

FAMILY DOLLAR TREE (COMBO STORE)

13972 Rhea County Hwy #27, Evensville, TN 37332

Rhea County



**Used for illustration purposes only.*

EXECUTIVE SUMMARY

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Financial Summary

Price	\$1,635,000.00
Cap Rate	7.0%
Building Size	10,500 SF
Net Cash Flow	\$114,450
Year Build/Renovated	2022
Lot Size	3.05 Acres

Annualized Operating Data

Lease Years	Annual Rent	Cap Rate
7/5/22-8/31/32	\$114,450	7.0%
Options	Annual Rent	Cap Rate
Option 1	\$119,700	7.32%
Option 2	\$124,950	7.64%
Option 3	\$130,200	7.96%
Option 4	\$135,450	8.28%
Option 5	\$140,700	8.61%

Lease Summary

Lease Type	Double-Net (NN) Lease
Tenant	Family Dollar/Dollar Tree
Guarantor	Family Dollar Stores of Alabama, LLC
Roof & Structure	Landlord Responsible
Lease Commencement Date	July 5, 2022
Lease Expiration Date	August 31, 2032
Lease Term	10 Years
Rental Increases	\$.50psf Every 5 Years Beginning in Options
Renewal Options	5, 5 Year Options
Right of First Refusal	None

Base Rent	\$114,450
Net Operating Income	\$114,450
Total Return	(7.0%) \$114,450



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Exclusively Listed By:

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