

PRICING AND FINANCIALS

OFFERING SUMMARY

Pricing

Budget Price	\$1,204,670
Cap Rate	7.75%
Price per SF	\$144.79

Property Information

Location	3420 South State Route 376, Stockport, OH 43787
Year Built	2018
Site Size	1.7
Rentable SF	8,320
Current Occupancy	100%
Investment Type	Fee Simple / NN Lease (LL responsible for roof & structure)

Cash Flow Analysis

Base Rent	\$93,362
CTI + Utilities	\$0.00
Gross Potential Income	\$93,362
Total Expenses	\$0.00
Net Operating Income	\$93,362



Rent Roll Summary

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

Rent Schedule

Lease Years	Annual Rent
1-10	\$93,362
11-15 (Option 1)	\$98,030
16-20 (Option 2)	\$102,931
21-25 (Option 3)	\$108,078
26-30 (Option 4)	\$113,482
31-35 (Option 5)	\$119,156
36-40 (Option 6)	\$125,113

SITE PLAN



#716555
Stockport, OH
Store Design Approved
Preliminary Site Plan
RJL
7/13/2017

