

VANTIS

COMMERCIAL REAL ESTATE



Family Dollar & Pizza Hut Leased Investment Property For Sale

1820-1824 5th Avenue, Belle Fourche, SD 57717

OFFERING MEMORANDUM

Amy Ibis
Broker Associate
605.359.4430
Amy@vantiscommercial.com

Scott Van Ginkel
Broker Associate
605.351.7907
Scott@vantiscommercial.com

Leased Investment Property For Sale

Investment Summary

- List Price - \$1,200,600.00
- Current NOI - \$84,040.00
- Cap Rate - 7%
- Land Acreage - +/-1.0
- Year Built - 2005
- Building Size - 12,180
- Price PSF - \$98.57

Leased Investment Property for Sale

1820-1824 5th Avenue, Belle Fourche, SD



VANTIS

Amy Ibis
Broker Associate
605.359.4430
Amy@vantiscommercial.com

Scott Van Ginkel
Broker Associate
605.351.7907
Scott@vantiscommercial.com

Lease Summary

Leased Investment Property for Sale

1820-1824 5th Avenue, Belle Fourche, SD

| | |
|----------------------------|--|
| Tenant: | Family Dollar |
| Lease Type: | Double Net (NN) |
| Primary Lease Term: | 22 Years |
| Landlord Responsibilities: | Minimal |
| Taxes, Insurance & CAM: | Tenant |
| Roof, Structure & Parking: | Landlord |
| Lease Start Date: | 8/18/2005 |
| Lease Expiration Date: | 12/31/2027 |
| Lease Term Remaining: | 4 Years |
| Rent Increases: | 10% At Each Option |
| Renewal Options: | Five (5 Year) |
| Lease Guarantor: | Corporate |
| Lease Guarantor Strength: | BBB- |
| Tenant Website: | www.FamilyDollar.com |

| | |
|----------------------------|--|
| Tenant: | Pizza Hut |
| Lease Type: | Absolute NNN |
| Primary Lease Term: | 5 Years (Recently Renewed) |
| Landlord Responsibilities: | None |
| Taxes, Insurance & CAM: | Tenant |
| Roof, Structure & Parking: | Tenant |
| Lease Renewal Date: | 5/1/23 |
| Lease Expiration Date: | 4/30/28 |
| Lease Term Remaining: | 5 Years |
| Rent Increases: | Annually |
| Renewal Options: | One (5 Year) |
| Lease Guarantor: | Personal |
| Lease Guarantor Strength: | N/A |
| Tenant Website: | www.PizzaHut.com |



VANTIS

Amy Ibis
Broker Associate
605.359.4430
Amy@vantiscommercial.com

Scott Van Ginkel
Broker Associate
605.351.7907
Scott@vantiscommercial.com

Lease Summary

Leased Investment Property for Sale

1820-1824 5th Avenue, Belle Fourche, SD

| TENANT NAME | UNIT SIZE (SF) | LEASE START | LEASE END | ANNUAL RENT | % OF GLA | RENT PER SF/YR |
|---------------|----------------|-------------|------------|--------------|----------|----------------|
| Family Dollar | 9,180 | 8/18/2005 | 12/31/2027 | \$65,500.08 | 75.37 | \$7.14 |
| | | | Option 1 | \$72,050.16 | | |
| | | | Option 2 | \$79,255.20 | | |
| | | | Option 3 | \$87,180.60 | | |
| | | | Option 4 | \$95,898.72 | | |
| | | | Option 5 | \$105,488.64 | | |
| Pizza Hut | 3,000 | 5/1/2023 | 4/30/2028 | \$18,540.00 | 24.63 | 6.18 |
| | | 5/1/2024 | 4/30/2025 | \$19,092.00 | | 6.36 |
| | | 5/1/2025 | 4/30/2026 | \$19,668.00 | | 6.56 |
| | | 5/1/2026 | 4/30/2027 | \$20,256.00 | | 6.75 |
| | | 5/1/2027 | 4/30/2028 | \$20,856.00 | | 6.95 |



TOTAL SF
12,180



TOTAL ANNUAL RENT
\$84,040.00



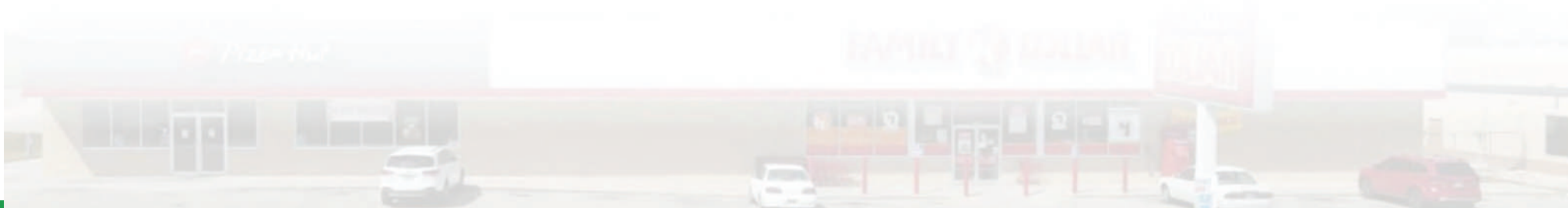
OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$6.94



NUMBER OF TENANTS
2



VANTIS

Amy Ibis
Broker Associate
605.359.4430
Amy@vantiscommercial.com

Scott Van Ginkel
Broker Associate
605.351.7907
Scott@vantiscommercial.com

Leased Investment Property for Sale

1820-1824 5th Avenue, Belle Fourche, SD

Aerial
Photo



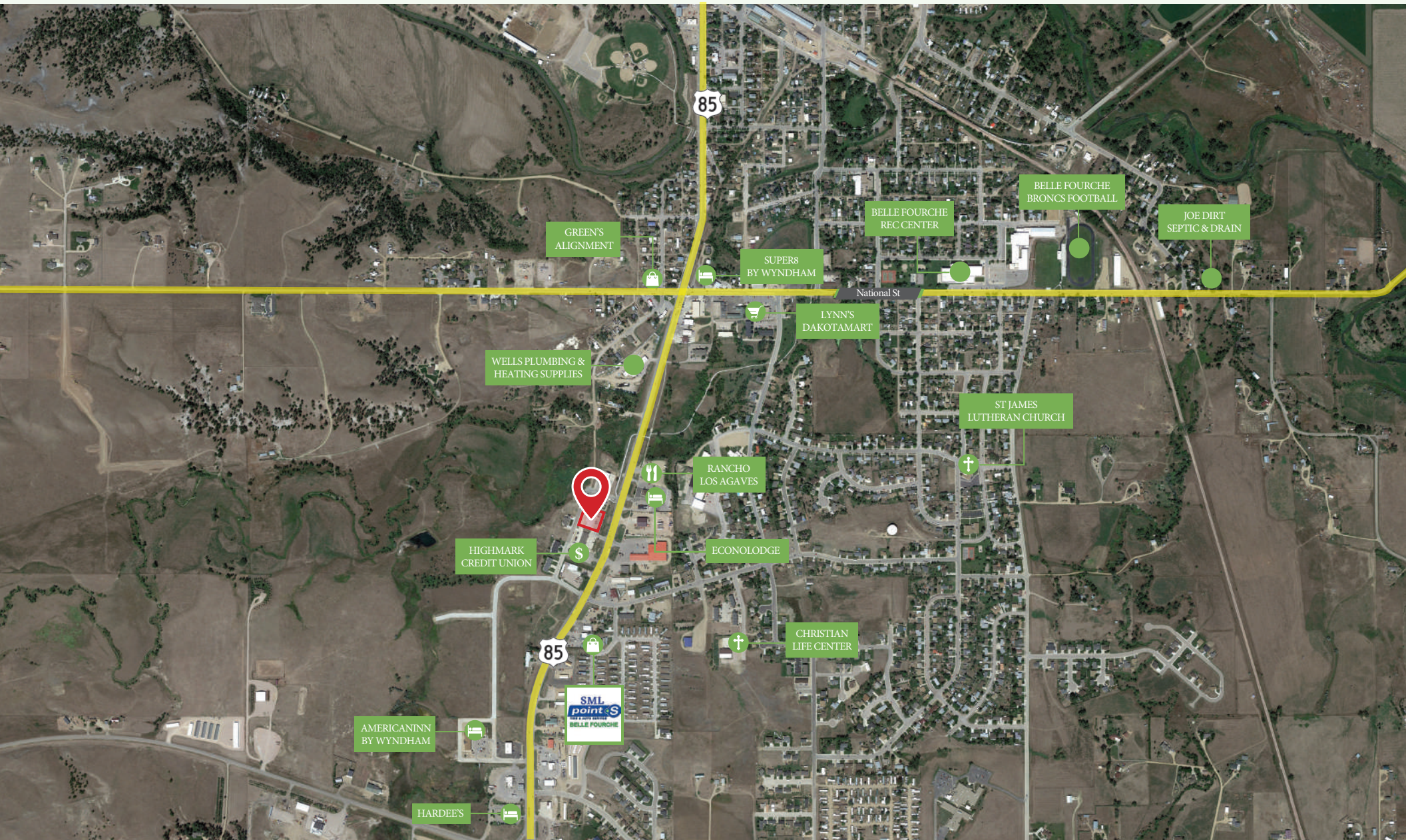
Amy Ibis
Broker Associate
605.359.4430
Amy@vantiscommercial.com

Scott Van Ginkel
Broker Associate
605.351.7907
Scott@vantiscommercial.com

Market Overview Map

Leased Investment Property for Sale

1820-1824 5th Avenue, Belle Fourche, SD



Amy Ibis
Broker Associate
605.359.4430
Amy@vantiscommercial.com

Scott Van Ginkel
Broker Associate
605.351.7907
Scott@vantiscommercial.com

Blue Print Photo

Leased Investment Property for Sale

1820-1824 5th Avenue, Belle Fourche, SD



Amy Ibis
Broker Associate
605.359.4430
Amy@vantiscommercial.com

Scott Van Ginkel
Broker Associate
605.351.7907
Scott@vantiscommercial.com

Property Photos

Leased Investment Property for Sale

1820-1824 5th Avenue, Belle Fourche, SD



VANTIS

Amy Ibis
Broker Associate
605.359.4430
Amy@vantiscommercial.com

Scott Van Ginkel
Broker Associate
605.351.7907
Scott@vantiscommercial.com