



FAMILY DOLLAR - COLUMBUS, GA (PART OF PORTFOLIO SALE)

1647 S LUMPKIN ROAD, COLUMBUS, GA 31903

Presented by:

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OFFERING
MEMORANDUM

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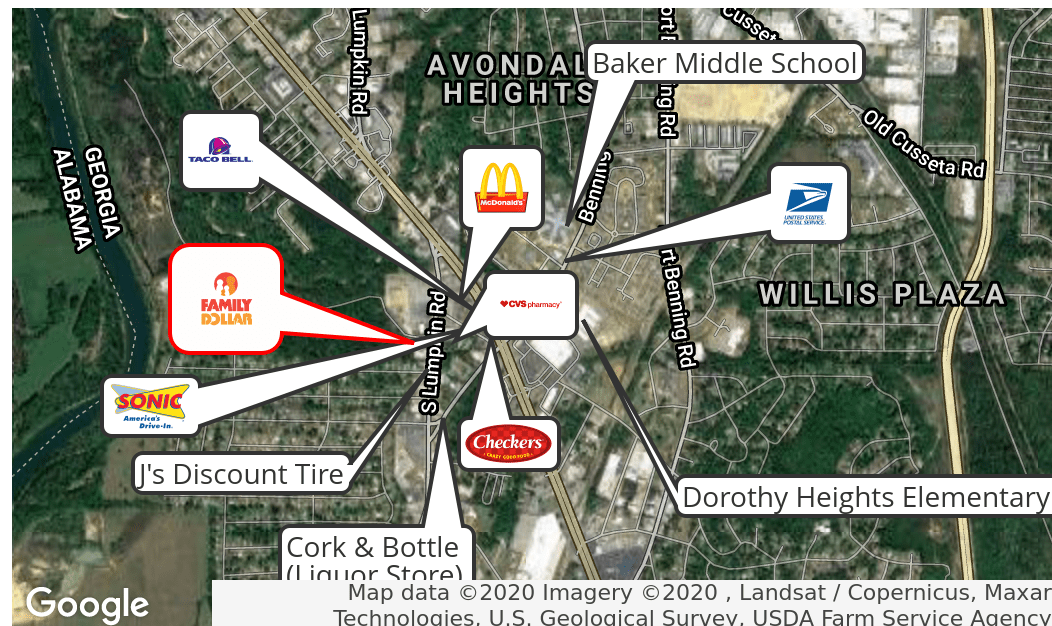
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PROPERTY INFORMATION

SECTION 1



OFFERING SUMMARY

Sale Price:	\$1,163,282
Building Size:	10,400 SF
Lot Size:	1 Acres
Price / SF:	\$111.85
Cap Rate:	7.33%
NOI:	\$85,273.04
Year Built:	2003
Renovated:	2012

PROPERTY OVERVIEW

Excellent Family Dollar store with close proximity to U.S. Highway 280, residential areas, school districts, and other everyday businesses such as post offices, banks, and auto-repair shops. The subject property makes up one of three properties being offered for sale as part of a portfolio. This store was built in 2003 and renovated in 2012. Tenant has occupied premises since 2003 completion date and has shown a strong commitment to location ever since.

PROPERTY HIGHLIGHTS

- ONE OF THREE PROPERTIES CONTAINED IN PORTFOLIO SALE - COVID RESISTANT OPPORTUNITY
- Net Lease Structure with Minimal Landlord Responsibilities
- Essential Business - Covid Resistant Retailer
- Commitment to Location with Family Dollar Having Occupied Location Since 2003 (17 years)
- Renovated in 2012 to add 2,400 square feet of retail space to Increase Store Area From 8,000 SF to Current Square Footage of 10,400
- Walking Distance From Residential Communities
- Strategically Located on Heavily Trafficked US Highway 280 (35,700 AADT)



PROPERTY DESCRIPTION

The subject property makes up one of three properties being offered for sale as part of a portfolio. This store was built in 2003 and renovated in 2012 in order to add an additional 2,400SF of retail space to the premises. Tenant has occupied premises since 2003 completion date and has shown a strong commitment to location ever since.

LOCATION DESCRIPTION

The subject property is located directly off of highly trafficked US. Highway 280 and just minutes south from the heart of Columbus, Georgia. Columbus has a population of 195,769 residents, with +300,000 in the Columbus metropolitan area. The subject property is in close proximity to United States Army post Fort Benning which supports more than 120,000 active-duty military, family members, reserve component soldiers, retirees and civilian employees on a daily basis. The city of Columbus is home to Columbus State University and the headquarters of major publicly traded companies such as Aflac Insurance, Synovus Financial, and Total System Services, Inc. Columbus has a number of municipal centers for Arts and Sciences such as the RiverCenter for the Performing Arts, National Infantry Museum, Coca-Cola Space Science Center, and the Columbus Museum. Columbus is experiencing high growth and the surrounding area has experienced twice the average growth rate for the state of Georgia since 2010.



LOCATION INFORMATION

Building Name	Family Dollar - Columbus, GA (Part of Portfolio Sale)
Street Address	1647 S Lumpkin Road
City, State, Zip	Columbus, GA 31903
County	Muscogee

BUILDING INFORMATION

NOI	\$85,273.04
Cap Rate	7.33%
Year Built	2003
Year Last Renovated	2012
Free Standing	Yes

PROPERTY HIGHLIGHTS

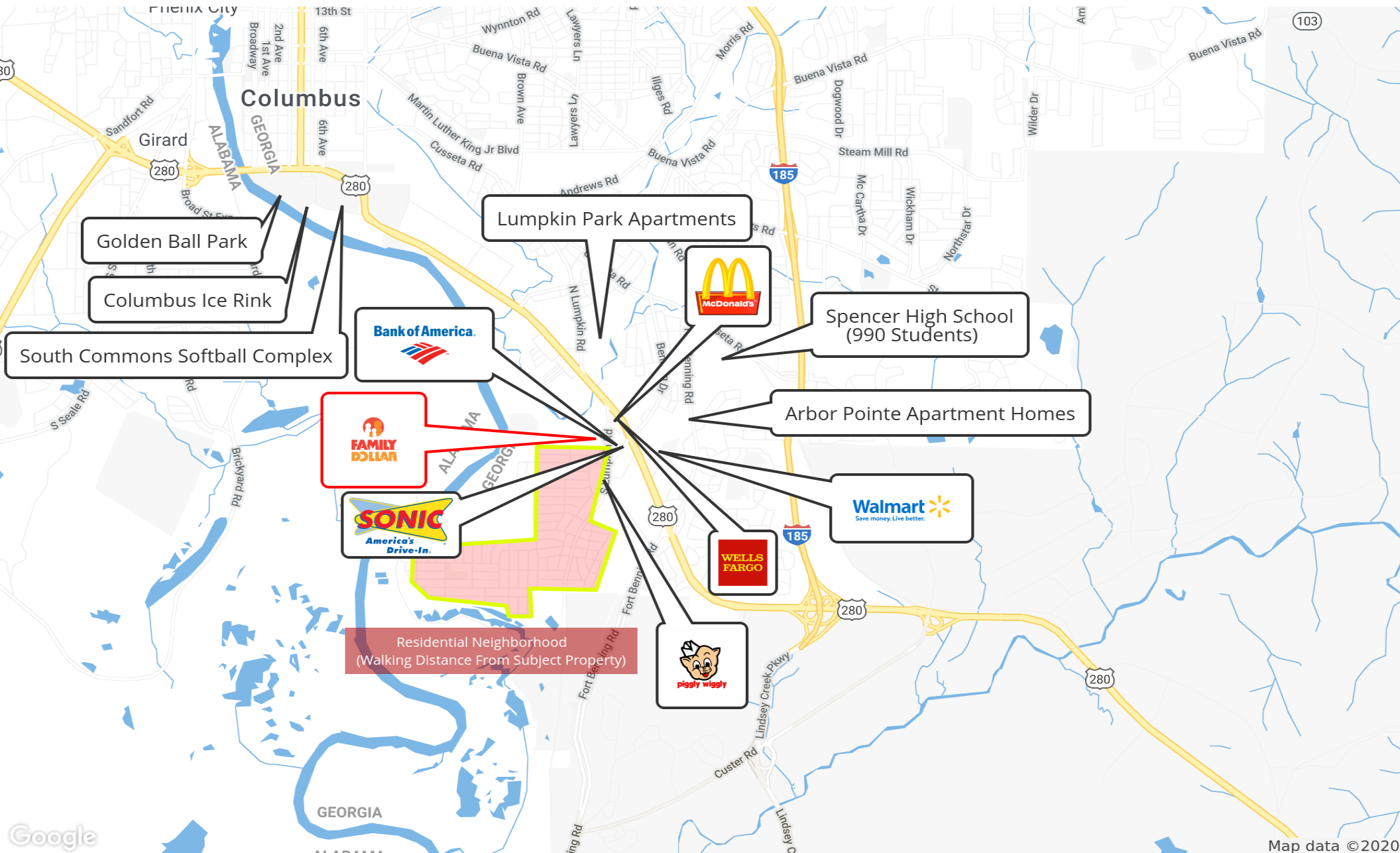
- * ONE OF THREE PROPERTIES CONTAINED IN PORTFOLIO SALE, COVID RESISTANT INVESTMENT OPPORTUNITY *
- Net Lease Structure with Minimal Landlord Responsibilities
- Essential Business - Covid Resistant Retailer
- Commitment to Location with Family Dollar Having Occupied Location Since 2003 (17 years)
- Renovated in 2012 in order to Increase Store Area to Current Square Footage of 10,400
- Walking Distance From Residential Communities
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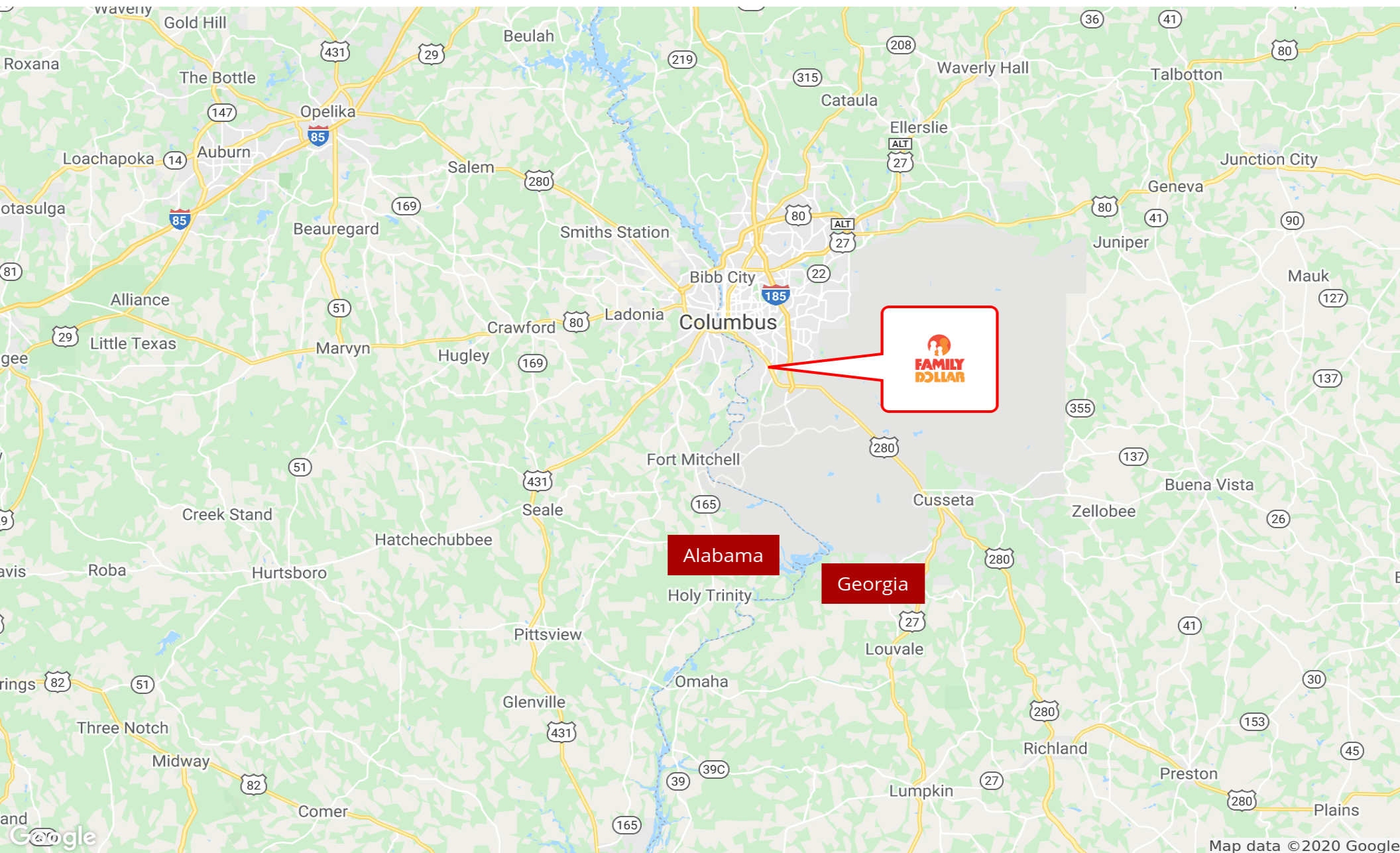


LOCATION INFORMATION

SECTION 2

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FINANCIAL ANALYSIS

SECTION 3

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INVESTMENT OVERVIEW

Price	\$1,163,282
Price per SF	\$111.85
CAP Rate	7.33%
Cash-on-Cash Return (yr 1)	10.28 %
Total Return (yr 1)	\$51,575
Debt Coverage Ratio	1.57

OPERATING DATA

Gross Scheduled Income	\$86,873.04
Other Income	\$10,945.4
Total Scheduled Income	\$97,818.44
Vacancy Cost	\$0
Gross Income	\$97,818.44
Operating Expenses	\$12,545.40
Net Operating Income	\$85,273.04
Pre-Tax Cash Flow	\$30,927

FINANCING DATA

Down Payment	\$300,782
Loan Amount	\$862,500
Debt Service	\$54,346
Debt Service Monthly	\$4,528
Principal Reduction (yr 1)	\$20,648

INCOME SUMMARY

Gross Rental Income	\$86,873
Insurance Reimbursement (any amount above base year premium of \$1600)	\$712
Tax Reimbursement (not to exceed 105% of previous year)	\$10,233
GROSS INCOME	\$97,818

EXPENSE SUMMARY

General Liability Insurance	\$2,312
Real Property Tax	\$10,233
GROSS EXPENSES	\$12,545
NET OPERATING INCOME	\$85,273

DEMOGRAPHICS

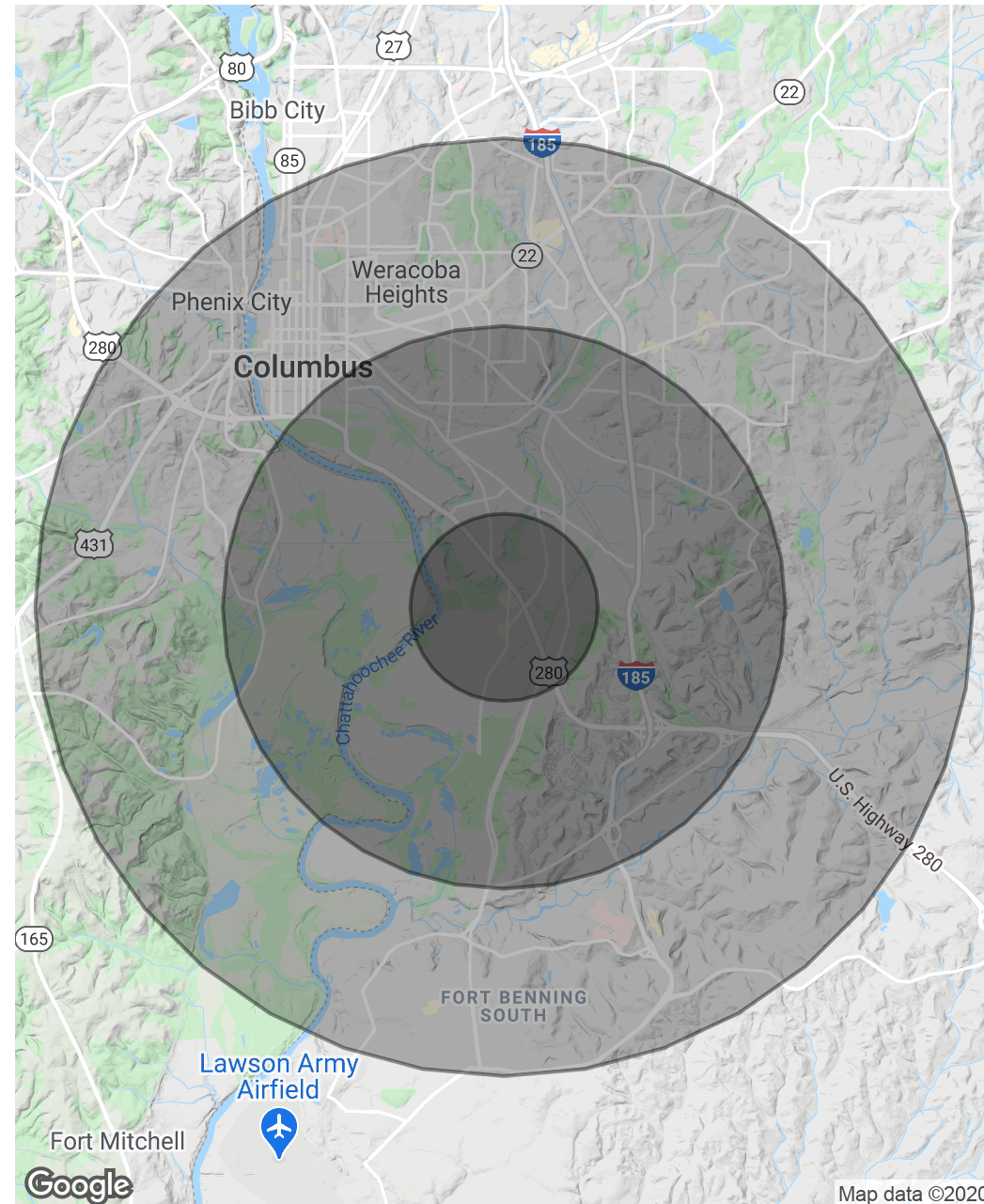
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,044	45,482	108,131
Average age	29.5	32.6	33.8
Average age (Male)	27.6	29.7	31.4
Average age (Female)	31.2	34.3	35.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,726	18,089	42,194
# of persons per HH	2.6	2.5	2.6
Average HH income	\$27,703	\$34,100	\$42,835
Average house value	\$115,537	\$110,183	\$144,856

* Demographic data derived from 2010 US Census



ADVISOR BIOS

SECTION 5

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QUINN STRAUCH

Retail Investment Sales Broker

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Direct: 970.331.2545

CO # FA100087191

PROFESSIONAL BACKGROUND

Quinn specializes in retail investment sales and brings a dynamic energy and unwavering discipline to each of his transactions. Quinn has extensive experience in the guest service industry and knows what it means to put the client's needs first. Quinn currently resides in Boulder, Colorado and enjoys a variety of outdoor activities such as skiing and white water kayaking. Having joined the firm at the ripe old age of 19, Quinn has an unmatched positivity and youthful vitality.

EDUCATION

University of Colorado, Boulder. Leeds School of Business

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KORY PRYOR

Managing Broker

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PROFESSIONAL BACKGROUND

Kory is the managing broker and founder of 23 Realty Advisors. Prior to starting 23 Realty Advisors, Kory worked as a commercial real estate attorney focusing on multifamily and retail development, acquisitions, dispositions, financing and operations, having worked on over \$25BN of transactional volume. Kory is a highly experienced commercial real estate broker that provides a thoughtful and hands on approach bringing an unparalleled level of transactional experience and knowledge to the table for his clients. Kory currently resides in Vail, Colorado where he spends his free time snowboarding, mountain biking and hiking with his dogs, Asha and Ted.

EDUCATION

University of Florida, Bachelor of Arts, Cum Laude
Emory University School of Law, Juris Doctor

MEMBERSHIPS

Real Property Law Association
Americian Apartment Owners Association
Mortgage Bankers Association
State of Georgia Bar Association

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