

FAMILY DOLLAR TREE (COMBO STORE)

771 Main Street, Ragland, AL 35131
St. Clair County



**Used for illustration purposes only.*

EXECUTIVE SUMMARY

771 Main Street, Ragland, AL 35131
St. Clair County



J. P. KING

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Financial Summary

Price	\$1,627,500
Cap Rate	7.0%
Building Size	10,500 SF
Net Cash Flow	\$113,925
Year Build/Renovated	2023
Lot Size	1.05 Acres

Annualized Operating Data

Lease Years	Annual Rent	Cap Rate
2/1/23-3/31/33	\$113,925.00	7.0%
Options	Annual Rent	Cap Rate
Option 1	\$119,175.00	7.32%
Option 2	124,425.00	7.65%
Option 3	129,676.00	7.97%
Option 4	134,925.00	8.29%

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 1, 2023
Lease Expiration Date	March 31, 2033
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	\$113,925
Net Operating Income	\$113,925
Total Return	(7.0%) \$113,925



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Exclusively Listed By:

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