY FINANCIAL METRICS

PROJECTED IRR
13.6%
5-yr hold

EQUITY MULTIPLE
1.77x
LP investor

NOI YEAR 1
$591,613
Stabilized

NOI YEAR 5
$666,535
+12.7% growth

CAP RATE T-12 (BROKER)
7.50%
Broker basis (pre-reserves)

CAP RATE T-12 (TRUE)
7.32%
True basis (post-reserves)

CAP RATE Y1 (BROKER)
7.50%
Broker basis (pre-reserves)

CAP RATE Y1 (TRUE)
7.32%
True basis (post-reserves)

DSCR
1.45x pre-reserves
1.41x post-reserves
P&I coverage

CASH-ON-CASH YR 1
7.1%
Levered return

QUANTITATIVE QUICK-FLAGS

Rule-based signals from the deal score — see the AI Qualitative Analysis section for the full review.

SCORING STRENGTHS

- Cap rate is strong vs. current market
- Strong Year 1 cash-on-cash return
- Excellent debt coverage ratio
- AI location score: B+ (74/100) — Strong Industrial Market

SCORING CAUTIONS

- No cautions flagged by scoring.

RETURNS VS. BENCHMARKS

INVESTMENT	TYPICAL RETURN	RISK PROFILE	LIQUIDITY	VS THIS DEAL
This Deal (Industrial)	**13.6% IRR / 7.1% CoC**	**Moderate — Asset-Backed**	**Illiquid (5yr)**	**— Baseline**
S&P 500 (Historical)	10–11% annually	High — Market Volatility	Highly Liquid	▼ Lower
10-Year Treasury	4.3–4.8% annually	Low — Gov Backed	Liquid	▼ Lower
Private Equity CRE Fund	12–18% target IRR	Moderate / High	Illiquid (5–10yr)	▲ Higher
REIT (Public)	7–10% total return	Moderate — Equity correlated	Highly Liquid	▼ Lower

> This Industrial asset is asking $7,888,000 and scores 82/100 (Strong Buy candidate). Projected cap rate: 7.50%, LP IRR: 13.6%, DSCR: 1.45x, 0.0% below our value. This deal presents a compelling opportunity. Strengths: Cap rate is strong vs. current market; Strong Year 1 cash-on-cash return; Excellent debt coverage ratio; AI location score: B+ (74/100) — Strong Industrial Market.

FINANCIAL PRO FORMA — 5-YEAR HOLD

Metric	Yr1	Yr2	Yr3	Yr4	Yr5*
Gross Potential Rent	$617,500	$636,025	$655,106	$674,759	$695,002
Effective Gross Income	**$617,500**	**$636,025**	**$655,106**	**$674,759**	**$695,002**
Operating Expenses	($25,888)	($26,507)	($27,144)	($27,796)	($28,466)
Net Operating Income	**$591,613**	**$609,518**	**$627,962**	**$646,963**	**$666,535**
Capital Reserves / CapEx	($14,250)	($14,250)	($14,250)	($14,250)	($14,250)
NOI After Reserves	***$577,363***	***$595,268***	***$613,712***	***$632,713***	***$652,285***
Debt Service (P&I)	($408,608)	($408,608)	($408,608)	($408,608)	($408,608)
Levered Cash Flow	**$168,755**	**$186,660**	**$205,105**	**$224,105**	**$243,678**
Net Sale Proceeds (exit)	—	—	—	—	$3,157,890
Total Cash Flow to Equity	**$168,755**	**$186,660**	**$205,105**	**$224,105**	**$3,401,567**
Cash-on-Cash	**7.1%**	**7.9%**	**8.7%**	**9.5%**	total* **143.7%**
Running Equity Multiple	0.07x	0.15x	0.24x	0.33x	1.77x
Loan Balance (EOY)	$5,609,617	$5,535,572	$5,456,960	$5,373,500	$5,284,892

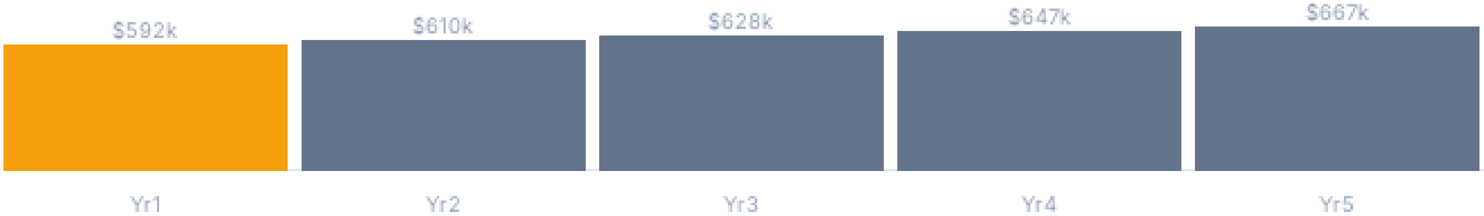
** Year 5 is the exit year — Total Cash Flow to Equity and Cash-on-Cash fold in the net sale proceeds; Levered Cash Flow above is operations only.*

YEAR 1 EXPENSE DETAIL

Line Item	Year 1 Amount
Property Management Fee	$15,437.50
Asset Management	$4,750.00
Admin / G&A	$2,850.00
Professional Fees	$1,900.00
Marketing & Leasing	$950.00
Total Operating Expenses	**$25,887.50**

Expenses across the hold: operating expenses grow from $25,888 (Yr 1) to $28,466 (Yr 5) at the expense-growth assumption.

NOI GROWTH — YEARS 1 THROUGH 5



DISPOSITION ANALYSIS (YEAR 5 EXIT)

TOTAL IRR	EQUITY MULTIPLE	EXIT VALUATION	EXIT NOI
13.6%	1.77x	$8,887,139	$666,535
Levered 5-yr hold	LP investor return	At 7.50% cap	Year 5 stabilized
LOAN PAYDOWN	**INITIAL EQUITY**	**NOI GROWTH**	**AVG ANNUAL COC**
$394,468	$2,366,400	12.7%	7.1%
Principal reduction yr 5	30% of purchase price	Yr 1 to Yr 5	Cash-on-cash return

MARKET GRADE — GREENVILLE, SC

B+
74/100
Strong Industrial Market
Secondary Market
AI Score · Jun 18, 2026

1850 Commerce Park Dr Greenville, SC 29607

⚠ Note: Address approximated — verify location before distributing.

Greenville-Spartanburg represents one of the Southeast's most active inland industrial corridors, anchored by BMW's Spartanburg manufacturing campus and deep automotive supply chain density. Industrial vacancy in the Upstate SC market hovers in the 4-6% range with consistent positive net absorption driven by manufacturing, e-commerce fulfillment, and logistics users. Rent PSF has grown steadily, though new speculative supply deliveries are beginning to test absorption capacity in certain submarkets.

MARKET SUB-SCORES

Logistics Access (30%)	**78/100**
Market Demand (25%)	**76/100**
Labor Market (20%)	**70/100**
Supply Pipeline (15%)	**62/100**
Infrastructure (10%)	**80/100**

KEY MARKET OBSERVATIONS

[+] I-85 and I-385 corridor provides direct interstate connectivity linking Greenville to Atlanta (~4 hrs) and Charlotte (~1.5 hrs), making it a critical inland distribution node for the Southeast logistics network.

[+] BMW's 7M+ sq ft Spartanburg plant and 200+ Tier 1/Tier 2 automotive suppliers create sustained industrial demand for manufacturing support, just-in-time warehousing, and parts logistics tenants within the 29607 submarket.

[+] Greenville-Spartanburg International Airport (GSP) offers dedicated cargo capacity and is one of the few inland Southeast airports with direct international freight connections, enhancing last-mile and air freight logistics appeal.

[!] Speculative industrial construction pipeline in Upstate SC has accelerated significantly since 2021, with several large-bay bulk distribution facilities delivering in the 2023-2025 window — vacancy could drift upward to 7-9% if absorption slows with broader macro headwinds.

[×] Industrial labor market faces tightening conditions as manufacturing employment competition from BMW, Michelin, and a growing number of announced EV/battery supply chain entrants is driving up prevailing wages and reducing available workforce for speculative warehouse tenants.

PROPERTY INFORMATION

Address	**1850 Commerce Park Dr**	Building SF	**95,000 SF**
City / State / ZIP	**Greenville, SC 29607**	Market Grade	**B+ — Strong Industrial Market**
Asset Type	**Industrial**		

AI Deal Analysis

*Generated Jun 18, 2026 5:07 PM · Confidence: **MEDIUM***

Summary. This is a straightforward single-tenant NNN industrial play in a secondary market: 10-year lease to Meridian Freight at $6.50/SF with 3% bumps, 1.45x DSCR, and a 13.59% IRR assuming flat 7.50% exit cap. The structure is clean and the basis reasonable, but the deal lives or dies on Meridian's credit (unknown) and the exit cap assumption (no expansion priced in, contrary to institutional norms). Before proceeding, I need tenant financials, market rent verification, and exit cap comps—without those, the 13.59% IRR is a placeholder, not a bankable return.

KEY FACTS

• 95,000 SF industrial warehouse in Greenville, SC at $83.03/SF ($7.89M basis)

• Single-tenant NNN lease to Meridian Freight & Logistics, 10-year term, $6.50/SF with 3% annual bumps

• 72% LTV, 6.00% rate, 30-yr amortization; 1.45x DSCR on P&I

• Y1 NOI $591,613 (7.50% cap in), projected exit $8.89M at 7.50% cap (5-yr hold)

• LP equity $2.37M targeting 13.59% IRR / 1.77x EM over 5 years

WHAT I LIKE

• 1.45x debt service coverage on P&I provides meaningful cushion above typical 1.25x institutional minimum, reducing refinance and cash flow risk even if NOI softens 10-15%.

• 10-year WALT with 3% annual escalators locks in cash flow through 2034, well beyond the 5-year hold, insulating from near-term market rent volatility.

• $83.03/SF basis is reasonable for secondary-market industrial; provides downside protection if replacement cost or land values compress in Greenville.

• Triple-net lease shifts operating expense burden to tenant; Y1 OpEx only $25,888 (landlord-retained items), minimizing landlord exposure to CAM inflation.

• NOI grows from $591,613 (Y1) to $666,535 (Y5) driven by contractual 3% escalators, supporting exit valuation and refinance scenarios.

WHAT CONCERNS ME

• 100% reliance on Meridian Freight & Logistics; tenant default or non-renewal at year 10 creates binary downside. No credit profile, financials, or guarantor details provided in deal data.

• Exit cap of 7.50% matches entry cap; institutional convention typically adds 25-100 bps for risk. If exit cap rises to 8.00%, exit value drops to ~$8.33M, compressing IRR materially below 13.59%.

• No data on Meridian's financials, operating history, or parent guarantees. For a 10-year single-tenant NNN deal, lack of credit visibility is a material gap in underwriting.

• $6.50/SF in-place rent; no market rent comps provided. If market is $7.50-8.00/SF, deal has embedded upside. If market is $5.50-6.00/SF, renewal risk at year 10 is acute.

• No data on Greenville industrial vacancy, absorption, or tenant demand. Secondary markets can face liquidity constraints on exit, widening cap rates or extending hold periods.

UNDERWRITING MODELING

Base case

Base case accepts the engine's 13.59% IRR and 1.77x EM, modeling $591,613 Y1 NOI growing to $666,535 by Y5 via 3% escalators, exiting at 7.50% cap for $8.89M. 1.45x DSCR provides debt service cushion. Assumes Meridian performs through hold and market accepts flat cap on exit. This is the sponsor's pro forma; I would verify market rent is at or above $6.50/SF and confirm tenant credit before adopting these returns.

Stress case

Stress case: exit cap to 8.25% (+75 bps, midpoint of institutional range), reducing exit value to ~$8.08M. Apply -10% rent haircut if tenant renews weak or market softens (effective $5.85/SF), compressing Y5 NOI to ~$600k. Model 6-month lease-up vacancy if Meridian vacates at year 10 (post-hold but relevant for refinance). These stresses likely push IRR to low double digits and EM toward 1.5x; DSCR remains above 1.25x but tightens. Stress highlights reliance on tenant credit and exit cap discipline.

CATEGORY EVALUATION

Basis **7/10**	Building **6/10**	Market **5/10**
Tenant / Demand **4/10**	Lease / Rent Structure **7/10**	Upside **5/10**

OVERALL 6/10

SPECIFIC BROKER QUESTIONS

1. Provide Meridian Freight & Logistics' last 3 years of financials, D&B report, and details on any parent guarantor or personal guarantee backing the lease.
2. What is current market rent for comparable 95,000 SF industrial in Greenville, and can you provide 3-5 recent comps (lease rate, term, tenant profile)?
3. What is Greenville industrial vacancy, net absorption last 12 months, and pipeline supply? Any major tenant move-outs or expansions affecting the submarket?
4. Does the lease include renewal options, and if so, at what terms (fixed rent, market, or formula-based)? Any early termination rights or co-tenancy clauses?
5. What recent sales comps support a 7.50% exit cap in Greenville industrial? Have any single-tenant NNN industrial assets traded in the last 18 months, and at what cap rates?

FINANCING STRUCTURE

PURCHASE PRICE	LOAN AMOUNT	EQUITY INVESTED	LTV
$7,888,000	**$5,679,360**	**$2,366,400**	**72%**

INTEREST RATE	I/O PERIOD	AMORTIZATION	EXIT CAP RATE
6.00%	**0 yrs**	**30 yrs**	**7.50%**

DSCR — NOI (Institutional, P&I): 1.45x

DSCR — Gross Income (Broker basis): 1.51x

Broker basis divides debt service into gross top-line income (not NOI) and overstates coverage versus the institutional NOI standard; shown for comparison only.

Entry cap basis: Pre-reserves Year-1 NOI ÷ purchase price (broker convention). **Exit valuation basis:** Pre-reserves NOI (broker basis) ÷ exit cap rate. **Reserve basis:** $0.15/SF/yr. **Reserve return at exit:** 0% — reserves are collected annually as a cash cost and treated as consumed at exit (capex spend against the reserve pool is not yet modeled).

UNDERWRITING ASSUMPTIONS

Other Income disclosure (Phase 1.6): Not modeled for this asset type — other income is 0% of Gross Potential Rent (Industrial convention).

ASSUMPTION	VALUE USED	SOURCE	BASIS
Vacancy Rate	**0.00%**	LFO Default	Standard NNN underwriting — tenant in place.
Annual Rent Escalator (Global)	**3.00%**	LFO Default	LFO Capital default — overridden by lease-specific escalators.
Property Management Fee	**2.50%**	LFO Default	Calibrated NNN asset-management rate 2.5% (single-tenant NNN calibration 2026-06-01; was 4%). Per-deal overridable via mgmt_fee_rate_override.
Millage Rate (per $1,000 assessed)	**280.000 mills**	LFO Default	State-aware default — override with your county's actual rate. Lookup uses deal state.
Assessment Ratio (% of market value)	**6.00%**	LFO Default	State-aware default — varies by jurisdiction. Override by entering Assessed Value directly.
Exit Cap Rate	**7.50%**	LFO Default	LFO Capital default — adjust for market and lease expiration.
Closing Costs at Sale (% of sale price)	**4.00%**	LFO Default	LFO Capital default — broker commission + transfer taxes for industrial NNN typically run higher than MF (~4.0%).

KEY RISK FACTORS

Interest Rate Risk	If rates rise at refinance, debt service coverage may compress. Model assumes fixed-rate structure for hold period.
Market Rent Risk	Projected rents assume 3.0% annual growth. Softening markets or oversupply could reduce realized rents.
Expense Growth	Operating expenses modeled at a fixed growth rate. Insurance, property taxes, and labor costs may increase faster than projected.
Exit Cap Rate Risk	Exit assumes 7.50% cap rate at Year 5. Cap rate expansion would reduce exit valuation and compress total returns.
Vacancy / Lease-Up	Model reflects stabilized occupancy. Extended vacancy or tenant turnover would reduce near-term cash flows.

ANALYST NOTES

Illustrative sample — synthetic data. This report was generated by UpsideIQ from a fictional industrial acquisition for demonstration purposes only. It is not a real listing, offer, or investment opportunity; the property, the tenant, and all figures are invented.