

Presented by: **RealtyNet Advisors**

801.812.1031

info@realtynetadvisors.com

PROPERTY INFORMATION

Address	9776 E 11th St Tulsa , OK 74128
Purchase Price	\$1,042,975
Total Square Feet	9,180
Price / SqFt	\$113.61
Cash on Cash Return	7.500 %
Lease Guarantor	Family Dollar
Lot Size	0.85 acres
Percentage Rent	N/A
Minimum Investment	\$50,000
Year Built	2008

TENANT PROFILE

Tenant	Family Dollar
Net Worth / Credit Rating	1.17 Bil./ NA
Ticker Symbol	FDO
Tenant Website	www.familydollar.com

Family Dollar, Inc. (NYSE: FDO) is one of the fastest growing retailers in the United States. In 2007, the company operates over 6,300 stores in 44 states, generating annual revenue in excess of \$6 billion.

DEMOGRAPHIC INFORMATION

Population	384,037
Average Household Income	\$50,266

Located in northeast Oklahoma. Tulsa is the second largest city. Tulsa has its economic base in oil, aviation, and telecommunications. It is the home of Oral Roberts University and the University of Tulsa. Forbes ranked Tulsa 2nd as Best City of Economic Growth.



PROPERTY DESCRIPTION

Newly constructed 9,180-sf Family Dollar Store.

LEASE INFORMATION

Rent Commencement	2008-09-01
Lease Expiration	12/31/2018
Lessor Responsibility	Roof & Structure, and parking lot repairs over \$1000 per year
Tenant Responsibility	RE Taxes & Insurance (reimbursed), Utilities, general maintenance & HVAC
Lease Term	10 years
Annual Rent	\$78,223
Rent Escalation	10% in each option period
Lease Type	NN
Lease Renewal Options	(5) 5-year options

RENT PAYMENT SCHEDULE

Year	Rent	Annual ROI
1-10	\$78,223	7.50%
11-15*	\$86,045	8.25%
16-20*	\$94,649	9.07%
21-25*	\$104,115	9.98%
26-30*	\$114,526	10.98%
31-35*	\$125,978	12.08%

* Assuming client exercises this option

Average Term Rent	\$97,413
Average Term Cap Rate	9.34%

