

# PRICING AND FINANCIALS

## OFFERING SUMMARY

### Pricing

Budget Price	\$1,032,141
Cap Rate	7.75%
Price per SF	\$123.91

### Property Information

Location	9640 Millard Hwy., Pikeville, KY 41501
Year Built	2016
Site Size	3.3
Rentable SF	8,330
Current Occupancy	100%
Investment Type	Fee Simple / NN Lease (LL responsible for roof & structure)

### Cash Flow Analysis

Base Rent	\$79,991
CTI + Utilities	\$0.00
<b>Gross Potential Income</b>	<b>\$79,991</b>
Total Expenses	\$0.00
<b>Net Operating Income</b>	<b>\$79,991</b>



### Rent Roll Summary

Tenant	Square Feet	Lease End Date
Family Dollar	8,330	6/30/2027

### Rent Schedule

Lease Years	Annual Rent
1-10	\$79,991
11-15 (Option 1)	\$87,990
16-20 (Option 2)	\$96,789
21-25 (Option 3)	\$106,468
26-30 (Option 4)	\$117,114
31-35 (Option 5)	\$128,826
36-40 (Option 6)	\$141,708

# ➤ SITE PLAN

