



124 Slade Avenue • Suite 103
Pikesville, MD 21208
email: info@plantersrealty.com • web: www.plantersrealty.com
ph: 410-764-9800 • fax: 443-927-9336
Contact: Brett Weil
Email: bweil@plantersrealty.com
Cell: (410) 262-6136

30-Jun-08 **NET LEASED EXECUTIVE SUMMARY**

**Leggett & Platt Corporation
966 Perry Hwy., Mercer, PA**

| | |
|-----------------------------------|-----------------|
| List Price | \$2,250,000 |
| CAP % | 8.37% |
| Annual Income | \$192,000 |
| Investment Total | \$742,500 |
| Cash Flow (Year 1 After Mortgage) | \$71,977 |
| Cash-On-Cash Return (Yr 1) | 9.69% |
| Lease Expiration-Initial Term | 7-Oct-12 |
| Lease Type | NN |
| Property Type | Industrial |
| Options | Number, Each |
| Guarantor | Leggett & Platt |
| Gross SF | 48,000 |
| Price/SF | \$ 46.88 |
| Rent/SF | \$ 4.00 |



GENERAL REMARKS:

Planters Realty is pleased to exclusively present an industrial building net leased to Leggett & Platt Corporation. The lease is guaranteed by the Fortune 500 firm and was originally signed in October 2005 for a 7 year term. There are 4.5 years left on the lease with one three year option to renew at a 3% increase in rent. The monthly rent payment stays flat through the remainder of the initial lease term. Property is occupied by Hanes Geo components, a division of Leggett & Platt that was purchased in 2005. Hanes Geo distributes erosion control products to state agencies and large contractors throughout the Eastern U.S.

The site in Mercer, PA is approximately 60 miles north of Pittsburgh at the junction of two major interstates (I-79 & I-80). The site sits on 6 acres of land which only 2 -3 are being used by Hanes Geo Components. Two years ago, the tenant increased the building size from 12,000 sf to 48,000 sf. This location is one of the company's top sites due to its veteran sales staff and centrality--the truck fleet can arrive to a majority of the U.S. population in less than one day. An additional 10-12 acres of industrial land can be purchased separately.

