

500 Youngstown Poland Road
Struthers, OH 44471

FAMILY DOLLAR

PRICE
\$1,053,250

NOI
\$84,260

CAP RATE
8.00%

SQ FT
9,180

CURRENT LEASE
1/29/2009 to 12/31/2023
Three 5-Year Options



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PH 312.243.0100 | FX 866.717.2055 | netlease@in-commercial.com



LEASE TERMS
Family Dollar

Initial Term	January 29, 2009	to	December 31, 2018
Extended Term	January 1, 2019	to	December 31, 2023
2nd Option	January 1, 2024	to	December 31, 2028
3rd Option	January 1, 2029	to	December 31, 2033
4th Option	January 1, 2034	to	December 31, 2038

Rent Increases	Annual Rent	Monthly Rent
Initial Term	\$76,600.08	\$6,383.34
Extended Term	\$84,260.04	\$7,021.67
2nd Option	\$92,686.08	\$7,723.84
3rd Option	\$101,954.04	\$8,496.17
4th Option	\$112,149.00	\$9,345.75

Family Dollar pays for taxes, insurance and snow removal.

Family Dollar pays landlord 3% of sales over \$2,553,333.

Family Dollar pays up to \$1,000 minor repairs.



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PROPERTY HIGHLIGHTS

- Build-To-Suit in 2008
- 2012 Store Sales were \$2,136,367

Income

Dollar General Rental Income	84,260.00
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Gross Effective Income	\$84,260.00
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Operating Expenses

Insurance	0.00
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Taxes	0.00
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Total Operating Expenses	\$0.00
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NET OPERATING INCOME	\$84,260.00
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