



**DOMINO'S**  
2015 N LARCH ST  
LANSING, MI 48906

### OFFERING SUMMARY

Price	\$823,000
Net Operating Income	\$43,196
Capitalization Rate	5.25%
Price/SF	\$504.91
Net Cash Flow	5.25% / \$43,196
Down Payment	All Cash
Cash on Cash Return	5.25%
Rent/SF	\$26.50
Gross Leasable Area	1,630 SF
Year Built/Renovated	2009
Lot Size	0.79 acre(s)


### LEASE SUMMARY

Tenant	Domino's
Credit Rating	N/A
Lease Type	NNN
Lease Commencement	6/15/2020
Lease Expiration	6/14/2035
Lease Term Remaining	15.0 Years
Options	Opt. 1 -Yrs. 16-20 \$57,493 Yrs. 21-25 \$63,243 Opt. 2- Yrs. 26-30 \$69,567 Yrs. 31-35 \$76,524



### EXCLUSIVELY LISTED BY:

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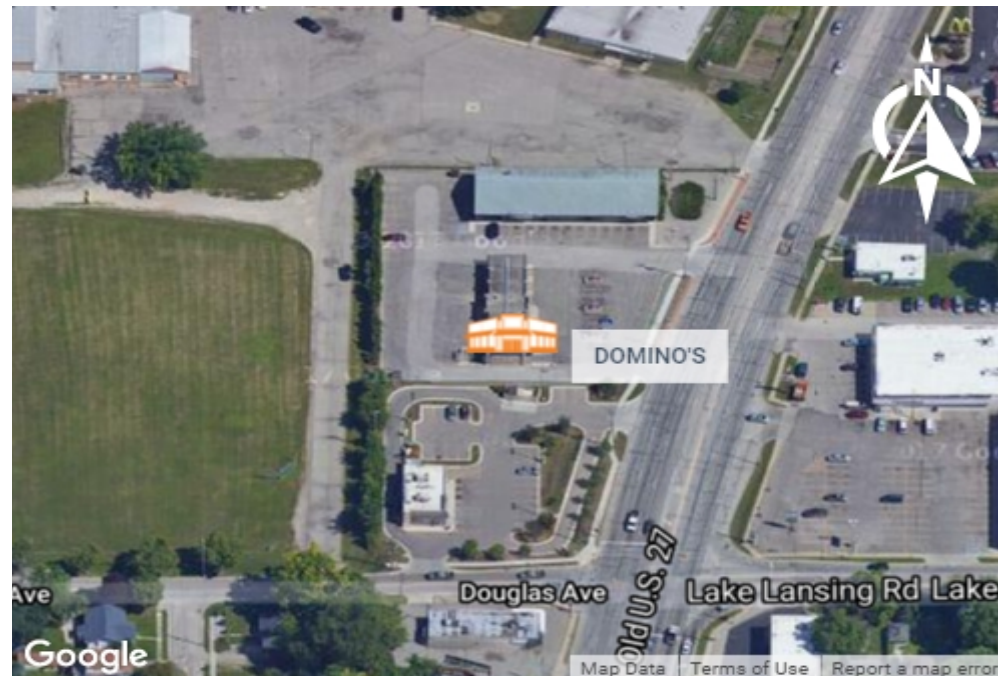
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### RENT SCHEDULE

Annual Rent	Annual Rent/SF	Monthly Rent	Year	Percent Increase
\$43,196	\$26.50	\$3,600	Current	N/A
\$43,196	\$26.50	\$3,600	Years 1-5	0.00%
\$47,515	\$29.15	\$3,960	Years 6-10	10.00%
\$52,266	\$32.07	\$4,356	Years 11-15	10.00%
\$57,492	\$35.27	\$4,791	Option 1- Yrs. 16-20	10.00%
\$63,242	\$38.80	\$5,270	Option 1- Yrs. 21-25	10.00%
\$69,566	\$42.68	\$5,797	Option 2 - Yrs. 26-30	10.00%
\$76,522	\$46.95	\$6,377	Option 3 - Yrs. 31-35	10.00%

### INVESTMENT HIGHLIGHTS

- New 15-Year NNN Lease
- 10 Percent Rent Increase Every Five Years
- Corner Location with Drive-Thru
- Golden Fanny Award Last Three Years
- Personal Guarantee
- 21 Years Franchise Operating History



### DEMOGRAPHICS