

FAMILY DOLLAR TREE (COMBO STORE)

Highway 11, Girdler, KY 67110
Knox County



**Used for illustration purposes only.*

EXECUTIVE SUMMARY

Highway 11, Girdler, KY 67110
Knox County



J. P. KING

When a lot matters.

Financial Summary

Price	\$1,725,000
Cap Rate	7.0%
Building Size	10,500 SF
Net Cash Flow	\$120,750
Year Build/Renovated	Under Construction
Lot Size	1.36 Acres

Annualized Operating Data

Lease Years	Annual Rent	Cap Rate
2/5/24-2/4/34	\$120,750.00	7.0%
Options	Annual Rent	Cap Rate
Option 1	\$ 126,000.00	7.30%
Option 2	\$ 131,250.00	7.61%
Option 3	\$ 136,500.00	7.91%
Option 4	\$ 141,750.00	8.22%
Option 5	\$ 147,000.00	8.52%

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	February 5, 2024
Lease Expiration Date	February 4, 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	\$120,750
Net Operating Income	\$120,750
Total Return	(7.0%) \$120,750



CONFIDENTIALITY AND DISCLAIMER

NET LEASED DISCLAIMER

J. P. King hereby advises all prospective purchasers of Net Leased property as follows:

By accepting this Marketing Brochure, you agree to treat the information contained herein regarding the lease terms as confidential and proprietary and to only use such information to evaluate a potential purchase of this net leased property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, J. P. King has not and will not verify any of this information, nor has J. P. King conducted any investigation regarding these matters. J. P. King makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. J. P. King expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly constructed facilities or newly acquired locations, 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 and any guarantors may fail to pay the lease rent or 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 history and lease guarantees, Buyer is responsible for conducting his her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

CONFIDENTIALITY AGREEMENT

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from J. P. King and it should not be made available to any other person or entity without the written consent of J. P. King. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering Marketing Brochure. If you have no interest in the subject property at this time, please return this Marketing Brochure to J. P. King.

This Marketing Brochure has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. J. P. King has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, J. P. King has not verified, and will not verify, any of the information contained herein, nor has J. P. King conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE J. P. KING AGENT FOR MORE DETAILS.

NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary. J. P. King has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. J. P. King's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. J. P. King and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Exclusively Listed By:

J. P. King Auction Company
800-558-5464

Auctioninfo@jpk.com



J. P. KING

When a lot matters.

Wendy Miller, Principal Broker; J. P. King Auction Company, Inc., Principle Broker is a Kentucky licensed real estate broker; Evansville, IN Principle Business Location