

PRICING AND FINANCIALS

OFFERING SUMMARY

Pricing

Budget Price	\$1,030,322
Cap Rate	7.75%
Price per SF	\$123.84

Property Information

Location	228 Hwy. 57 W., Grand Junction, TN 38039
Year Built	2017
Site Size	1.2
Rentable SF	8,320
Current Occupancy	100%
Investment Type	Fee Simple / NN Lease (LL responsible for roof & structure)

Cash Flow Analysis

Base Rent	\$79,850
CTI + Utilities	\$0.00
Gross Potential Income	\$79,850
Total Expenses	\$0.00
Net Operating Income	\$79,850



Rent Roll Summary

Tenant	Square Feet	Lease End Date
Family Dollar	8,320	3/31/2028

Rent Schedule

Lease Years	Annual Rent
1-10	\$79,850
11-15 (Option 1)	\$84,010
16-20 (Option 2)	\$88,170
21-25 (Option 3)	\$92,330
26-30 (Option 4)	\$96,490
31-35 (Option 5)	\$100,650
36-40 (Option 6)	\$104,810

➤ SITE PLAN

