

FOR SALE

DOLLAR GENERAL

449 US HIGHWAY 98, APALACHICOLA, FL 32320



CLICK ON THE FOLLOWING LINKS:



Map



Street

DOMINIC SHAMANY

Senior Advisor | 248.450.3259
dominic@legacycrea.com

KEVIN KAJY

Managing Principal | 248.450.3257
Kevin@legacycrea.com



CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Legacy Real Estate Advisors, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources none are provided without representation or warranty as to completeness , veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Legacy Real Estate Advisors, LLC its directors, officers, agents, advisors, or affiliates none makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Legacy Real Estate Advisors, LLC none will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

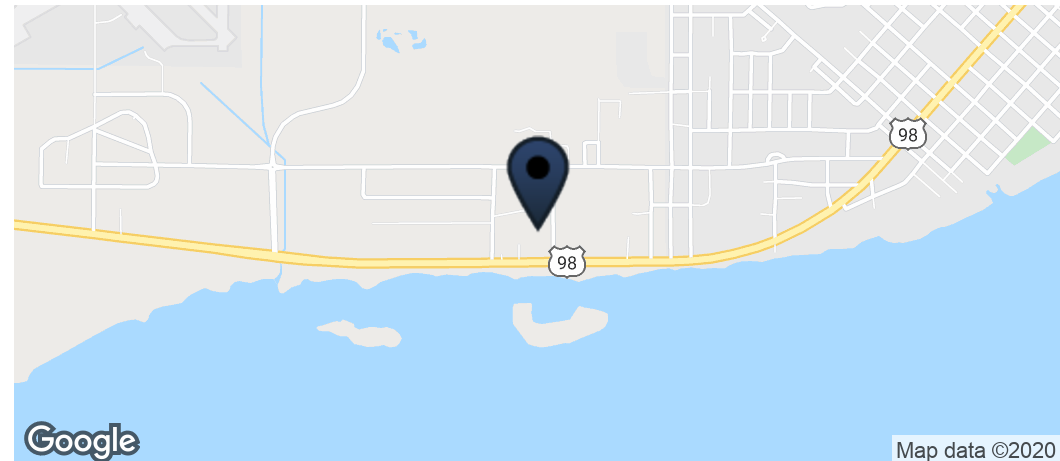
Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Legacy Real Estate Advisors, LLC none makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Legacy Real Estate Advisors, LLC none does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Legacy Real Estate Advisors, LLC none in compliance with all applicable fair housing and equal opportunity laws.

CONTENTS

EXECUTIVE SUMMARY	3
LEASE ABSTRACT	4
REGIONAL MAP	5
RETAILER MAP	6
AERIAL MAPS	7
DEMOGRAPHICS MAP & REPORT	8
BACK PAGE	9





OFFERING SUMMARY

Sale Price:	\$575,000
Building Size:	8,000 SF
Price / SF:	\$71.88
Cap Rate:	7.62%
NOI:	\$43,800

LEASE SUMMARY

Lease Type:	NN
Taxes / Insurance / CAM:	Tenant
Roof / Structure:	Landlord
Term Remaining:	5 Years
Options:	(2) 5 Year Options
Increases:	3% at Options

PROPERTY HIGHLIGHTS

- Single Tenant Freestanding Dollar General Property
- Standard & Poor's Credit Rating BBB
- Over 11,000 Vehicles Pass Site Daily on US Hwy 98
- Recently Executed First Option, Showing Strong Commitment to Site



PROPERTY HIGHLIGHTS

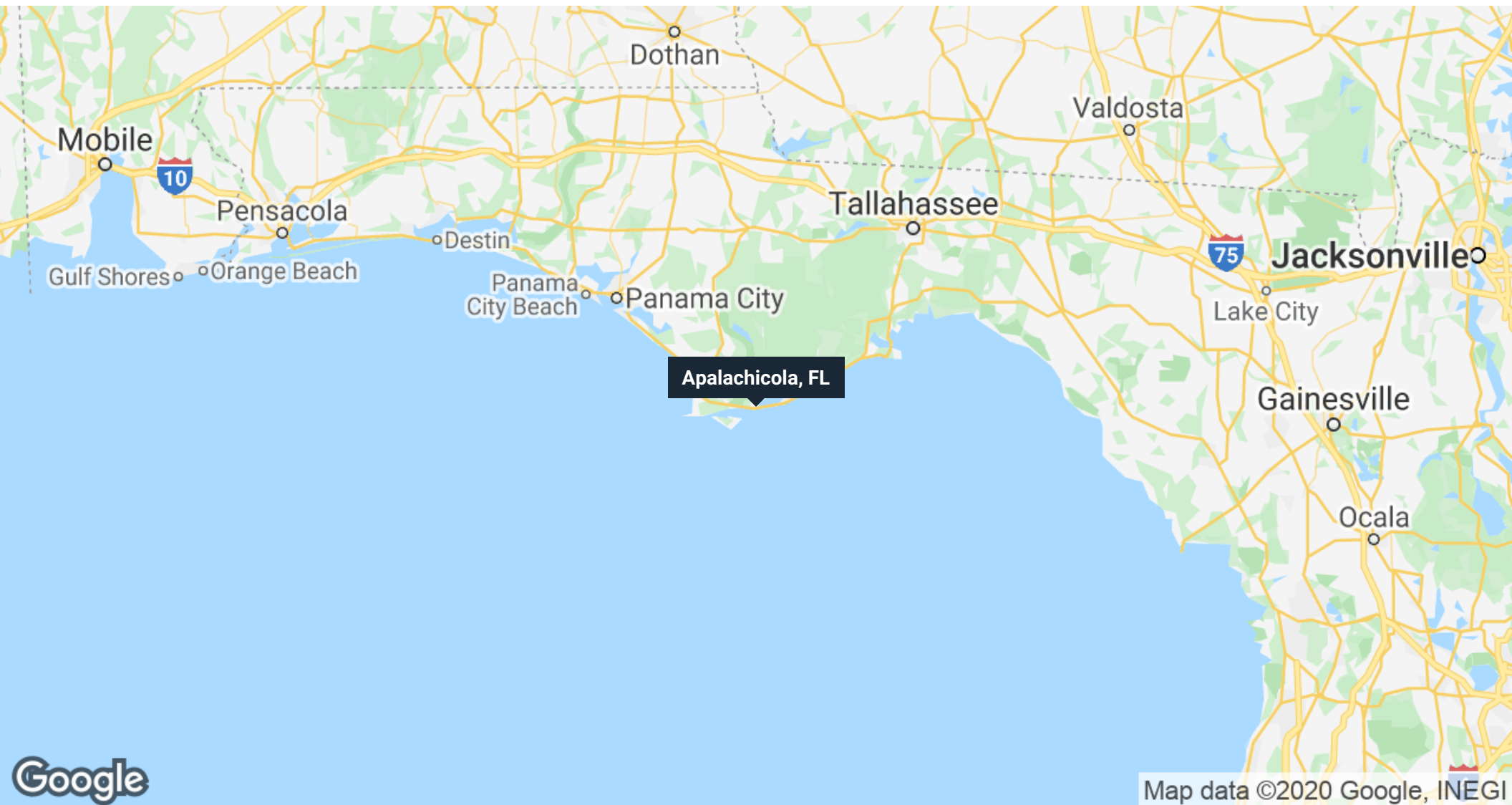
- Single Tenant Freestanding Dollar General Property
- Standard & Poor's Credit Rating BBB
- Over 11,000 Vehicles Pass Site Daily on US Hwy 98
- Recently Executed First Option, Showing Strong Commitment to Site

OFFERING SUMMARY

Sale Price:	\$575,000
Building Size:	8,000 SF
NOI:	\$43,800.00
Cap Rate:	7.62%

LEASE SUMMARY

Lease Type:	NN
Taxes / Insurance / CAM:	Tenant
Roof / Structure:	Landlord
Term Remaining:	5 Years
Options:	(2) 5 Year Options
Increases:	3% at Options





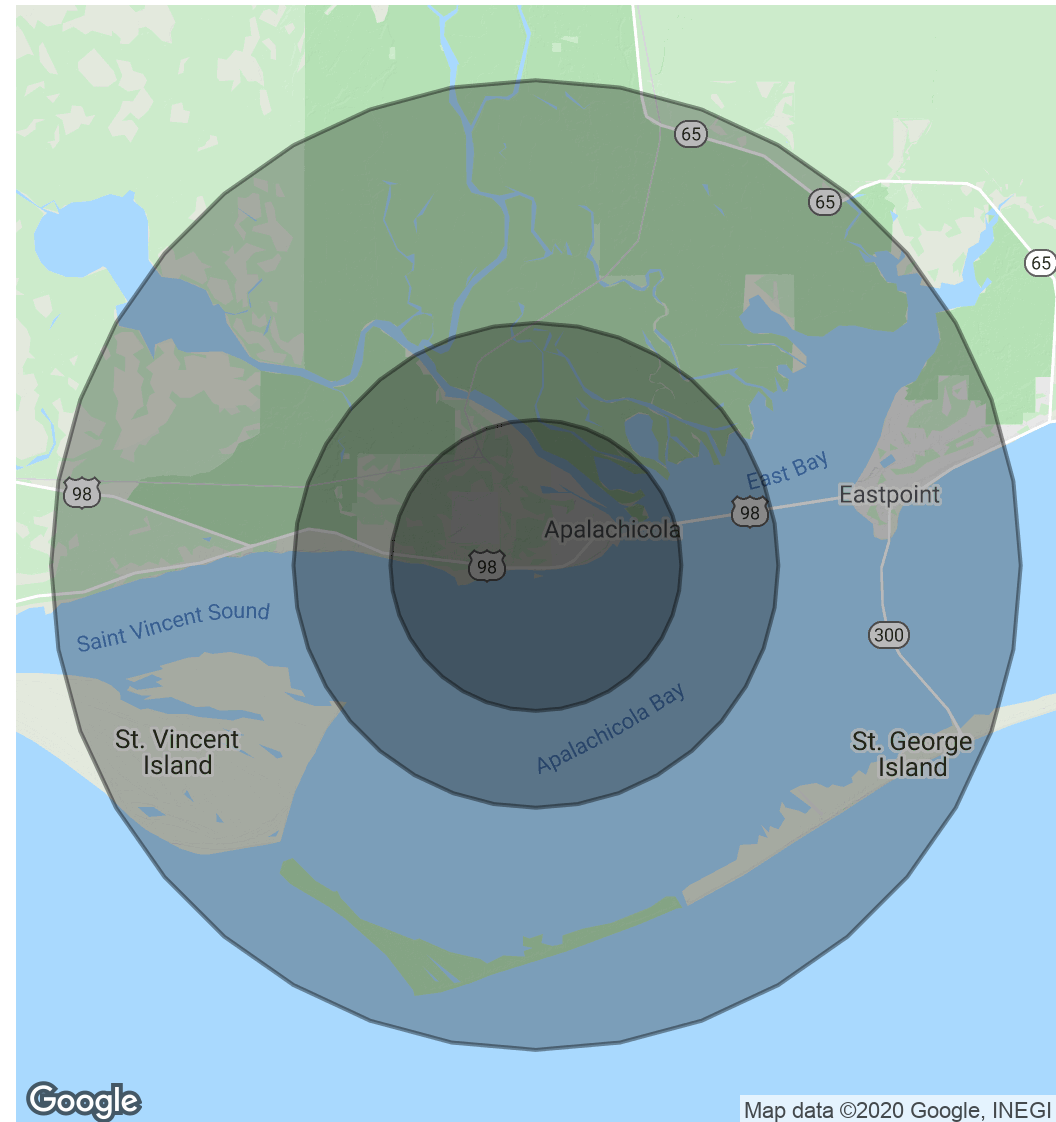


Demographics Map & Report

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	3,638	3,709	6,628
Average age	32.2	32.6	35.9
Average age (Male)	30.9	31.3	35.0
Average age (Female)	34.4	34.5	37.0

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	1,437	1,459	2,692
# of persons per HH	2.7	2.6	2.6
Average HH income	\$57,356	\$57,474	\$66,980
Average house value	\$126,235	\$126,591	\$177,136

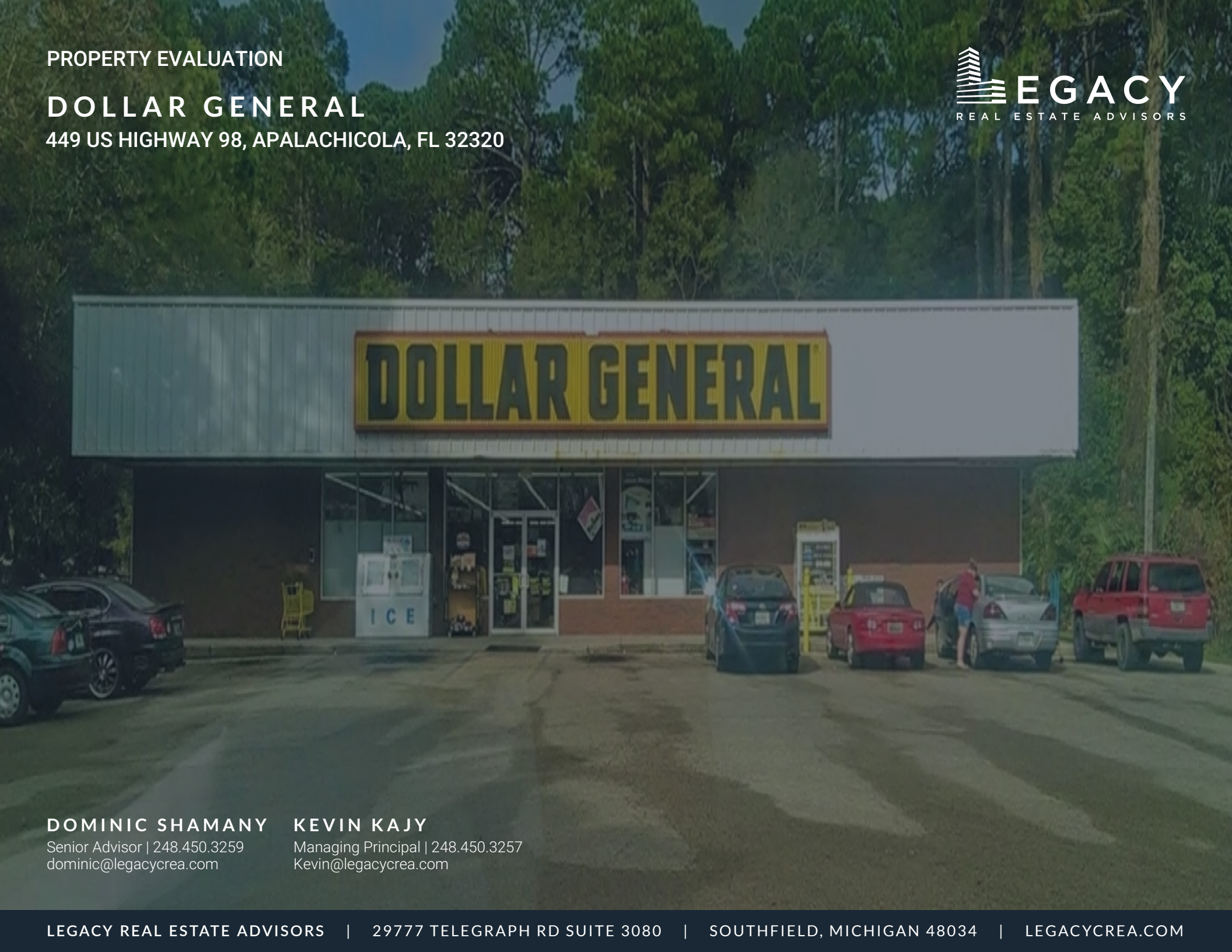
* Demographic data derived from 2010 US Census



PROPERTY EVALUATION

DOLLAR GENERAL

449 US HIGHWAY 98, APALACHICOLA, FL 32320



DOMINIC SHAMANY

Senior Advisor | 248.450.3259
dominic@legacycrea.com

KEVIN KAJY

Managing Principal | 248.450.3257
Kevin@legacycrea.com