

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Investment opportunity featuring a long-standing Family Dollar location with an established operating history. The property is leased to Family Dollar under a modified-net lease structure, with the tenant responsible for utilities, interior maintenance and certain real estate tax increases. The lease provides an established national retail tenant while allocating certain major building and capital responsibilities to the landlord.

LEASE HIGHLIGHTS

- Family Dollar pays 50% of the increase in real estate taxes over the 1988 Base Year taxes.
- Tenant: Responsible for interior maintenance and repairs, including plumbing, electrical and HVAC systems, subject to the lease's exceptions.
- Landlord: Responsible for the roof, exterior walls, gutters/downspouts and structural portions of the premises.
- The landlord is also responsible for certain major repairs/replacements, including major HVAC-related items as provided by the lease.
- Landlord: Maintains property/fire and casualty insurance on the premises.
- Tenant: Maintains its required public liability insurance.

OFFERING SUMMARY

Sale Price:	\$400,000
Number of Units:	1
Lot Size:	54,543 SF
Building Size:	14,327 SF
NOI:	\$32,337.00
Cap Rate:	8.08%
Lease Expiration:	December 31st 2027
Renewals:	One (1) Five-Yr Option

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,094	18,690	60,814
Total Population	7,305	38,663	138,729
Average HH Income	\$39,763	\$76,958	\$77,216

CHANDLER MOREAU

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ADDITIONAL PHOTOS



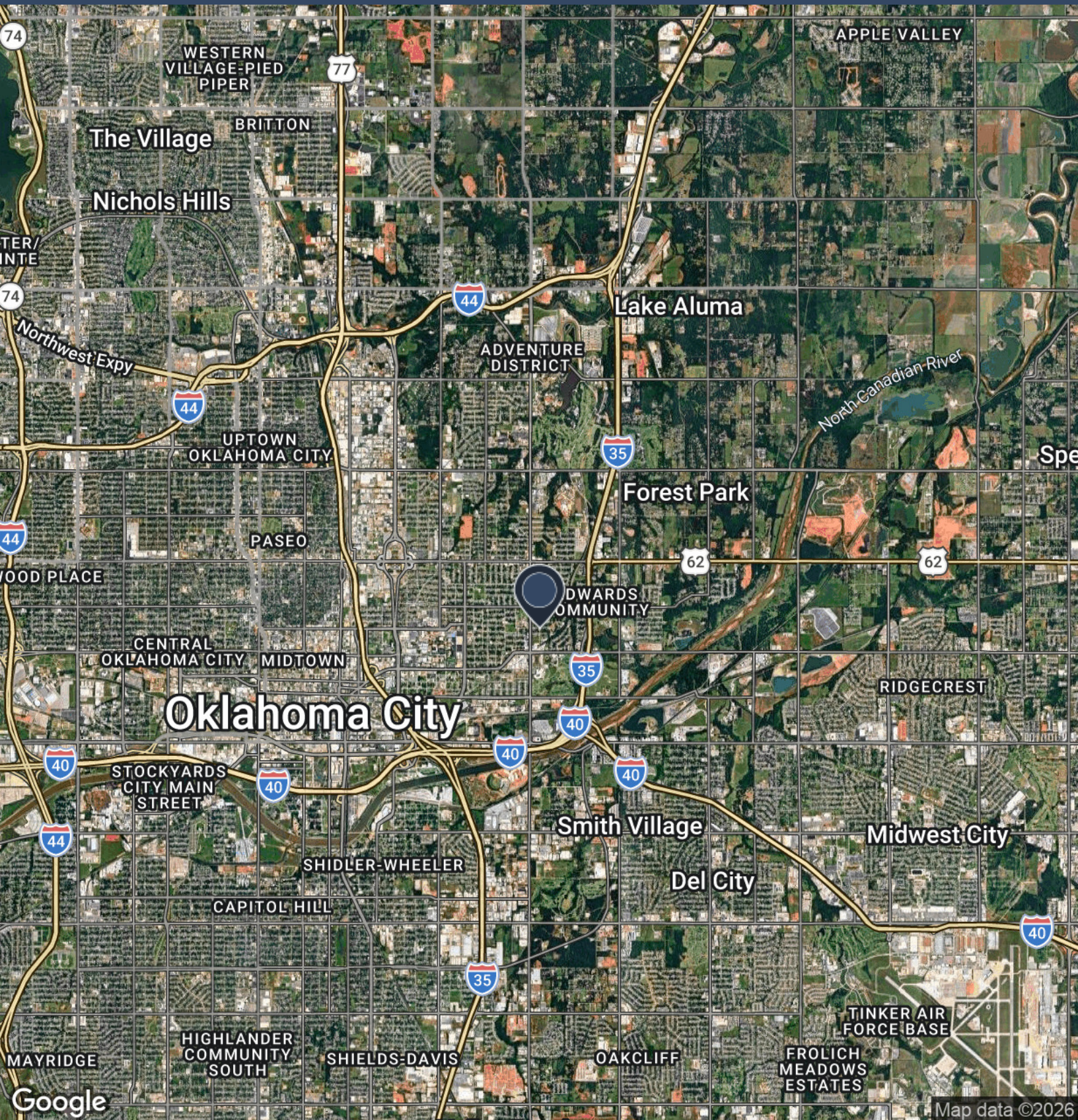
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INCOME & EXPENSES

INCOME SUMMARY		FAMILY DOLLAR ON 23RD
Vacancy Cost		\$0
GROSS INCOME		\$58,212
EXPENSES SUMMARY		FAMILY DOLLAR ON 23RD
Property Taxes		\$13,543
Property Insurance		\$9,890
Repairs and Maintenance		\$2,400
Business Licenses		\$42
OPERATING EXPENSES		\$25,875
NET OPERATING INCOME		\$32,337

AERIAL MAP



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