

# PRICING AND FINANCIALS

## OFFERING SUMMARY

### Pricing

Budget Price	\$1,109,522
Cap Rate	7.75%
Price per SF	\$133.20

### Property Information

Location	19519 Pond Fork Rd., Van, WV 25206
Projected Store Opening	September 1, 2016
Site Size	.64
Rentable SF	8,330
Current Occupancy	100%
Investment Type	Fee Simple / NN Lease (LL responsible for roof & structure)

### Cash Flow Analysis

Base Rent	\$85,988
CTI + Utilities	\$0.00
<b>Gross Potential Income</b>	<b>\$85,988</b>
Total Expenses	\$0.00
<b>Net Operating Income</b>	<b>\$85,988</b>



### Rent Roll Summary

Tenant	Square Feet	Lease End Date
Family Dollar	8,330	06/30/2026

### Rent Schedule

Lease Years	Annual Rent
1-10	\$85,988
11-15 (Option 1)	\$94,586
16-20 (Option 2)	\$104,045
21-25 (Option 3)	\$114,449
26-30 (Option 4)	\$125,894
31-35 (Option 5)	\$138,484
36-40 (Option 6)	\$152,332

# SITE PLAN

714658  
Van, WV  
Approved  
KCM  
10.7.15

