

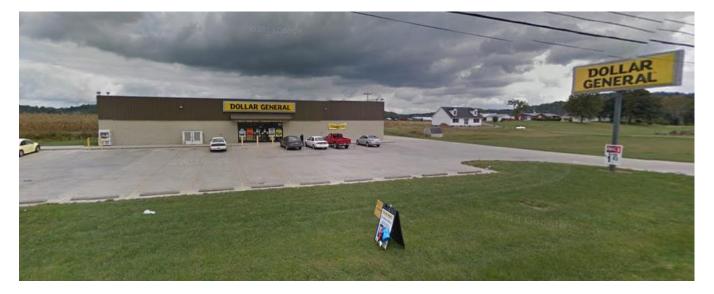
PH 312.243.0100 | FX 866.717.2055 | netlease@in-commercial.com



## 33321 Huntington Road Ashton, WV 25503

PRICE	NOI				
<b>\$1,021,230</b>	<b>\$77,808</b>				
CAP RATE	SQ FT				
<b>7.62%</b>	<b>9,100</b>				

CURRENT LEASE 5/27/2010 – 5/31/2025 Three 5-year option periods



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**DOLLAR GENERAL** 



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# **I FASE TERMS Dollar General**

	Initial Term	May 27, 2010	to	May 31, 2025
TENANT OVERVIEW	1st Option	June 1, 2025	to	May 31, 2030
General Information	2nd Option	June 1, 2030	to	May 31, 2035
<ul> <li>Nation's Fastest Growing Small-Box Discount Retailer</li> </ul>	3rd Option	June 1, 2035	to	May 31, 2040
<ul> <li>Publicly Traded, BBB Credit Tenant</li> <li>13,000+ Stores in 43 States</li> </ul>	Rent Increases Current Term (2018-201	Annual 9) \$77,80		Monthly Rent \$6,484.00
• 20.3+ Billion in Sales	Current Term (2020-202	<b>25)</b> \$81,70	2.00	\$6,808.50
26 Years of Consecutive Same-Store	1st Option	\$89,87	2.20	\$7,489.35
Sales Growth	2nd Option	\$98 <i>,</i> 85	9.48	\$8,238.29
Net Sales Increase of 7.7%      Drafit Increase of 9.7%	3rd Option	\$108,74	45.32	\$9,062.11

Profit Increase of 8.7% •

- Opening 1,000 Stores Per Year •
- Renovating 750+ Stores Per Year •

Dollar General fully reimburses for taxes and insurance premiums. Dollar General reimburses for common area maintenance.

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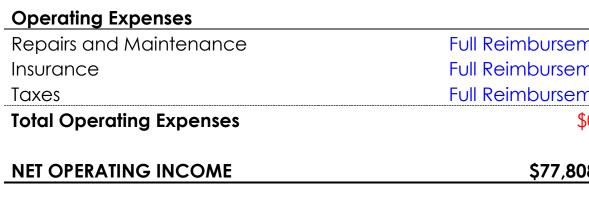
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DOLLAR GENERAL	Income	
	Dollar General Rental Income	77,808.00
PROPERTY HIGHLIGHTS		
<ul> <li>Built-to-Suit in 2010</li> <li>Early extended lease in 2017 thru May 2025</li> <li>5% annual rental increase beginning</li> </ul>	Gross Effective Income	\$77,808.00
in 2020	Operating Expenses	
	Repairs and Maintenance	Full Reimbursement
	Insurance	Full Reimbursement
	Taxes	Full Reimbursement
	Total Operating Expenses	\$0.00
	NET OPERATING INCOME	\$77,808.00



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INVESTMENT ASSUMPTIONS		]	FINANCING TE	RMS		RETURN MEASURES				
Investment Price	\$1,021,230		Initial Outlay		\$204,246	I	Internal Rate of Return			
NOI (Year 1)	77,808		Initial Loan Amou	\$816,984			Before Tax			
Cap Rate	7.62%	]	Loan Amortization Term Interest Rate on Loan		20	N	Year 1	20.35% 21.05%		
Total Rentable Square Feet	9,100				4.50%	Y	Year 5			
Purchase Price per Rentable Square Foot	\$112.22	]	Debt Service \$62,024		Y	Year 10	18.80%			
		]	Loan to Value		80%	RETURN MEASURES				
PRO-FORMA ASSUMPTIONS						C	Cash on Cash Return			
Vacancy Factor/Credit Loss	0%	'	TAX ASSUMPTI	ONS				Before Tax		
Value/Rent Increases	0%	-	Allocated Land Co	ost	\$204,246	Y	lear 1	7.73%		
Cost Increases	0%	1	Beginning Tax Basis		\$816,984	Y	lear 5	9.63%		
Selling Costs	0%		Depreciation Year		39.0	Y	/ear 7	9.63%		
Capital Reserves	\$0.00	Marginal Tax Bracket			30%	1	Year 10 13.15%			
Income	2018	2019	2020	2021	2022	2023	2024	2025	2026	
Dollar General Rental Income	77,808	77,808	81,702	81,702	81,702	81,702	81,702	89,872	89,872	
Tax Contribution	0	0	0	0	0	0	0	0	0	
CAM Contribution	0	0	0	0	0	0	0	0	0	
Insurance Contribution	0	0	0	0	0	0	0	0	0	
Percentage Rent	0	0	0	0	0	0	0	0	0	
(-) Vacancy Factor	0	0	0	0	0	0	0	0	0	
Gross Effective Income	77,808	77,808	81,702	81,702	81,702	81,702	81,702	89,872	89,872	
Operating Expenses	2018	2019	2020	2021	2022	2023	2024	2025	2026	
Taxes	0	0	0	0	0	0	0	0	0	
Insurance	0	0	0	0	0	0	0	0	0	
Repairs and Maintenance	0	0	0	0	0	0	0	0	0	
Capital Reserves	0	0	0	0	0	0	0	0	0	
Total Operating Expenses	0	0	0	0	0	0	0	0	0	
NET OPERATING INCOME	77,808	77,808	81,702	81,702	81,702	81,702	81,702	89,872	89,872	
Debt Service	(62,024)	(62,024)	(62,024)	(62,024)	(62,024)	(62,024)	(62,024)	(62,024)	(62,024)	
PRETAX CASH FLOW	15,784	15,784	19,678	19,678	19,678	19,678	19,678	27,848	27,848	