

FAMILY DOLLAR TREE (COMBO STORE)

2890 Highway 66 S, Rogersville, TN 37857
Hawkins County, TN



**Used for illustration purposes only.*

EXECUTIVE SUMMARY

2890 Highway 66 S, Rogersville, TN 37857
Hawkins County, TN



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Financial Summary

Price	\$1,934,600
Cap Rate	7.0%
Building Size	10,500 SF
Net Cash Flow	\$135,419.00
Year Build/Renovated	Under Construction
Lot Size	2.05 Acres

Annualized Operating Data

Lease Years	Annual Rent	Cap Rate
4/1/2024-4/2/2034	\$135,419.00	7.0%
Options	Annual Rent	Cap Rate
Option 1	\$140,700.00	7.27%
Option 2	\$145,950.00	7.54%
Option 3	\$151,200.00	7.82%
Option 4	\$156,450.00	8.09%
Option 5	\$161,700.00	8.36%

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	April 1, 2024
Lease Expiration Date	April 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	\$135,419
Net Operating Income	\$135,419
Total Return	(7.0%) \$135,419



CONFIDENTIALITY AND DISCLAIMER

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Exclusively Listed By:

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