EXCLUSIVE RETAIL OFFERING

Marcus & Millichap

VERIZON WIRELESS 15858 FORT CAMPBELL BLVD OAK GROVE, KY 42262

SUMMARY	
YEAR 1	YEAR 2
\$562,500	
25% / \$140,625	
\$421,875	
Proposed New	
5.38% / 20 Years	
3,942	
\$142.69	
100.0%	
2010	
0.09 acre(s)	
7.31%	7.31%
\$41,100	\$41,100
\$6,632	\$6,632
13.31% / \$18,719	13.78% / \$19,385
	\$562,500 25% / \$140,625 \$421,875 Proposed New 5.38% / 20 Years 3,942 \$142.69 100.0% 2010 0.09 acre(s) 7.31% \$41,100 \$6,632



INVESTMENT HIGHLIGHTS

- Recently Renovated Showroom
- Captured Sales Market Due to Fort Campbell
- Credible Tenant
- Tremendous Visibility
- Located on Main Retail Corridor in Oak Grove

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	REVENUE	
	YEAR 1	YEAR 2
Base Rental Revenue	\$41,100	\$41,100
Reimbursement Income	\$4,350	\$4,350
Miscellaneous Income		
Potential Gross Revenue	\$45,450	\$45,450
General Vacancy		
Effective Gross Revenue	\$45,450	\$45,450

EXPEN	NSES	
CAM	\$180	\$180
Insurance	\$2,010	\$2,010
Real Estate Taxes	\$2,160	\$2,160
Management Fee		
Miscellaneous Expenses		
Total Expenses	\$4,350	\$4,350

ME	
1,100	\$41,100

MAJOR TENANTS

Verizon Wireless

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