

Presented by: **RealtyNet Advisors**

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PROPERTY INFORMATION

Address	1532 North State Highway 59 Bowie, TX 76230
Purchase Price	\$1,714,285
Total Square Feet	39,809
Price / SqFt	\$43.06
Cash on Cash Return	7.000 %
Lease Guarantor	Tractor Supply Company
Lot Size	3.11 acres
Percentage Rent	N/A
Minimum Investment	\$25,000
Year Built	2008

TENANT PROFILE

Tenant	Tractor Supply Company
Net Worth / Credit Rating	\$565MM/ BBB+
Ticker Symbol	TSCO
Tenant Website	http://www.tractorsupply.com

Tractor Supply Company is the largest operator of retail farm and ranch stores in the United States with over 764 stores in 43 states, focused on supplying the lifestyle needs of recreational farmers and ranchers. The Company also serves the maintenance needs of those who enjoy the rural lifestyle, as well as tradesmen and small businesses. Stores are located in towns outlying to major metropolitan markets and in rural communities.

DEMOGRAPHIC INFORMATION

Population	9,708
Average Household Income	\$46,284

This property is located in Bowie, TX, the largest city in Montague County. Bowie is located an hour northwest of Fort Worth.



PROPERTY DESCRIPTION

This concrete wall building (originally constructed in 1979) was completely renovated inside and out by Tractor Supply in 2008, including a new 20 year roof.

LEASE INFORMATION

Rent Commencement	2008-07-01
Lease Expiration	June 30, 2018
Lessor Responsibility	Roof and Structure
Tenant Responsibility	Taxes, Insurance (reimbursement), General Maintenance, all utilities and parking lot striping.
Lease Term	10 years
Annual Rent	\$120,000
Rent Escalation	10% in year 6 and in each extension option
Lease Type	NN
Lease Renewal Options	(4) 5-year extensions

RENT PAYMENT SCHEDULE

Year	Rent	Annual ROI
1-5	\$120,000.00	7.00%
6-10	\$132,000.00	7.70%
11-15*	\$145,200.00	8.47%
16-20*	\$159,720.00	9.32%
21-25*	\$175,792.00	10.25%
26-30*	\$193,260.00	11.27%

* Assuming client exercises this option

Average Term Rent	\$154,328.66
Average Term Cap Rate	9.00%

