

# FAMILY DOLLAR TREE (COMBO STORE)

21710 Main St, Ranburne, AL 36273

Cleburne County



*\*Used for illustration purposes only.*

# EXECUTIVE SUMMARY

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J. P. KING

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## Financial Summary

Price	\$1,699,500
Cap Rate	7.0%
Building Size	10,500 SF
Net Cash Flow	\$118,965
Year Build/Renovated	Under Construction
Lot Size	1.32 Acres

## Annualized Operating Data

Lease Years	Annual Rent	Cap Rate
7/1/2024-7/2/2034	\$118,965.00	7.0%
Options	Annual Rent	Cap Rate
Option 1	\$124,215	7.31%
Option 2	\$129,465	7.62%
Option 3	\$134,715	7.93%
Option 4	\$139,965	8.24%

## 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 1, 2024
Lease Expiration Date	July 2, 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	\$118,965
Net Operating Income	\$118,965
Total Return	(7.0%) \$118,965



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