

CORPORATE LEASE

SAVE A LOT 4216 52ND STREET KENOSHA, WI



FOR MORE INFORMATION PLEASE CONTACT:

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Newmark Grubb Knight Frank

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| | |
|------------------------------|--------------|
| PRICE: | \$1,965,000 |
| SALES CAP RATE: | 7.5% |
| NET OPERATING INCOME: | \$147,440.04 |
| RENTABLE SQUARE FEET: | ±27,728 SF |
| APPROXIMATE LOT SIZE | ±111,949 SF |
| YEAR BUILT: | 1976 |
| TYPE OF OWNERSHIP: | FEE SIMPLE |

LEASE TERM

- » New 10 year NNN primary lease term
- » 2 x 5-year options following primary term
- » NNN; Tenant responsible for paying all property taxes, insurance and maintenance, and repairs of the property
- » \$147,440.04 Annual rent until 11/1/2022 increase to \$153,893
- » Annual 2% increases each year thereafter and throughout option periods

AREA/PROPERTY HIGHLIGHTS

- » Corporate Save a Lot
- » New 10 year lease (Renewal; Proven location)
- » Tenant has committed to putting \$400,000 in equipment for the location and plans to repave the parking lot
- » Adjacent to major retailers including Kmart, Dollar Tree, Burger King
- » Over 4 million customers shop at a Save A Lot's nationwide each week

*Information from sources deemed to be reliable, but Buyer to verify

| CURRENT TERM | | ANNUAL BASE RENT |
|--------------|------------|------------------|
| 11/1/2015 | 10/31/2022 | \$147,440.04 |
| 11/1/2022 | 10/31/2023 | \$153,893.00 |
| 11/1/2023 | 10/31/2024 | \$156,970.86 |
| 11/1/2024 | 10/31/2025 | \$160,110.28 |

| 1 ST OPTION TERM | | ANNUAL BASE RENT |
|-----------------------------|------------|------------------|
| 11/1/2025 | 10/31/2026 | \$163,312.48 |
| 11/1/2026 | 10/31/2027 | \$166,578.73 |
| 11/1/2027 | 10/31/2028 | \$169,910.31 |
| 11/1/2028 | 10/31/2029 | \$173,308.51 |
| 11/1/2029 | 10/31/2030 | \$176,774.68 |

| 2 ND OPTION TERM | | ANNUAL BASE RENT |
|-----------------------------|------------|------------------|
| 11/1/2030 | 10/31/2031 | \$180,310.18 |
| 11/1/2031 | 10/31/2032 | \$183,916.38 |
| 11/1/2032 | 10/31/2033 | \$187,594.71 |
| 11/1/2033 | 10/31/2034 | \$191,346.60 |
| 11/1/2034 | 10/31/2035 | \$195,173.53 |

**Newmark Grubb
Knight Frank**

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