

FAMILY DOLLAR

12075 M32W, ATLANTA, MI 32763



SINGLE TENANT FAMILY DOLLAR FOR SALE



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OFFERING SUMMARY

\$468,910 (10% CAP RATE)

Sale Price	\$468,910
Cap Rate	10%
NOI	\$46,891
Price/PSQF	\$58.61
Tenant	Family Dollar
Guarantor	Corporate
Building Size	8,000 SQF
Total Lot Size	1 Acres
Lease Commencement	01/01/2000
Lease Expiration	12/31/2029
Primary Lease Term	10 Years
Term Remaining	4 Years & 10 Months
Original Lease Term	10 Years
Rental Increases	10% Increases in the Option Period
Renewal Options	(4) Five Year Options
Lease Type Custom	NN
Roof	Landlord
Parking Lot	Landlord
HVAC	Landlord
CAM	Landlord
Taxes	Tenant Reimburses Base Amount (Refer to P&L)
Insurance	Tenant Reimburses Base Amount (Refer to P&L)
ROFR	No
Financial Reporting	No



PROPERTY HIGHLIGHTS

- Family Dollar has Occupied this Space Since 1999 & Recently Exercised Their Option to Renew the Lease - Showing Long Term Commitment to the Location
- Priced Well-Below Replacement Cost at \$58 PSF
- Low Rent Per Square Foot of \$6.20 | Low Cost of Occupancy
- Located Right outside of the Downtown Market
- Strong Road Frontage on US 32

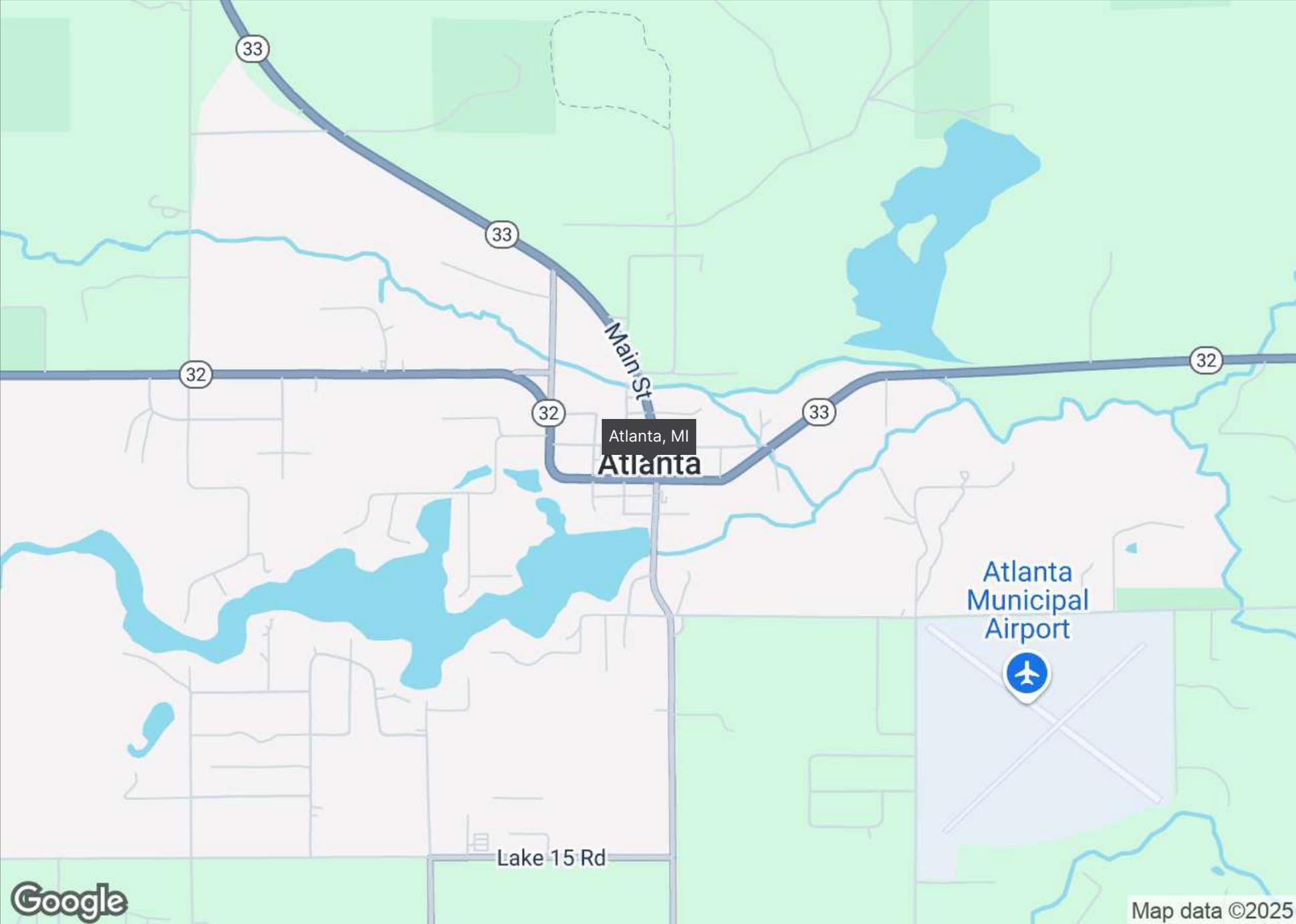
INCOME SUMMARY

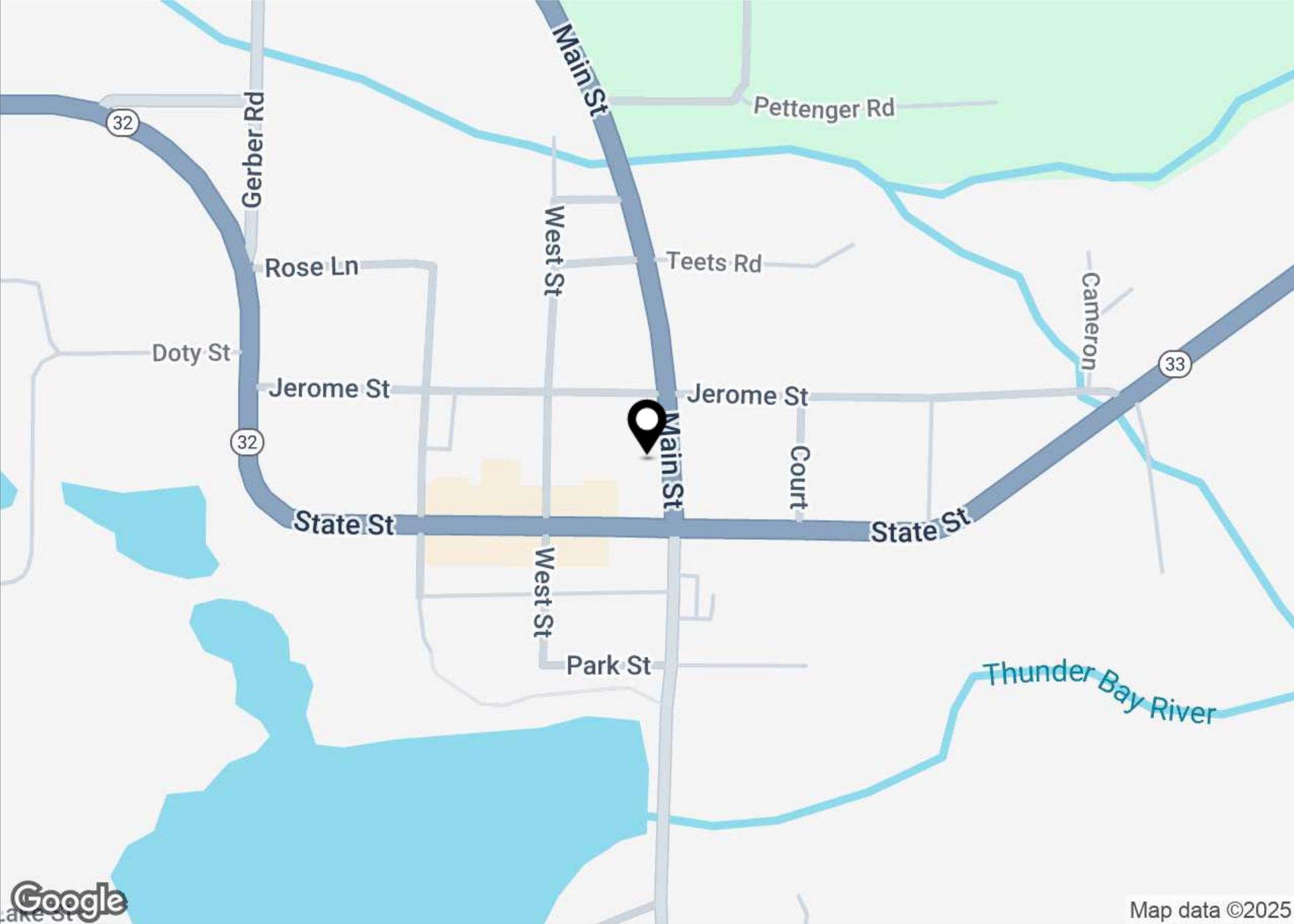
Base Rental Income	\$49,552
Insurance (Non-Capped Base Amount: \$823.00)	\$2,737
Real Estate Tax (Non-Capped Base Amount: \$1,838.76)	\$7,910
GROSS INCOME	\$60,199

EXPENSES SUMMARY

Insurance	\$3,560
Real Estate Taxes	\$9,748
OPERATING EXPENSES	\$13,308

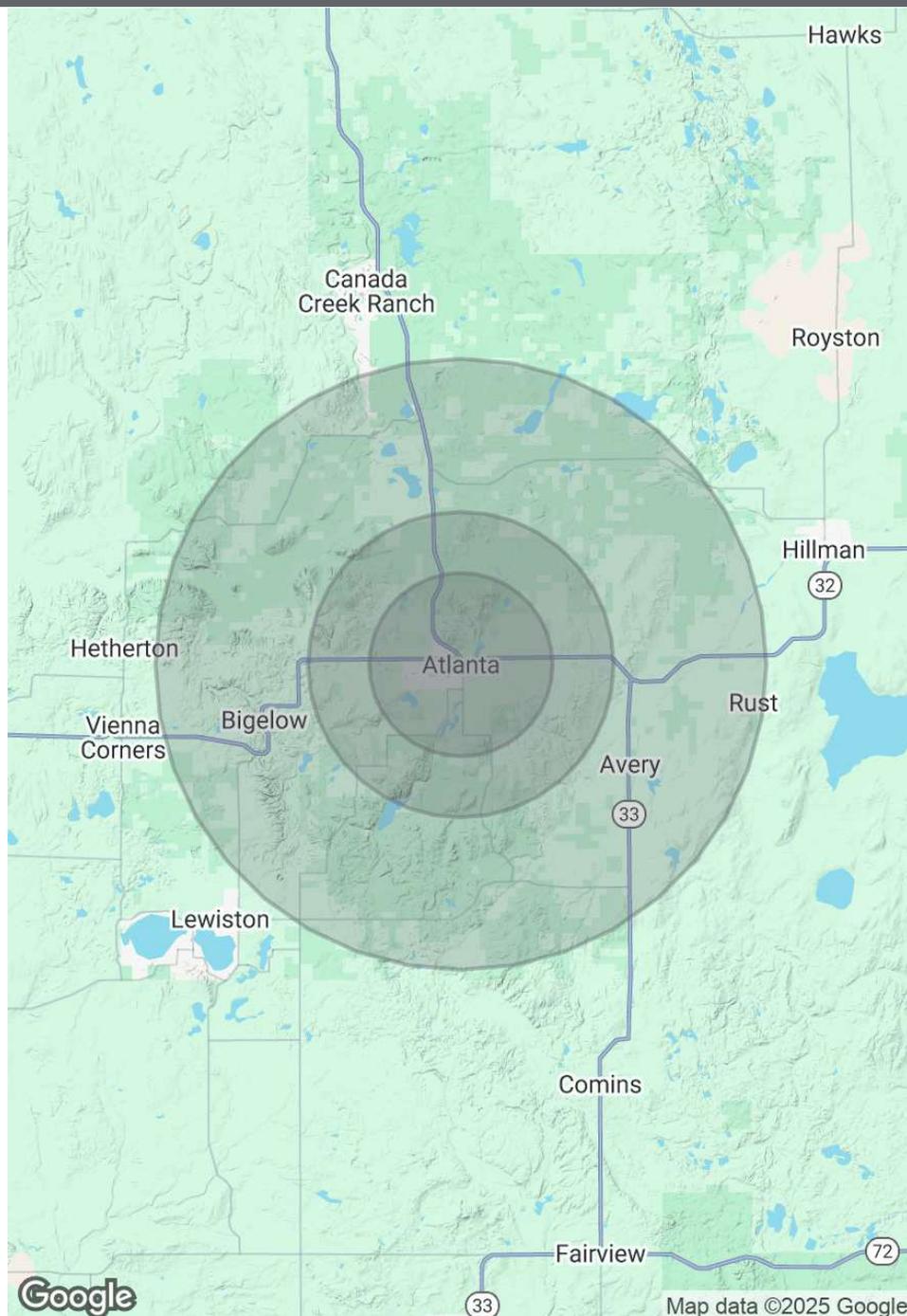
NET OPERATING INCOME	\$46,891
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	1,661	2,174	4,336
Average Age	51	51	52
Average Age (Male)	51	51	52
Average Age (Female)	51	51	51
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	797	1,038	2,087
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$55,450	\$57,639	\$60,854
Average House Value	\$145,466	\$152,226	\$170,238
RACE	3 MILES	5 MILES	10 MILES
Total Population - White	1,551	2,029	4,053
Total Population - Black	3	4	8
Total Population - Asian	7	9	19
Total Population - Hawaiian	0	0	0
Total Population - American Indian	12	14	26
Total Population - Other	12	15	31

Demographics data derived from AlphaMap





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RETAIL PROPERTY FOR SALE



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