Alder Court.

Neighborhood retail.
An illustrative investment presentation.

AI-GENERATED ARCHITECTURAL RENDERING

18,000	*91.7%*	*$7.2M*	*6.19%*
RENTABLE SF	OCCUPIED BY AREA	HYPOTHETICAL PRICE	ILLUSTRATIVE CAP RATE

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Alder Court / Neighborhood retail / Fictional design sample

ABOUT THIS SAMPLE

Alder Court is not a property for sale. The architecture, location diagram, tenancy, demographics and financial figures are illustrative.

The sample shows how an OM can organize an offering, its rent roll and supporting analysis. It is not a completed client assignment.

Figures use a fictional September 2026 snapshot and annualized assumptions. No verified operating history or forward forecast is represented.

01 / THE PROPERTY

Offering summary

A fictional six-suite neighborhood center, organized around an open-air retail courtyard. The study brings the property, tenancy and annual income into a single presentation.

18,000

TOTAL RENTABLE SF

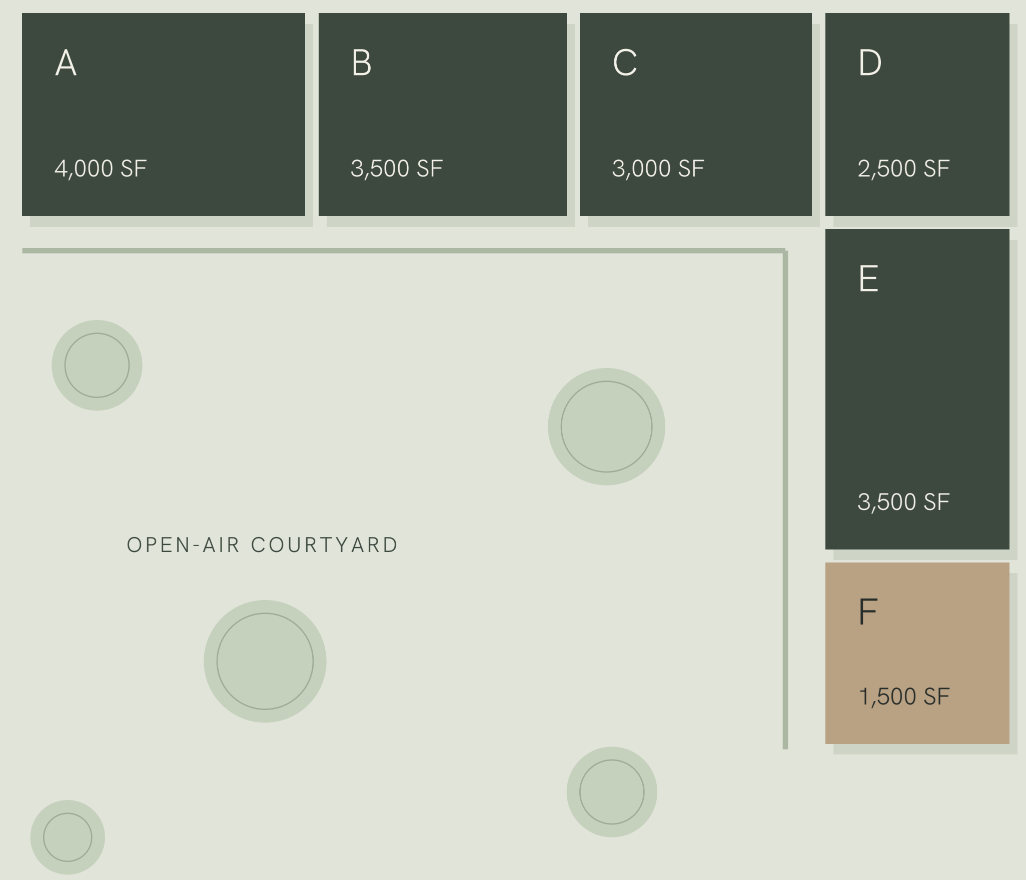
6

RETAIL SUITES

Occupied area	16,500 SF
Vacant area	1,500 SF
Property type	Neighborhood retail

CONCEPTUAL SUITE PLAN

↑ N



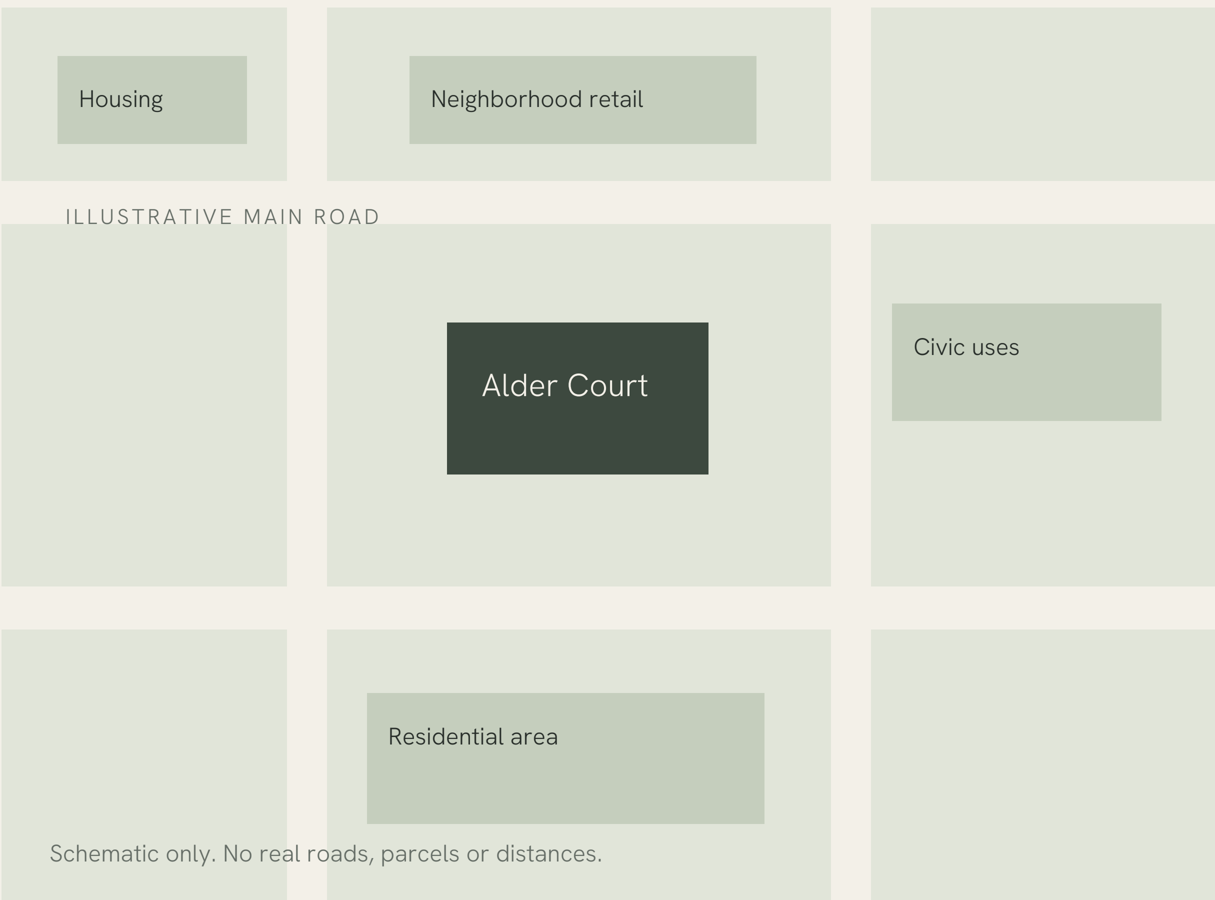
■ Occupied ■ Vacant

Illustrative layout. Not a survey or architectural plan.

LOCATION OVERVIEW

Location and trade area

Schematic geography and invented demographic inputs. This page demonstrates the layout; it does not describe a real market.



Schematic only. No real roads, parcels or distances.

ILLUSTRATIVE DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,500	52,000	138,000
Households	3,200	19,500	51,000
Median household income	$82,000	$91,000	$96,000

All values are invented. No census, traffic-count or market source is claimed.

For a client OM, use the actual location, sourced aerials, verified access and dated demographic reports supplied or separately commissioned.

THE TENANCY

Rent roll

Invented tenant categories and lease terms. Annual base rents exclude expense recoveries.

SUITE	FICTIONAL TENANT	AREA / SF	RENT / SF / YR	BASE RENT / YR	LEASE ENDS
A	Market	4,000	$30.00	$120,000	Dec 2031
B	Fitness	3,500	$32.00	$112,000	Jun 2030
C	Café	3,000	$34.00	$102,000	Mar 2032
D	Personal services	2,500	$36.00	$90,000	Sep 2029
E	Home goods	3,500	$28.00	$98,000	Nov 2030
F	Vacant	1,500	-	-	-
	TOTAL	18,000		$522,000	

91.7% occupied by area

8.3% vacant

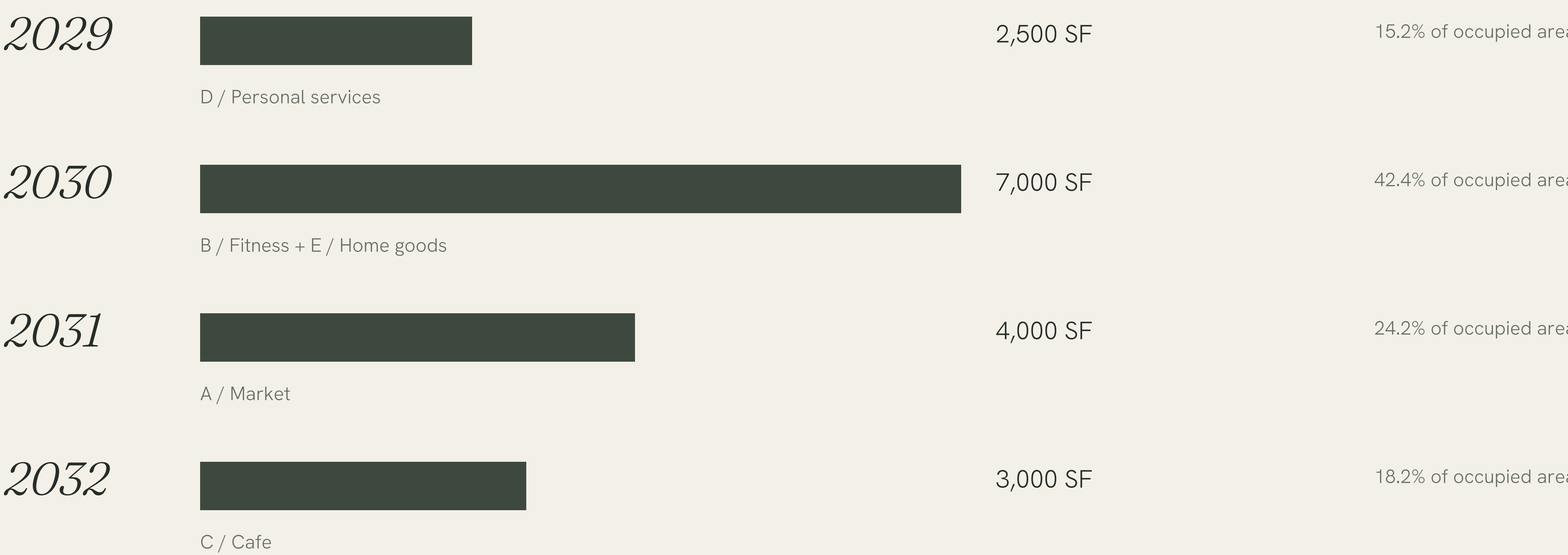
16,500 SF

Occupied rentable area

LEASE EXPIRATIONS

Lease expiration schedule

Illustrative scheduled expirations. No renewals, options, early terminations or rent changes are assumed.



Total scheduled expirations: 16,500 SF. The 1,500 SF vacant suite is excluded. Percentages use occupied area, not total rentable area.

INCOME DETAIL

Rental income

Scheduled annual base rent from the invented rent roll. No escalations or percentage rent are included.

A / Market	$120,000	23.0%
B / Fitness	$112,000	21.5%
C / Café	$102,000	19.5%
D / Personal services	$90,000	17.2%
E / Home goods	$98,000	18.8%

Annual expense recoveries	$90,000
Other annual income	$6,000

Tenant percentages use $522,000 of base rent. Recoveries are illustrative aggregate amounts, not a verified lease-by-lease reconciliation.

OPERATING EXPENSES

Operating expenses

Illustrative annual operating costs. These are invented inputs, not a trailing statement or a market expense benchmark.

Property taxes	$72,000
Insurance	$18,000
Repairs and maintenance	$24,000
Common-area utilities	$12,000
Management	$18,000
Administration	$12,340
TOTAL OPERATING EXPENSES	$156,340

$8.69

PER RENTABLE SF / YEAR

The $90,000 of expense recoveries is presented as income. Expenses are shown gross, so recoveries are not deducted here a second time.

Debt service, depreciation, capital improvements, tenant improvements and leasing commissions are excluded from this illustrative NOI calculation.

THE NUMBERS

Operating statement

Illustrative annual statement. This is a design demonstration, not a forecast or valuation.

Scheduled base rent	$522,000
Expense recoveries	$90,000
Other income	$6,000
Gross scheduled income	$618,000
Collection allowance (3% of base rent)	-$15,660
Effective gross income	$602,340
Operating expenses	-$156,340
Net operating income	$446,000

ILLUSTRATIVE NET OPERATING INCOME

$446,000

6.19%

ILLUSTRATIVE CAPITALIZATION RATE

$446,000 NOI / $7,200,000 hypothetical asking price.

For a commissioned OM, your team supplies and approves the property facts, financial analysis and pricing. Endcap organizes and designs the presentation.

PRICE SENSITIVITY

Pricing analysis

A mathematical illustration using the same $446,000 annual NOI at each hypothetical price. Not a valuation or recommendation.

HYPOTHETICAL PRICE	PRICE / RENTABLE SF	NOI / PRICE
$6,600,000	$366.67	6.76%
$6,900,000	$383.33	6.46%
$7,200,000	$400.00	6.19%
$7,500,000	$416.67	5.95%
$7,800,000	$433.33	5.72%

The highlighted $7,200,000 price matches the cover. Price per SF uses all 18,000 rentable SF, including vacancy.

No debt, sale expenses, future rent growth or lease-up is modeled. Actual pricing and underwriting are supplied and approved by the client.

BASIS AND ASSUMPTIONS

Notes and assumptions

A reference page keeps the document internally consistent and makes the limits of the sample explicit.

Property and tenancy	Alder Court is fictional. Suite sizes total 18,000 SF; five occupied suites total 16,500 SF. Tenant categories and lease expirations are invented.
Income basis	Annual base rent equals suite area multiplied by annual rent per SF. The vacant suite earns no rent. Recoveries of $90,000 and other income of $6,000 are illustrative.
Statement reconciliation	$522,000 + $90,000 + $6,000 = $618,000. Less $15,660 collection allowance = $602,340. Less $156,340 operating expenses = $446,000 NOI.
Images, plans and geography	The exterior is an AI-generated rendering. The suite plan is conceptual and not to scale. Location diagrams and demographic figures are invented examples. No actual market, survey or architectural records are represented.
Rounding and limitations	Occupancy is 16,500 / 18,000 = 91.7%. Cap rate is $446,000 / $7,200,000 = 6.19%. Figures are rounded for display. This is a design sample, not an actual offering.

DESIGN SAMPLE

Document contact

Prepared by Endcap Design. This is an illustrative document, not a brokerage listing or an offer to sell a property.

Endcap Design

hello@endcap.design

endcap.design/contact/

Offering memorandum design from $495. Up to 12 pages using your supplied and approved content, with two revision rounds and digital and print-ready PDFs.

One property per document. Additional pages, photography, research, underwriting and printing are quoted separately.

For an actual offering, this page carries the listing broker contacts and client-approved offering instructions.