



DESCRIPTION

Family Dollar is one of the fastest growing discount store chains in the United States. 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.

TWIN FALLS, ID

Twin Falls is a beautiful, rapidly growing community located in scenic Southern Idaho. It is the county seat and largest city of Twin Falls County and Idaho's Magic Valley region. As the largest city in a 100-mile radius, Twin Falls serves as a regional commercial center for both south-central Idaho and northeastern Nevada.

Twin Falls is the principal city of the Twin Falls, Idaho Micropolitan Statistical Area, which officially includes Jerome and Twin Falls Counties. According to the 2010 U.S. Census Bureau Report the Twin Falls MSA has a population of approximately 100,000 people. This represents an increase in population from the 2000 Census of over 20 percent.



ABOUT TENANTS-IN-COMMON

Tenants-in-Common or TIC ownership allows multiple buyers to purchase an undivided percentage of a single piece of property. Each buyer receives his own deed to the property and benefits from all of the income, tax shelters and appreciation it provides. All Rockwell TIC properties have the following characteristics:

- \$50,000 minimum purchase amount
- Property is offered debt-free
- Strong national companies as tenants
- Long-term, corporate-guaranteed lease
- No closing costs
- Satisfies IRS requirements for 1031 exchanges



PROPERTY INFORMATION

TENANT	Family Dollar
LOCATION	950 South Washington St. Twin Falls, Idaho
PROPERTY TYPE	Single-tenant, freestanding, retail
DATE BUILT	August 2011
TOTAL SQUARE FEET	8,000 sq. ft.
PURCHASE PRICE	\$1,114,000

LEASE INFORMATION

LEASE GUARANTOR	Family Dollar Corporation
LEASE TYPE	NNN-lease
LEASE TERM	Ten-year base term 5 – Five-year renewal options 10% increase w/each option

	TOTAL ANNUAL RENT	CAP RATE
YEARS 1-10	\$78,000	7.00%
OPTION 1	\$85,800	7.70%
OPTION 2	\$94,380	8.47%
OPTION 3	\$103,818	9.32%
OPTION 4	\$114,199	10.25%
OPTION 5	\$125,619	11.27%

CONTACT INFORMATION

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