



FAMILY DOLLAR INVESTMENT, WEST PLAINS, MISSOURI
7.75% CAP



Exclusive Listing:
Tony Gagliano 636-359-2537

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EXCLUSIVE LISTING:

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1308 Porter Wagoner Blvd, West Plains, MO

PRICE: \$1,393,000 | 7.75%CAP | RENT: \$108,015**PROPERTY DESCRIPTION**

Property	Family Dollar
Property Address	1308 Porter Wagoner Blvd.
City, State, ZIP	West Plains, Missouri 65775
Building Size (SF)	8,320
Lot Size (Acres)	1.0+/-

THE OFFERING

Net Operating Income	\$108,015
CAP Rate	7.75%
Purchase Price	\$1,393,000

LEASE SUMMARY

Property Name	Family Dollar
Property Type	Net Leased Restaurant
Tenant / Guarantor	Family Dollar Stores, Inc.
Lease Term	10 Years
Rent Commencement	May 2012
Lease Expiration	June 30 2023
Lease Term Remaining	5+ Years
Lease Type	Triple Net (NNN)
Roof & Structure	Landlord Responsible
Rental Increases	10% Every Five Years, Starting in Year 11
Options to Renew	Five (5), Five (5) Year
Rental Increases in Options	10% Every Five Years

HIGHLIGHTS

- **Strategically Located Property | Positioned along the main corridor**
- **Metal Roof**
- **Five (5), Five (5)-Year Option Periods**
- **Corporate Tenant; Corporate Guarantee**



INVESTMENT SUMMARY

Core Real Estate Group, LLC is pleased to present the exclusive listing for Family Dollar located at 1308 Porter Wagoner Blvd, Missouri. The property made up of a 8,320+/-square feet building and is situated on approximately 1 +/- acres of land. This Family Dollar Property is subject to a 10-year triple-net (NNN) lease. The lease commenced in 2013 and the current annual rent is \$108,015. The 10% rental increases will commence through the five, five-year tenant renewal options.

TENANT SUMMARY

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation’s fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the while family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items for \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.



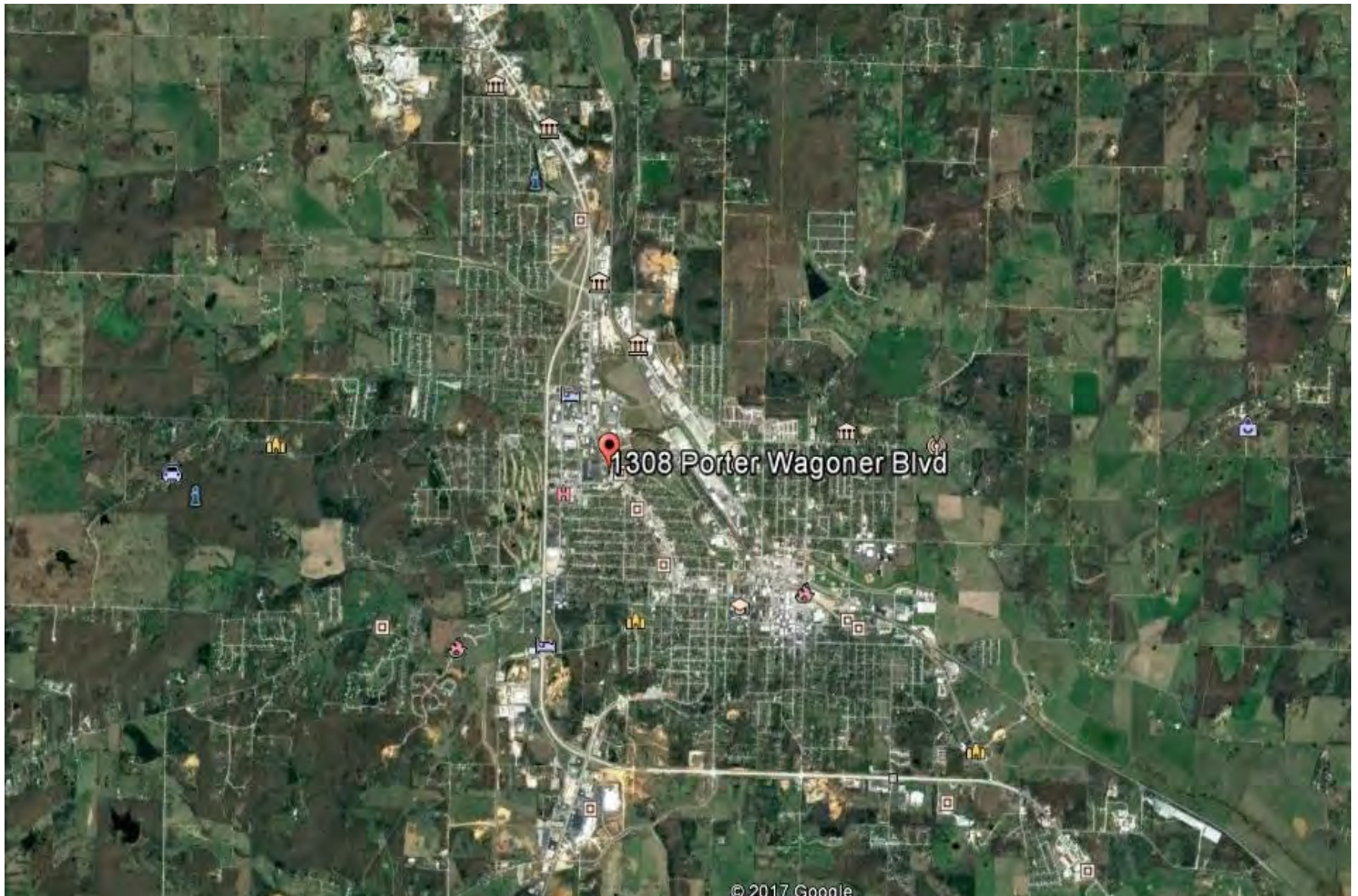
ANNUALIZED OPERATING DATA			
Current Annual Rent		\$112,812	
Base Term Rental Escalations		10% Every Five Years, Starting Option 1	
RENT SCHEDULE			
Lease Year		Annual Rent	Monthly Rent
Year 1-10		\$108,015	\$9,001.25
OPTION	1	\$118,816.80	\$9,891.54
OPTION	2	\$130,698.48	\$10,891.54
OPTION	3	\$143,768.28	\$11,980.60
OPTION	4	\$158,145.12	\$13,178.76
OPTION	5	\$173,959.56	\$14,496.63



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Every Day







Demographics

1 Miles 3 Miles 5 Miles

2021 Projection	3,744	13,737	17,189
2017 Population	3,713	12,407	15,701

INCOME

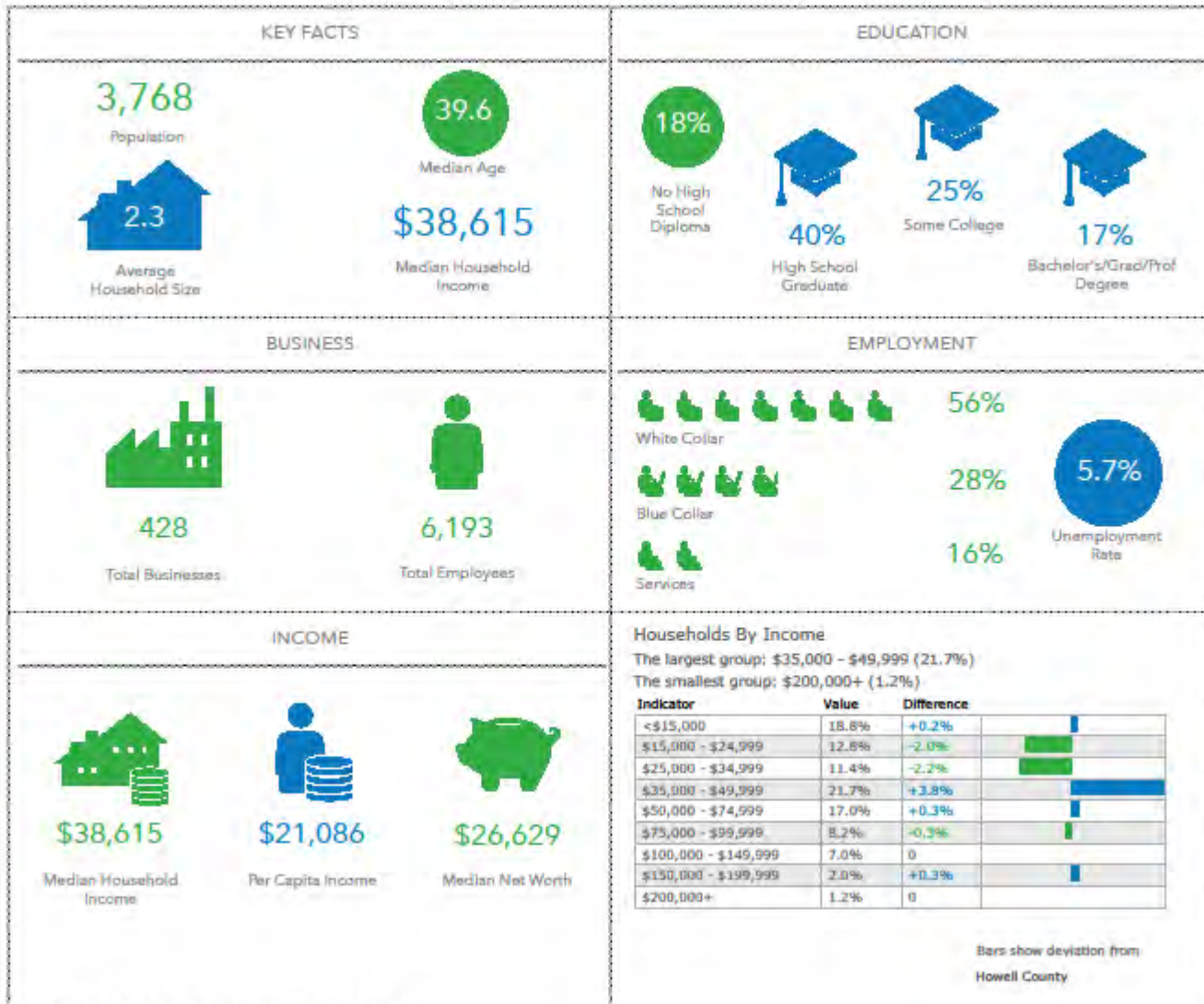
Average	\$50,395	\$49,623	\$50,789
Median	\$38,615	\$37,153	\$37,811

HOUSEHOLDS

2017	1,539	5,728	7,093
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RACE & ETHNICITY

White	93.7%	94.2%	94.6%
African American	1.7%	1.1%	0.09%
Hispanic	2.8%	2.6%	2.3%
Other	1.8%	2.1%	5.9%



<https://bao.arcgis.com/esriBAO/index.html?portal=ccim.maps.arcgis.com#>

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