DOLLAR STORE BROKERAGE

The "Go-To" Company for Dollar Store Investments Buying or Selling!



625 Peculiar St, Peculiar, MO 64078 (Representative Photo)

| Price | \$425,000.00 |
|----------------------|---|
| Cap Rate | 7.75% (DG Rent \$32,940) |
| Lease Type | NN – Minimal Landlord Responsibility |
| Building Size | 8,000 Sq. Ft. +/- |
| S&P Rating | BBB (Investment Grade) |
| Options | 2 options at 5 yrs (10.0% rent increase at each option) |
| End of Lease Term | 1/31/2022 (2.75 yrs +/- remaining lease term) |
| Other | Excellent 1031 Exchange Property; 8,600 +/- VPD in front of site; Population 12,700 +/- within 5 miles of site; |

For questions about the property, please contact 'Dollar Bob'

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