

FAMILY DOLLAR TREE (COMBO STORE)

Hwy 75 and Greer Dr., Snead, AL 35952
Blount County



**Used for illustration purposes only.*

EXECUTIVE SUMMARY

Hwy 75 and Greer Dr., Snead, AL 35952
Blount County



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Financial Summary

Price	\$1,887,000
Cap Rate	7.0%
Building Size	10,500 SF
Net Cash Flow	\$132,090.00
Year Build/Renovated	Under Construction
Lot Size	1.63 Acres

Annualized Operating Data

Lease Years	Annual Rent	Cap Rate
1/15/2024-1/16/2034	\$132,090.00	7.0%
Options	Annual Rent	Cap Rate
Option 1	137,340.00	7.28%
Option 2	142,590.00	7.56%
Option 3	147,840.00	7.83%
Option 4	153,090.00	8.11%
Option 5	158,340.00	8.39%

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	January 15, 2024
Lease Expiration Date	January 16, 2034
Lease Term	10 Years
Rental Increases	\$.50psf Every 5 Years Beginning in Options
Renewal Options	6, 6 Year Options
Right of First Refusal	None

Base Rent	\$132,090
Net Operating Income	\$132,090
Total Return	(7.0%) \$132,090



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Exclusively Listed By:

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