



8709 KENTUCKY HWY 7, VIPER, KY 41775



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COMMERCIAL BROKERAGE

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FAMILY DOLLAR

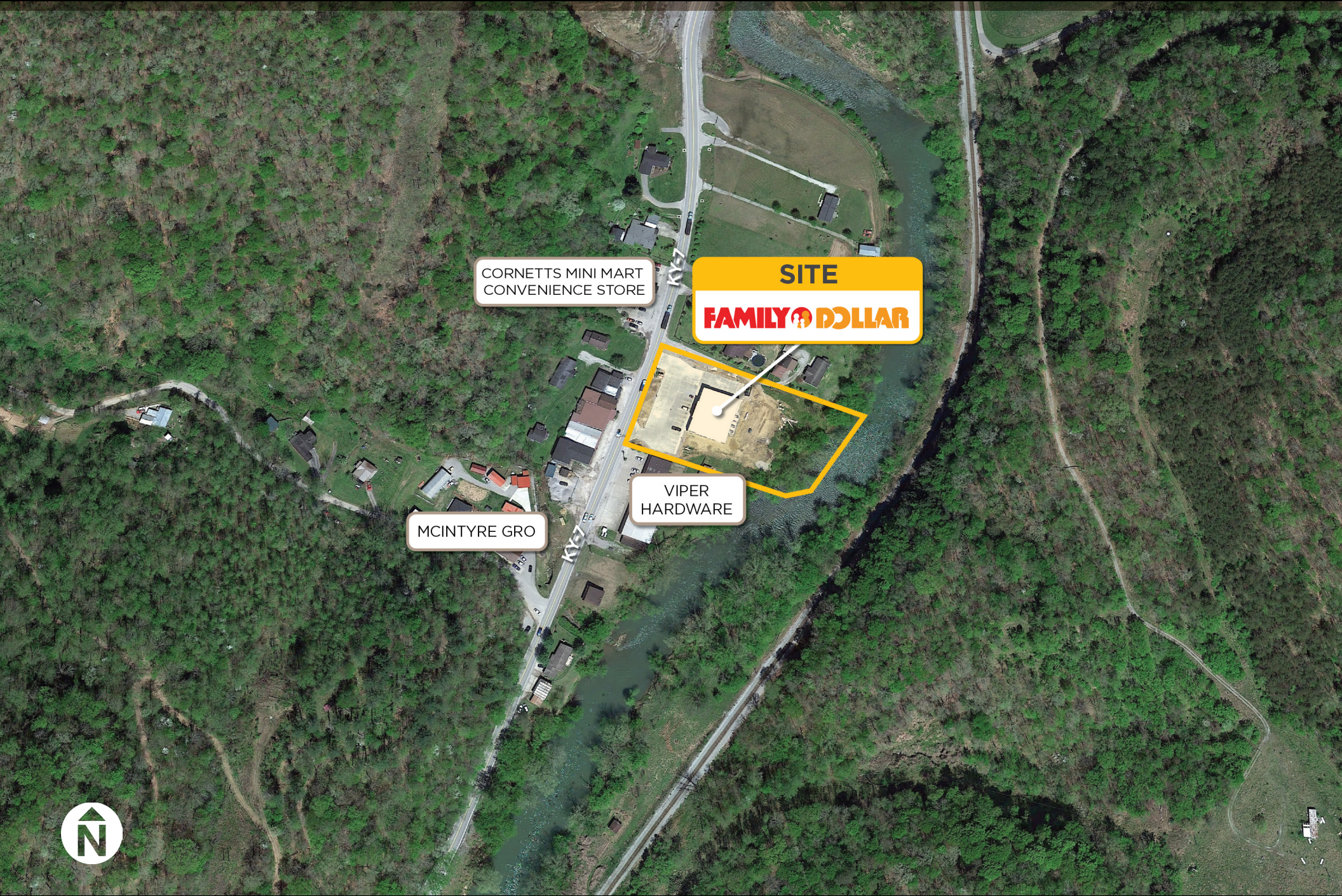
CORNETTS MINI MART
CONVENIENCE STORE

VIPER
HARDWARE

KY-7

MCINTYRE GRO





CORNETTS MINI MART
CONVENIENCE STORE

SITE
FAMILY DOLLAR

VIPER
HARDWARE

MCINTYRE GRO

K57



OFFERING HIGHLIGHTS

- 5 Years Remaining
- 2019 Construction
- NNN Lease Structure
- True Corporate Guarantee from Family Dollar Stores, Inc (S&P BBB Credit)
- 5% Increases Every 5 Years in Options
- ZERO Dollar Store Competition within an 15-minute Drive Radius

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimate	136	1,560	4,560
BUSINESS	1 MILE	3 MILE	5 MILE
2023 Estimated Total Businesses	5	17	45
2023 Estimated Total Employees	12	127	407
INCOME	1 MILE	3 MILE	5 MILE
2023 Estimated Average Household Income	\$111,0046	\$86,560	\$81,828
2023 Estimated Median Household Income	\$66,148	\$60,266	\$49,382



FINANCIAL SUMMARY

Price	\$1,055,000
Cap Rate	9.25%
Net Operating Income	\$97,582
Lot Size (AC)	1.6
Building Size (SF)	8,320 SF
Year Built	2019

LEASE SUMMARY

Address	8709 Kentucky Hwy 7 Viper, KY 41775
Lease Type	NNN
Tenant	Family Dollar
Guarantor	Family Dollar Stores, Inc
Lease Commencement	4/3/2018
Lease Expiration	3/31/2029
Lease Term	5.1 Years
Rental Increases	\$0.50/sf Every 5 Years Starting in Options
Renewal Options	6, 5 Year Options
Real Estate Taxes	Tenant Responsibility
Insurance	Tenant Responsibility
CAM	Tenant Responsibility
HVAC Repair & Replacement	Tenant Responsibility
Roof & Structure	Landlord Responsibility

OPTIONS

Lease Years	Annual Rent	Cap Rate	Rent/SF
11-15	\$101,743	9.64%	\$12.23
16-20	\$105,903	10.04%	\$12.73
21-25	\$110,063	10.43%	\$13.23
26-30	\$114,223	10.83%	\$13.73
31-35	\$118,383	11.22%	\$14.23
36-40	\$122,543	11.62%	\$14.73

RENT SCHEDULE

Lease Years	Annual Rent	Cap Rate	Rent/SF
1-10	\$97,582	9.25%	\$11.73



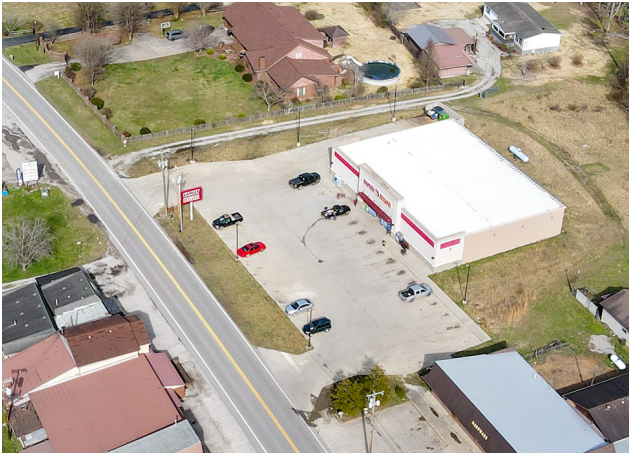


Economic Landscape: Viper, KY, possesses a diverse economic landscape with strengths in industries such as coal mining, agriculture, and small businesses. Despite challenges faced by the coal industry in recent years, Viper maintains a resilient economy, offering opportunities for commercial real estate investment across various sectors.

Rural Connectivity: Situated in the picturesque Appalachian region, Viper benefits from its rural setting while remaining accessible via State Route 7 and other local roads. This connectivity facilitates transportation and trade, making the town an appealing location for businesses seeking a tranquil yet accessible environment for their operations.

Community Development Initiatives: In response to economic changes and evolving needs, Viper has initiated community development projects aimed at revitalizing the town and supporting local businesses. These efforts focus on infrastructure enhancements and promoting tourism, fostering a sense of pride and investment in the community.

Cultural Heritage: Viper boasts a rich cultural heritage, with ties to Appalachian traditions and history. The town's cultural assets, including local festivals and historical sites, contribute to its unique identity and appeal. Commercial real estate opportunities may arise in areas that capitalize on Viper's cultural heritage, attracting visitors and supporting economic growth.





Family Dollar, as a prominent retail chain, caters to a diverse range of customers by offering an extensive selection of products at affordable prices. From household essentials to name-brand foods, health and beauty items to toys, and apparel for all ages to home décor, Family Dollar provides a wide array of merchandise to meet everyday needs. While many items are priced at \$1 or less, the majority fall below \$10, ensuring that families can enjoy their shopping experience without exceeding their budget constraints.

With a strategic focus on accessibility, Family Dollar strategically situates its stores in various locations, including rural areas, small towns, and large urban neighborhoods. This widespread presence, whether in shopping centers or as standalone establishments, ensures convenience for its diverse customer base. Following its acquisition by Dollar Tree in 2015, Family Dollar has been part of a larger retail conglomerate headquartered in Chesapeake, Virginia. The union with Dollar Tree has bolstered its position in the discount retail market, allowing for synergistic opportunities, expanded customer reach, and enhanced financial performance, thereby solidifying its status as a leading discount retailer in North America.

DISCLAIMER

Passov Real Estate Group (“PREG”) has been retained as the exclusive Broker regarding the sale of this property. PREG advises all prospective Buyer’s as follows:

The Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature.

By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the

Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make an offer and from whom you have obtained an agreement of confidentiality) without prior written authorization of PREG, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of PREG.

The Offering Memorandum has been prepared by PREG and does not purport to provide an accurate summary of the property, nor does it purport to be all-inclusive or to contain all of the information which the Buyer may need or desire.

The Offering Memorandum is not a substitute for Buyer’s thorough due diligence investigation of this property. Verification and Analysis of the information contained in the Offering Memorandum are solely the responsibility of the Buyer. Although the information contained herein is believed to be accurate, PREG and its employees disclaim any responsibility for inaccuracies and expect Buyer to exercise independent due diligence in verifying all such information. PREG has not verified any of this information, nor has PREG conducted any investigation regarding these matters. PREG makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information contained herein or otherwise provided to Buyer by PREG. Further, PREG and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the property or its Tenant(s) since the date of preparation of the Offering Memorandum.

All projections, opinions, assumptions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property and nothing contained herein or otherwise provided to Buyer by PREG shall be relied on as a promise or representation as to the future performance of the property. While tenant(s) past performance is an important consideration, it is not a guarantee of future success. Similarly, lease rates may be set based on a tenant’s projected sales with little or no record of actual performance or comparable rents for the area. Returns are not guaranteed; the tenant(s) and any guarantor(s) may fail to pay the lease rent, property taxes, or may fail to comply with other material terms of the lease. Cash flow may be

interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant(s) history and lease guarantee(s), Buyer is responsible for conducting their own investigation of all matters affecting the intrinsic value of the property, including the likelihood of locating a replacement tenant(s) if the current tenant(s) should default or abandon the property, the lease terms that Buyer may be able to negotiate with a potential replacement tenant(s), and Buyer’s legal ability to make alternate use of the property.

Like all real estate investments, this property investment carries significant risk and it is the sole responsibility of the Buyer to independently confirm the accuracy and completeness of all material information before completing any purchase. PREG expressly denies any obligation to conduct a due diligence examination of this Property for the Buyer. Buyer and Buyer’s tax, financial, legal, and construction advisors must conduct a careful, independent investigation of this property to determine if the property is suitable for the Buyer’s needs.

Buyer agrees to indemnify, defend, protect and hold PREG and any affiliate of PREG harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney fees) arising, directly or indirectly from any actions or omissions of PREG, its employees, officers, directors or agents.

Buyer agrees to indemnify and hold PREG harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker fees or finder fees in relation to or in connection with the Property to the extent claimed.

The Owner expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any Buyer at any time with or without notice. The Owner shall have no legal commitment or obligations to any Buyer reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and its legal counsel, and any conditions to the Owner obligation thereunder have been satisfied or waived.

No employee of the Owner is to be contacted without the written approval of PREG and doing so would be a violation of this confidentiality agreement. Buyer agrees not to contact the tenants, their employees or customers of any business on the Property without prior permission from the Owner.

By accepting this Offering Memorandum, Buyer agrees to release and hold Broker harmless from any claim, cost, expense, or liability arising out of Buyer’s investigation and/or purchase of this property.

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