

# PRICING AND FINANCIALS

## OFFERING SUMMARY

### Pricing

Budget Price	\$1,160,645
Cap Rate	7.75%
Price per SF	\$139.50

### Property Information

Location	1566 Mountaineer Hwy., Bradshaw, WV 24817
Year Built	2018
Site Size	1.07
Rentable SF	8,320
Current Occupancy	100%
Investment Type	Fee Simple / NN Lease (LL responsible for roof & structure)

### Cash Flow Analysis

Base Rent	\$89,950
CTI + Utilities	\$0.00
<b>Gross Potential Income</b>	<b>\$89,950</b>
Total Expenses	\$0.00
<b>Net Operating Income</b>	<b>\$89,950</b>



### Rent Roll Summary

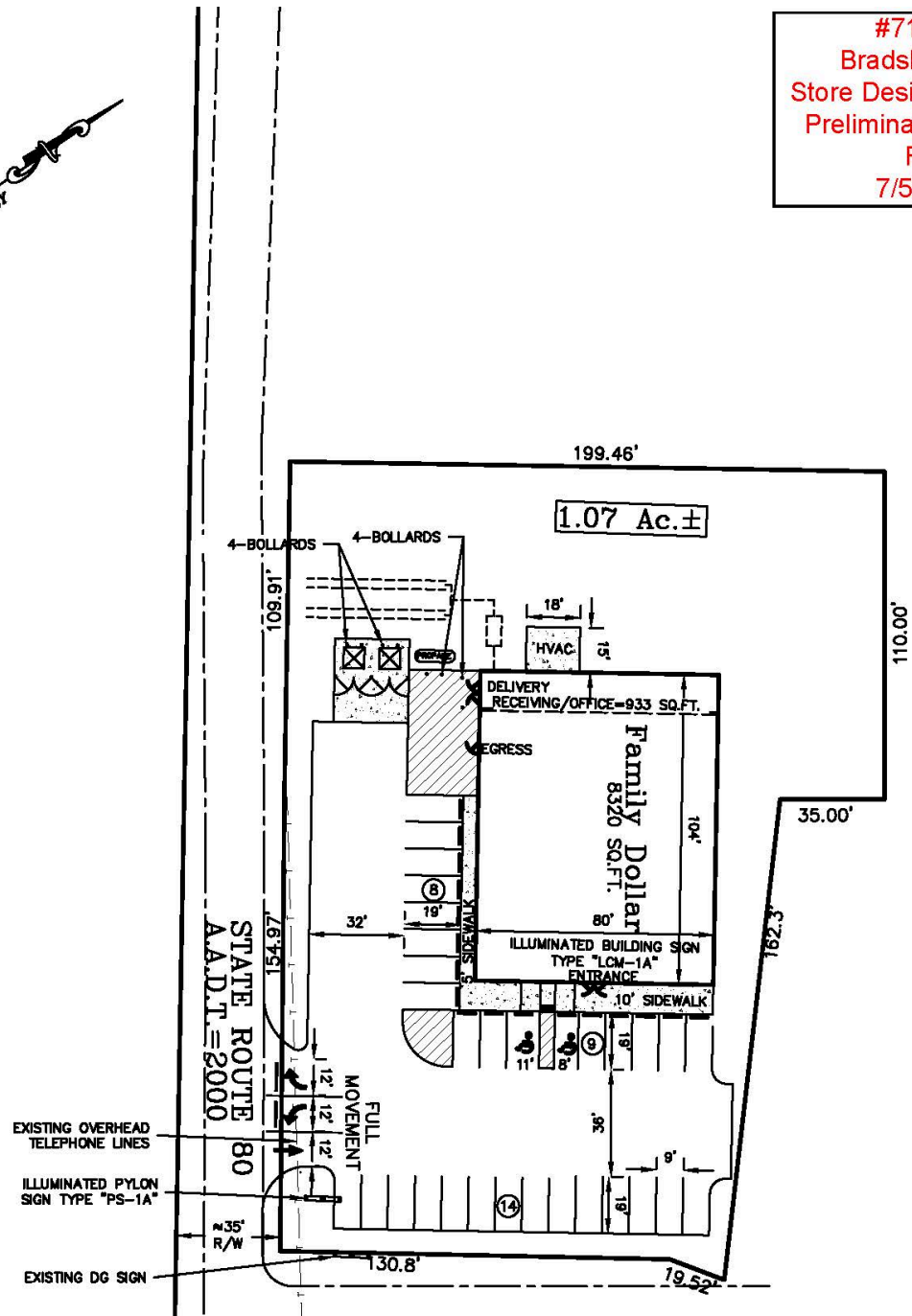
Tenant	Square Feet	Lease End Date
Family Dollar	8,320	6/30/2028

### Rent Schedule

Lease Years	Annual Rent
1-10	\$89,950
11-15 (Option 1)	\$94,110
16-20 (Option 2)	\$98,270
21-25 (Option 3)	\$102,430
26-30 (Option 4)	\$106,590
31-35 (Option 5)	\$110,750
36-40 (Option 6)	\$114,910

# SITE PLAN

#715729  
Bradshaw, WV  
Store Design Approved  
Preliminary Site Plan  
RJL  
7/5/2017



EXISTING OVERHEAD TELEPHONE LINES  
ILLUMINATED PYLON SIGN TYPE "PS-1A"  
EXISTING DG SIGN