

PRICING AND FINANCIALS

OFFERING SUMMARY

Pricing

Budget Price	\$1,045,161
Cap Rate	7.75%
Price per SF	\$125.62

Property Information

Location	647 Main Street, Middleport, OH 45760
Year Built	2017
Site Size	1.08
Rentable SF	8,320
Current Occupancy	100%
Investment Type	Fee Simple / NN Lease (LL responsible for roof & structure)

Cash Flow

Analysis Base Rent	\$81,000.00
CTI + Utilities	\$0.00
Gross Potential Income	\$81,000.00
Total Expenses	\$0.00
Net Operating Income	\$81,000.00



Rent Roll Summary

Tenant	Square Feet	Lease End Date
Family Dollar	8,320	03/31/2028

Rent Schedule

Lease Years	Annual Rent
1-10	\$81,000
11-15(Option 1)	\$85,160
16-20(Option 2)	\$89,320
21-25(Option 3)	\$93,480
26-30(Option 4)	\$97,640
31-35(Option 5)	\$101,800
36-40(Option 6)	\$105,960

SITE PLAN



715974
Rutland, OH
Store Planning Approved
KCM
12.21.16
*Additional Approval
Required.

