



FAMILY DOLLAR

2112 8th Ave • Huntington, WV 25703

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Broker of Record: Francis McGuire
McGuire Realty Company Inc., Lic # WV0019009

FAMILY DOLLAR
Huntington, WV
ACT ID ZAB0250187

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NET LEASED DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

Marcus & Millichap

EXECUTIVE SUMMARY

OFFERING SUMMARY

Price	\$1,037,970
Net Operating Income	\$82,000
Capitalization Rate – Current	7.9%
Price / SF	\$113.07
Rent / SF	\$8.93
Lease Type	NN
Gross Leasable Area	9,180 SF
Year Built / Renovated	2010
Lot Size	1.93 acre(s)

FINANCING

Loan Amount	\$778,478
Loan Type	Financed - New Loan
Loan to Value	75.00%
Down Payment	25% / \$259,493
Interest Rate / Amortization	4% / 25 Years
Annual Loan Payment	\$49,309
Net Cash Flow After Debt Service	12.60% / \$32,691
Cash on Cash Return	12.60%
Total Return	19.73% / \$51,198



MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES *
St Marys Medical Center	2,000
Cabell County Board-Education	1,600
Marshall Univ Graduate College	1,196
Heritage Center	998
Part Special Mtls Div - Bchwood	925
Gc Services Ltd Partnership	900
College Education & Human Svcs	750
City of Huntington	467
CSX	451
Marshall Medical Center Family	400
Herald-Dispatch The	395
Precision Castparts Corp	366

DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2020 Estimate Pop	14,453	46,493	68,771
2020 Estimate HH	5,636	20,159	29,612
Median HH Income	\$20,958	\$31,145	\$34,634
Per Capita Income	\$16,632	\$24,517	\$24,806
Average HH Income	\$38,922	\$55,282	\$56,725

* # of Employees based on 5 mile radius

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to exclusively offer for sale the Family Dollar located at 2112 8th Avenue in Huntington, West Virginia. This investment is being offered at \$1,037,970, which represents a 7.9 percent capitalization rate.

Family Dollar is operating under a double net lease agreement, leaving landlord responsibilities limited to roof, structure and parking lot replacement. The lease was recently extended for an additional five year and runs through July 30, 2025. There are three additional five-year renewal options, each with ten percent rental increases.

Huntington, West Virginia is home to Marshall University and located just one-half mile from the store. Built to suit for the tenant, this site is positioned on a corner lot along 8th Avenue, which benefits from 11,500 vehicles passing the store each day. In addition to the strong traffic counts and a built-in customer base from the Marshall University, there are 68,700 residents living within a 5-mile radius.

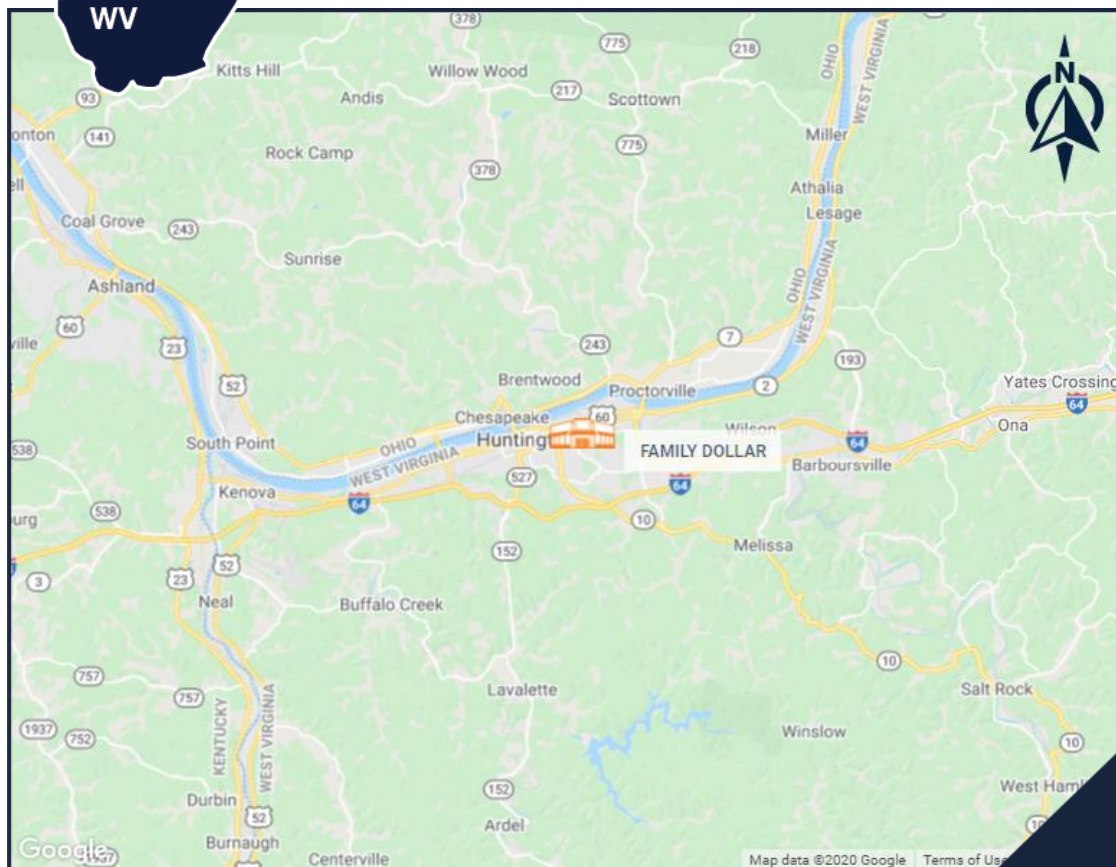
INVESTMENT HIGHLIGHTS

- Recent 5-year lease renewal
- Three renewal options with increases
- Favorable NN lease structure
- One half mile from Marshall University
- 11,500 VPD and 68,700 residents within 5 miles
- Recession and E-Commerce resistant tenant





2112 8th Ave, Huntington, WV 25703



- Recent lease extension showing continued commitment to this location
- 2010 built to suit prototype store
- Landlord responsibilities are limited to roof, structure and parking lot replacement.
- 68k residents within 5-mile radius
- BBB- credit rating by Standard & Poor's
- Recession proof and E-commerce insulated business model
- One half miles to Marshall University which is home to over 13,200 students
- Traffic counts exceeding 11,500 VPD along 8th Avenue and 16,400 VOD along 20th Street
- Huntington is home to the second busiest inland port in the country
- Tri-State MSA benefits from coal and steel industries, commerce, education, tourism, transportation and much more.



CLOSE PROXIMITY TO:



Downtown



Schools

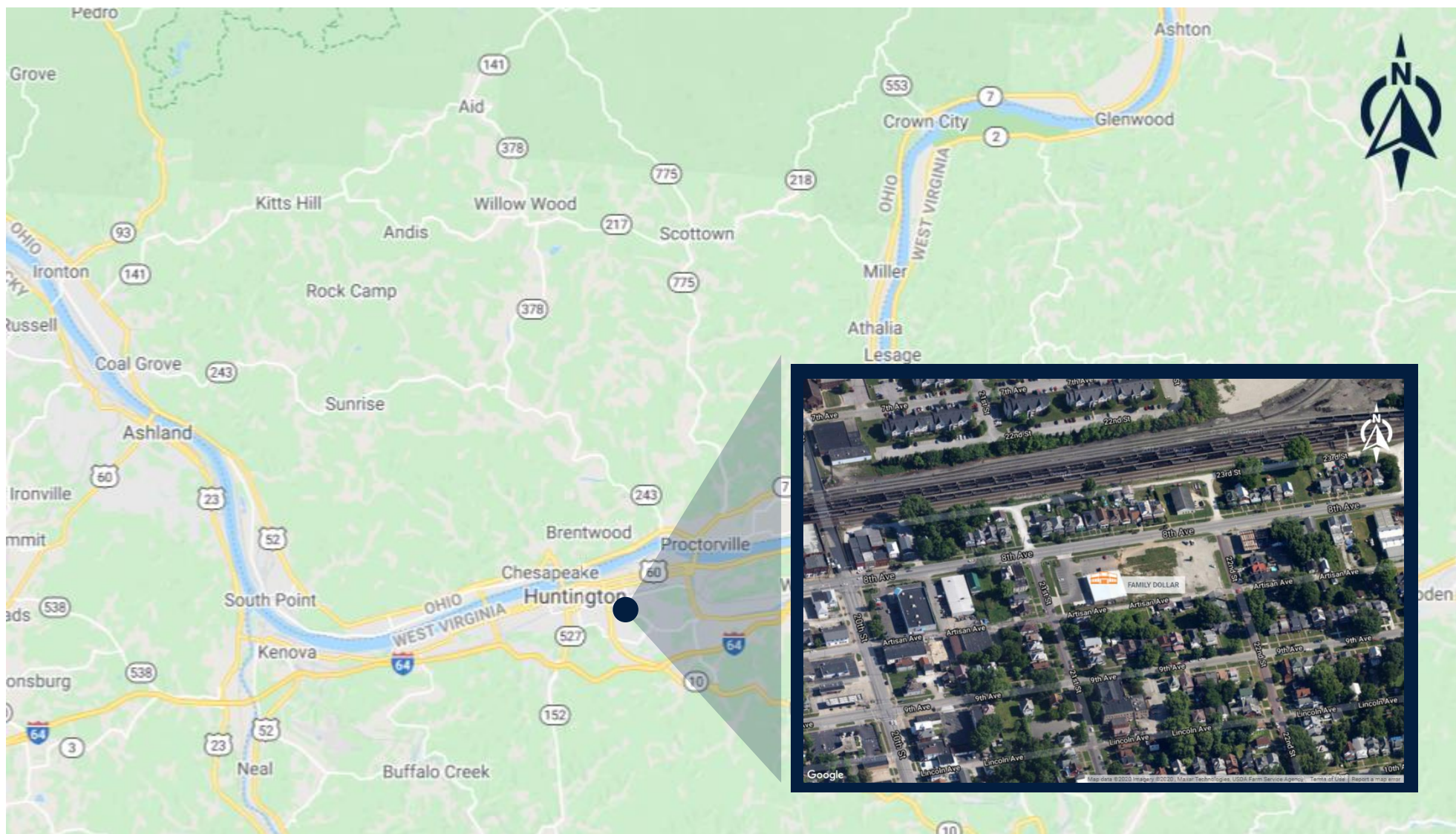


Port



Shopping Center

2112 8th Ave, Huntington, WV 25703



PROPERTY SUMMARY

THE OFFERING	
Property	Family Dollar
Property Address	2101 8th Ave Huntington, West Virginia 25703
Price	\$1,037,970
Capitalization Rate	7.90%
Price/SF	\$113.07

PROPERTY DESCRIPTION	
Year Built / Renovated	2010
Gross Leasable Area	9,180 SF
Zoning	Commercial
Type of Ownership	Fee Simple
Lot Size	1.93 Acres

LEASE SUMMARY	
Property Subtype	Net Leased Discount
Tenant	Family Dollar
Rent Increases	In option
Guarantor	Corporate Guarantee
Lease Type	NN
Lease Commencement	8/1/2010
Lease Expiration	7/30/2025
Lease Term	15
Term Remaining on Lease (Years)	4.8
Renewal Options	Three, five year
Landlord Responsibility	Roof/structure/parking lot
Tenant Responsibility	Landscaping/Taxes/Insurance
Right of First Refusal/Offer	No

ANNUALIZED OPERATING INFORMATION

INCOME	
Net Operating Income	\$82,000

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$82,000	\$6,833	\$8.93	7.90%
Option 1	\$90,200	\$7,517	\$9.83	8.69%
Option 2	\$99,220	\$8,268	\$10.81	9.56%
Option 3	\$109,142	\$9,095	\$11.89	10.51%

