



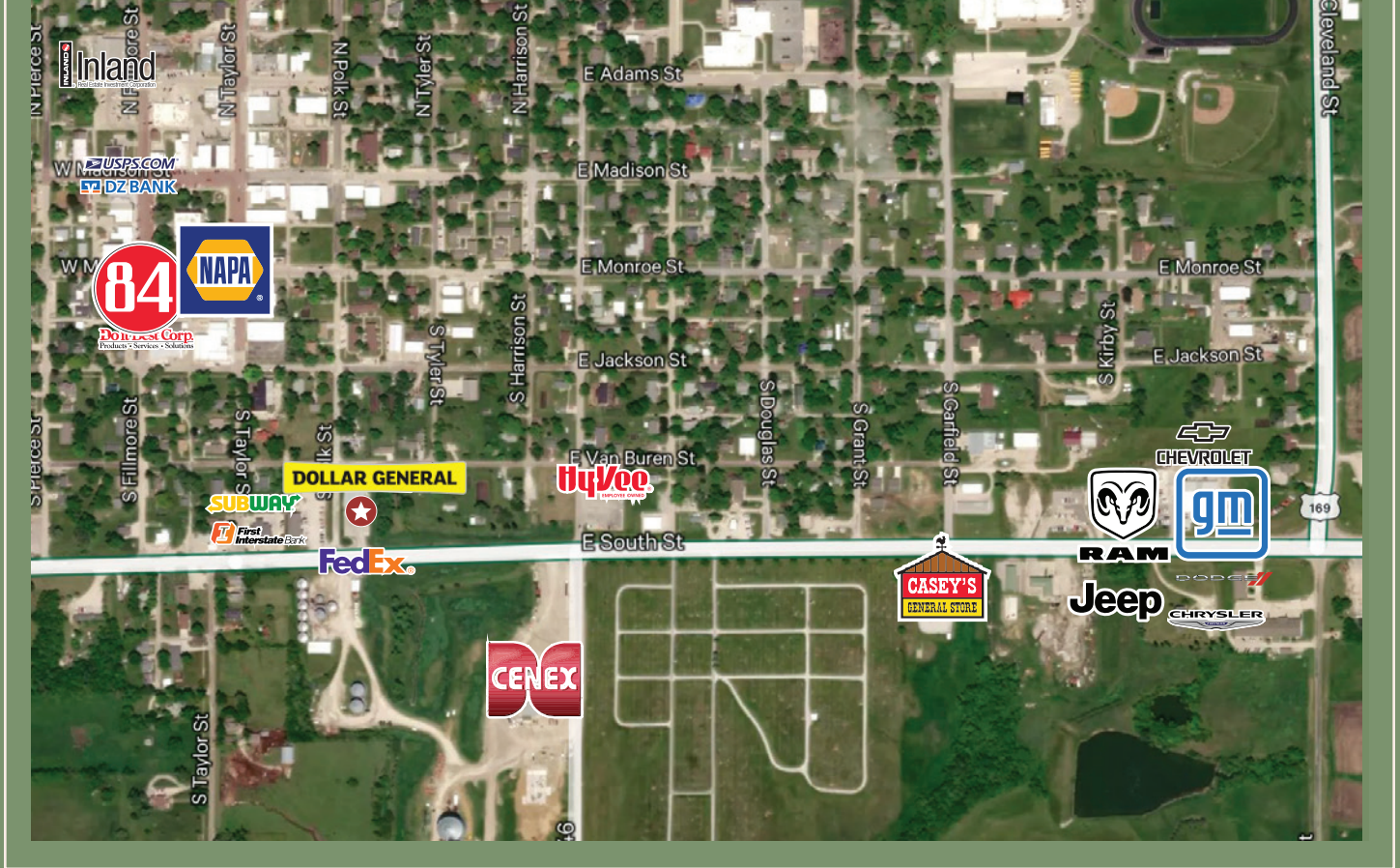
*7,200 SF INVESTMENT RETAIL FOR SALE*

200 E SOUTH STREET

MOUNT AYR | IOWA

**CBRE**





# PROPERTY OVERVIEW

## MOUNT AYR, IOWA

The subject property is a freestanding 7,200 SF building in Mount Ayr, Iowa. The property is ideally situated along Hwy-169 in the center of town. Dollar General has occupied the space since it was built in 2002. The store recently extended its lease for an additional 6 years, thus showing a strong commitment to the location.

Sale Price: \$612,828  
 NOI: \$44,430  
 Cap Rate: 7.25%  
 Tenant: Dolgencorp, LLC  
 Guarantor: Corporate  
 Lease Type: NN  
 Lease Expiration: 10/31/2030

- Roof sealing (2024) & recent parking lot improvements
- (2) 5-year extension options remaining at 10% increases
- Part of National Insurance Program (Tenant pays insurance directly)
- Dollar General responsible for minor repairs less than \$1000 per occurrence

7,200 SF

0.86 ACRES

### LEASE SCHEDULE

Rental Period	Lease Term	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Current	11/1/2024 – 10/31/2030	\$3,702.50	\$44,430	\$6.17	7.00%
Option 1	11/1/2030 - 10/31/2035	\$4,042.50	\$48,510	\$6.74	7.64%
Option 2	11/1/2035 – 10/31/2040	\$4,416.50	\$52,998	\$7.36	8.35%

Note: Monthly income includes tenant maintenance contribution of \$302.50 per month.