

New Tractor Supply Redevelopment

1462 SW 4th Ave
Ontario, OR

Vacant shopping center currently being redeveloped



Representative Photo Only

Contact

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Features

- Purchase Price: \$2,246,000
- CAP Rate: 6.50%
- Tractor Supply Co. is the largest operator of rural lifestyle retail stores in the U.S. The company operates over 1,400 retail stores in 49 states, employs more than 21,000 team members and is headquartered in Brentwood, TN.
- Tractor Supply was founded in 1938, and currently is a leading edge retailer with annual revenues of approximately \$5.7 billion
- 25,750 net rentable, 15,000 SF of outdoor storage area
- Four 5 year option periods with \$10,000 increase each option period
- 10-year NN lease, Landlord responsible for roof, structure
- Lease commencing October 2015
- New roof and parking lot overlay

New Tractor Supply

Proposed Site Plan Only
Shopping center is vacant and under redevelopment



FINANCIAL SUMMARY

Scheduled Annual Rent	\$152,000
Less 2% Reserves (roof & structural)	\$3,000
Management 2%	\$3,000
NOI	\$146,000
Cap Rate	6.50%
Purchase Price	\$2,246,000

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Site Plan



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