

**Multi-Tenant Neighborhood Center
202 S Wausau Rd, Middleburg, PA 17842**



CONFIDENTIAL MEMORANDUM

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Offering Details & Highlights

Purchase Price: \$ 820,000

Cap Rate: 10.5%

Annual Rent: \$ 86,000

Stylehome Properties, LLC. is pleased to present for sale the opportunity to purchase a multi-tenant commercial property located at 202 Wausau Road, Middleburg, PA.

This property is a 0.83 acre parcel with a total leasable space of 10,380 sq. ft. This property was purchased by our company in 2007 for the purpose of building a brand new Family Dollar Store.

Double Net (NN) Investment | Multi-tenant NN with Family Dollar Store fully responsible for taxes, insurance, interior maintenance, and reimbursement of common area maintenance.

Corporate Guarantee | Family Dollar Stores, Inc. is owned and operated by its parent company, Dollar Tree, Inc. which is a fortune 500 company with \$22.246 billion in revenue FY'17.

A One-Stop Shop | Family Dollar Stores, Inc. delivers everyday low prices on items including food, health, beauty aids, cleaning supplies, family apparel and houseware.

Recent Building Upgrades and Renovations | This asset was purchased in 2007 and was given many upgrades and renovations throughout.

Advantageous Demographics | This is an isolated community in central Pennsylvania, which serves as the ideal target market for the tenants.

Recession Resistant Guarantor | Family Dollar Stores, Inc. is a leader amongst low price-point retailers and thrives in markets where income may be modest.

Lease Abstract

Tenant:	Family Dollar Stores
Address:	202 Wausau Road, Middleburg, PA
Building Size (SF):	12,800 sq. ft. (+/-)
Leased Space (SF):	8,812 sq. ft. (+/-)
Lease/Rent Commencement:	7/1/2020 – 2 nd option of 4
Base Lease Term:	5 years
Annual Base Rent:	\$77,000
Rent Increases:	10% with each option
Renewal Options:	Two (2) five-year options
Lease Type:	NN lease – Tenant reimburses Landlord for their pro-rata share of real estate taxes, insurance, and common area maintenance
Landlord Responsibilities:	Tenant responsible for all interior & exterior maintenance with the exception of structural
Drive-thru:	No
Parcel ID:	10-03-237
ROFR:	No

Rent Schedule

Years	Annual Rent	Monthly Rent	% Increase
1-5	\$77,000	\$6,416	-

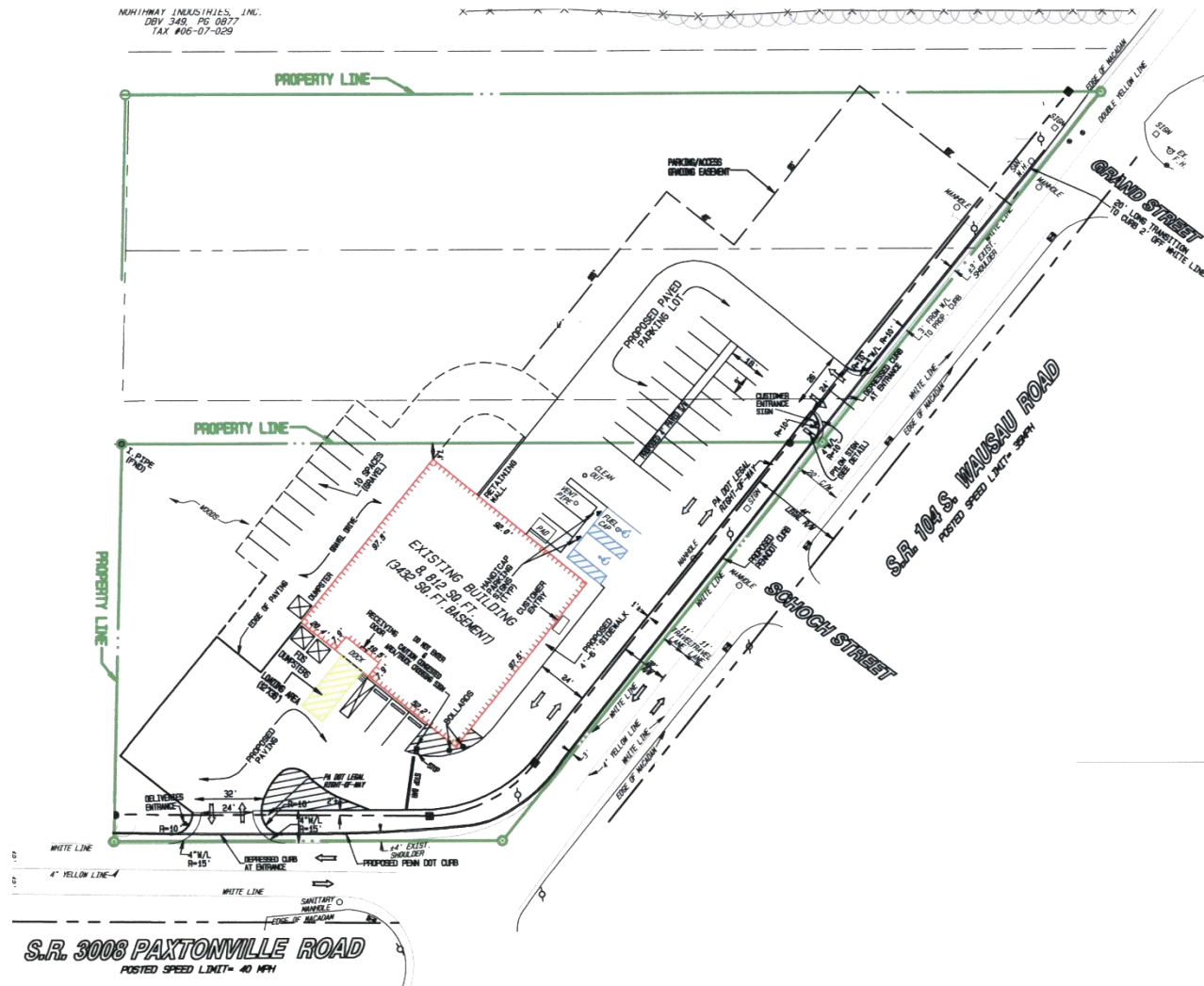
Offering Memorandum

Lease Abstract

Tenant:	Southbridge Merchandising Corporation, LLC
Address:	202 Wausau Road, Middleburg, PA
Building Size (SF):	12,800 sq. ft. (+/-)
Leased Space (SF):	4,000 sq. ft. (+/-)
Lease/Rent Commencement:	TBD
Base Lease Term:	3 years
Annual Base Rent:	\$9,000
Rent Increases:	N/A
Renewal Options:	N/A
Lease Type:	NN lease – Tenant reimburses Landlord for their pro-rata share of real estate taxes, insurance, and common area maintenance
Landlord Responsibilities:	Tenant responsible for all interior & exterior maintenance with the exception of structural
Drive-thru:	No
Parcel ID:	10-03-237
ROFR:	No

Rent Schedule

Years	Annual Rent	Monthly Rent	% Increase
1-3	\$9,000	\$750	-



Offering Memorandum

Floor Plan – 1st Floor

