

DARK FAMILY DOLLAR | INVESTMENT OFFERING

14 S West Boulevard, Newfield, NJ



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Property Overview

Investment Summary

| | |
|-------------------|-------------|
| Asking Price | \$1,480,938 |
| NOI | \$140,689 |
| Cap Rate | 9.5% |
| Year Built | 2014 |
| Building Size | 8,320 SF |
| Lot Size | 1.8 Acres |
| Parking Spaces | 42 spaces |
| Parking Ratio | 5/1000 SF |
| Type of Ownership | Fee Simple |
| Traffic Counts | 3,797 VPD |

Demographics (3 mile radius)

| | |
|--------------------------|-----------|
| Total Population | 13,811 |
| Median Age | 42.6 |
| Median Household Income | \$82,010 |
| Average Household Income | \$103,998 |
| Income Per Capita | \$39,842 |
| Total Households | 5,380 |
| Average Household Size | 2.56 |

Lease Information

| | |
|---------------------------|--|
| Tenant Name | Family Dollar Stores of New Jersey, Inc. |
| Lease Guarantor | Corporate |
| Type | Absolute NNN |
| Lease Term | 15 years |
| Commencement Date | October 1st 2015 |
| Expiration Date | September 30th 2030 |
| Current Term | ~5 years remaining |
| Renewal Options | (6) 5-year options after expiration in 2030 |
| Right of First Refusal | Yes |
| Landlord Responsibilities | None |
| Tenant Responsibilities | Maintenance & Repairs, Roof & Structure, Utilities, HVAC, Insurance, Taxes |

Term Extensions

| Extended Term | Rental Rate |
|---------------|--|
| 1 (2030-2035) | \$12,896.50/month (\$154,758.00/annum) |
| 2 (2035-2040) | \$14,186.16/month (\$170,233.92/annum) |
| 3 (2040-2045) | \$15,604.77/month (\$187,257.24/annum) |
| 4 (2045-2050) | \$17,165.25/month (\$205,983.00/annum) |
| 5 (2050-2055) | \$18,881.77/month (\$226,581.24/annum) |
| 6 (2055-2060) | \$20,769.25/month (249,239.40/annum) |

Property Overview



Investment Highlights

- No landlord responsibilities
- NOI of \$140,689 at a 9.5% Capitalization Rate at the current List Price with approximately five (5) years remaining on current term
- Spacious newer building on large lot
- 10% rent increases with each 5-year term extension
- Tenant must give 180 days notice if declining to renew
- Corporate guarantee by Family Dollar Stores, Inc.
- Large parking lot with a generous 35 spaces
- Close proximity to Harding Highway and other roads with high vehicle counts
- ~38 miles to Philadelphia Intl Airport
- ~30 miles to Atlantic City Intl Airport

SITE PLAN LEGEND

- WB-67 DELIVERY TRUCK
- PROPOSED PARKING COUNT
- DISABLED PARKING SPACE
- CONCRETE

Map



Disclaimer & Limiting Conditions

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