

FAMILY DOLLAR TREE (COMBO STORE)

4500 S. Grundy Quarles Highway - Bloomington Springs, TN
Jackson County



**Used for illustration purposes only.*

EXECUTIVE SUMMARY

4500 S. Grundy Quarles Highway - Bloomington Springs, TN
 Jackson County



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Financial Summary

Price	\$1,893,000
Cap Rate	7.0%
Building Size	10,500 SF
Net Cash Flow	\$132,510
Year Build/Renovated	Under Construction
Lot Size	1.06 Acres

Annualized Operating Data

Lease Years	Annual Rent	Cap Rate
1/2/2024-1/3/2034	\$132,510.00	7.0%
Options	Annual Rent	Cap Rate
Option 1	\$137,760.00	7.28%
Option 2	\$143,010.00	7.55%
Option 3	\$148,260.00	7.83%
Option 4	\$153,510.00	8.11%

Lease Summary

Lease Type	Double-Net (NN) Lease
Tenant	Family Dollar/Dollar Tree
Guarantor	Family Dollar Stores of Tennessee, LLC
Roof & Structure	Landlord Responsible
Lease Commencement Date	January 2, 2024
Lease Expiration Date	January 3, 2034
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	\$132,510
Net Operating Income	\$132,510
Total Return	(7.0%) \$132,510



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Exclusively Listed By:

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