



DESCRIPTION

Family Dollar is one of the fastest growing discount store chains in the U.S. Family Dollar provides customers with good values on basic merchandise for the family and home in a small-box, neighborhood format. The merchandise is sold at everyday low prices in a no frills, convenient, self-service environment. Most merchandise is priced under \$10 dollars. During the 2011 fiscal year Family Dollar's gross sales exceeded \$8.5 billion dollars while carrying minimal long-term corporate debt.



SALT LAKE CITY, UTAH

Salt Lake City is Utah's capital and gateway to the state's renowned ski resorts, scenic national parks and recreational areas and was the host city for the 2002 Winter Olympic Games. The Salt Lake City MSA has a population of more than 1,140,000 residents. Salt Lake combines the amenities of a large metro area with year-round outdoor recreation opportunities within minutes in every direction. An attractive, safe, and growing city, Salt Lake offers unequalled views, a thriving economy, exciting nightlife, remarkable history, and the warm hospitality of a small western town. Salt Lake City is also home to the Utah Jazz and many nearby ski resorts.

TENANT/LANDLORD RESPONSIBILITIES

Tenant reimburses landlord for RE taxes, insurance and maintains existing landscaping including mowing, removal of trash and debris, restriping the parking area and repairing parking area lights.

Landlord maintains and keeps in good repair all exterior portions of the building including roof, exterior walls, canopy, gutters, downspouts and structural portions. 20-year transferable roof warranty in place.



PROPERTY INFORMATION

TENANT	Family Dollar
LOCATION	500 North 900 West Salt Lake City, Utah
PROPERTY TYPE	Single-tenant, freestanding, retail
DATE BUILT	December 2012
BUILDING / LOT SIZE	8,320 / .81 acres
PURCHASE PRICE	\$1,900,000

LEASE INFORMATION

LEASE GUARANTOR	Family Dollar Corporation
LEASE TYPE	NNN-lease
LEASE TERM	Ten-year base term
RENEWAL OPTIONS	Six 5-year renewal options

	ANNUAL RENT	CAP RATE
YEARS 1-10	\$138,000	7.25%
OPTION 1	\$151,800	7.99%
OPTION 2	\$166,980	8.78%
OPTION 3	\$183,678	9.67%
OPTION 4	\$202,045	10.63%
OPTION 5	\$222,250	11.69%
OPTION 6	\$244,475	12.86%

CONTACT INFORMATION

ROCKWELL DEBT-FREE PROPERTIES
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