

PRICING AND FINANCIALS

OFFERING SUMMARY

Pricing

Budget Price	\$1,031,806
Cap Rate	7.75%
Price per SF	\$124.02

Property Information

Location	6923 KY Rt. 550, Lackey, KY 41643
Year Built	2017
Site Size	.93
Rentable SF	8,320
Current Occupancy	100%
Investment Type	Fee Simple / NN Lease (LL responsible for roof & structure)

Cash Flow Analysis

Base Rent	\$79,965
CTI + Utilities	\$0.00
Gross Potential Income	\$79,965
Total Expenses	\$0.00
Net Operating Income	\$79,965



Rent Roll Summary

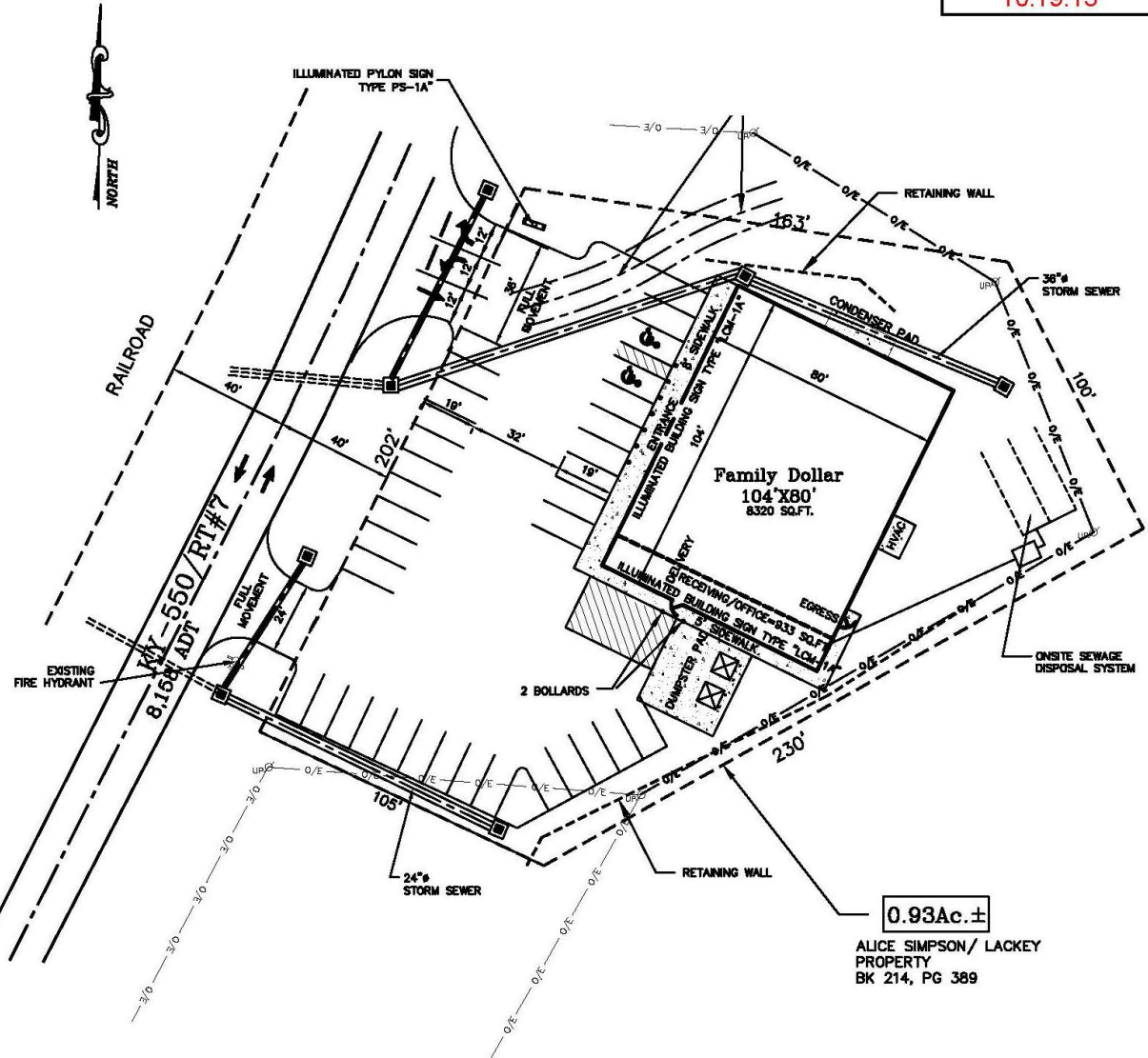
Tenant	Square Feet	Lease End Date
Family Dollar	8,320	6/30/2027

Rent Schedule

Lease Years	Annual Rent
1-10	\$79,965
11-15 (Option 1)	\$87,961
16-20 (Option 2)	\$96,757
21-25 (Option 3)	\$106,433
26-30 (Option 4)	\$117,076
31-35 (Option 5)	\$128,784
36-40 (Option 6)	\$141,662

SITE PLAN

714579
Garrett, KY
Approved
KCM
10.19.15



0.93Ac. ±

ALICE SIMPSON/ LACKEY
PROPERTY
BK 214, PG 389