

NNN Lease Abstraction – NNN Portion Only

Property Address: 760–778 W Wickenburg Way, Wickenburg, AZ

Tenant: National Ambulance Company

Lease Type: Triple Net (NNN)

Lease Commencement: December 1, 2023

Initial Term: 5 Years with Two (2) Extension Options

Rent Increases: 3% Annually

NNN Reimbursements: Property Taxes and Insurance

Lease Year	Calendar Year	Monthly Rent (\$)	Annual Rent (\$)
Year 1	2023–2024	7,098.67	85,184.04
Year 2	2024–2025	7,311.63	87,739.56
Year 3	2026	7,503.98	90,047.76
Year 4	2027	7,756.90	93,082.80
Year 5	2028	7,989.61	95,875.32
Year 6	2029	8,229.30	98,751.60
Year 7	2030	8,476.18	101,714.16
Year 8	2031	8,730.47	104,765.64
Year 9	2032	8,992.38	107,908.56

Total Rent – First 5 Years: \$451,929.48

Total Rent – Through Year 9: \$865,069.44