

Avery Postal Group & NNN
17905 SE 16th Street, Suite A
Bellevue, Washington 98683
(425) 985-0255
(425) 224-1615 Fax

Dollar General
1615 Baltimore Street
Adair County Seat
Kirksville, Missouri 63501

Asking Price: \$1,529,740.00/5.75% Cap Rate

N.O.I. \$87,845.00 (\$90,120.00 gross rent - \$2,275.00 or .25 cents per net foot maintenance reserve.

Corporate Guaranteed Lease Term: 10/1/20 – 9/30/30
Five Year Option: 10/1/30 – 9/30/35: \$109,044.00
Five Year Option: 10/1/35-9/30/40: \$119,952.00
Five Year Option: 10/1/40-9/30/45: \$131,952.00

Year Occupied: 2010

Lease Type: NN

Taxes: Tenant

Insurance: Tenant

Maintenance: Tenant

Parking Lot: Tenant Allowance

Roof & Structure: Landlord

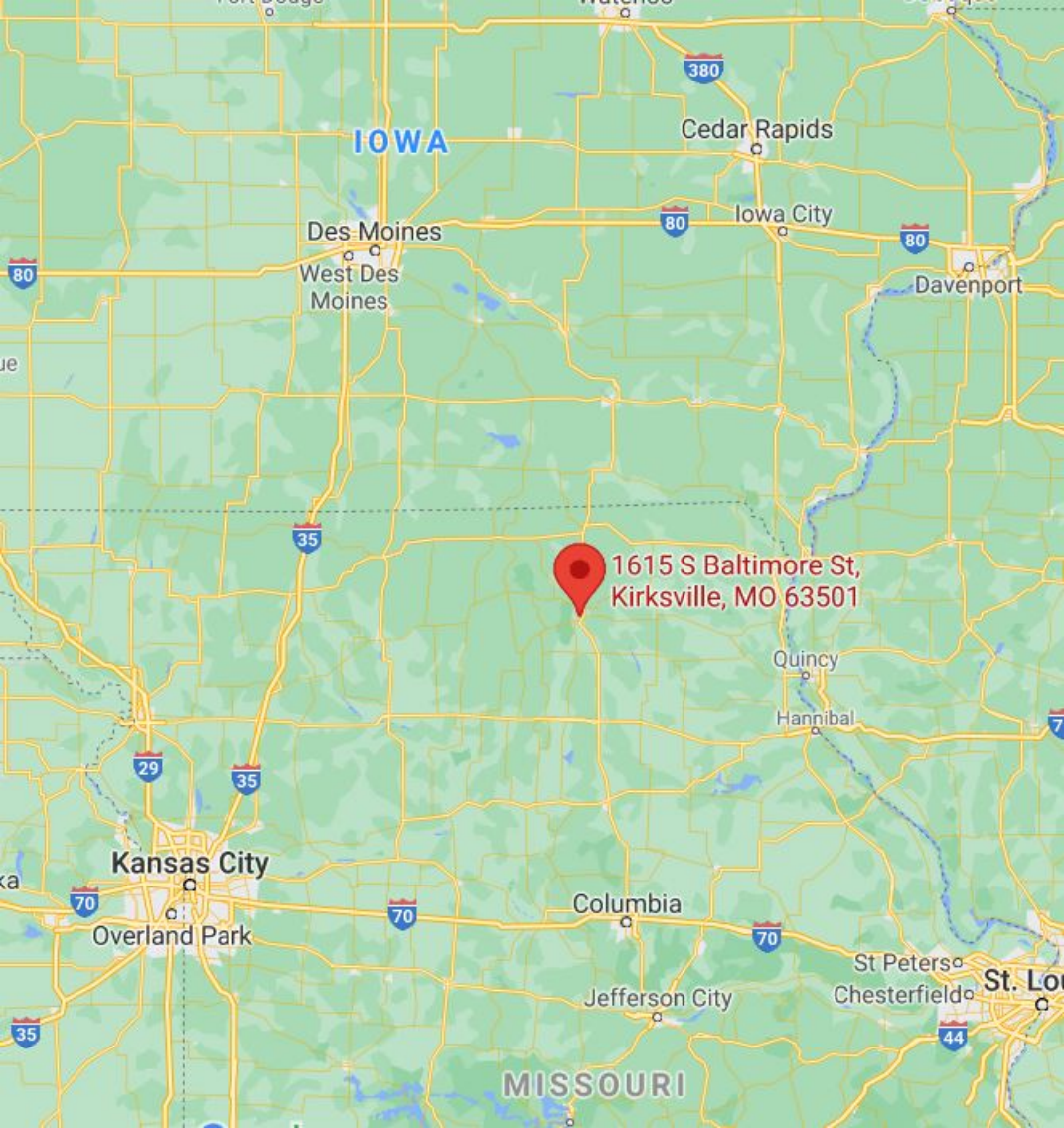
Contact Rhett Agnew via Email: Rhett@rhettagnew.com

The information herein has been obtained from sources believed to be reliable. While Avery Postal Group & NNN does not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

DOLLAR
GENERAL

DOLLAR GENERAL





IOWA

Cedar Rapids

Des Moines

Iowa City

West Des Moines

Davenport

1615 S Baltimore St,
Kirksville, MO 63501

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Kansas City

Columbia

Overland Park

Jefferson City

St. Peter

Chesterfield

St. Louis

MISSOURI