

SINGLE TENANT NET LEASE

115 W. McArthur St.

Corunna, Michigan

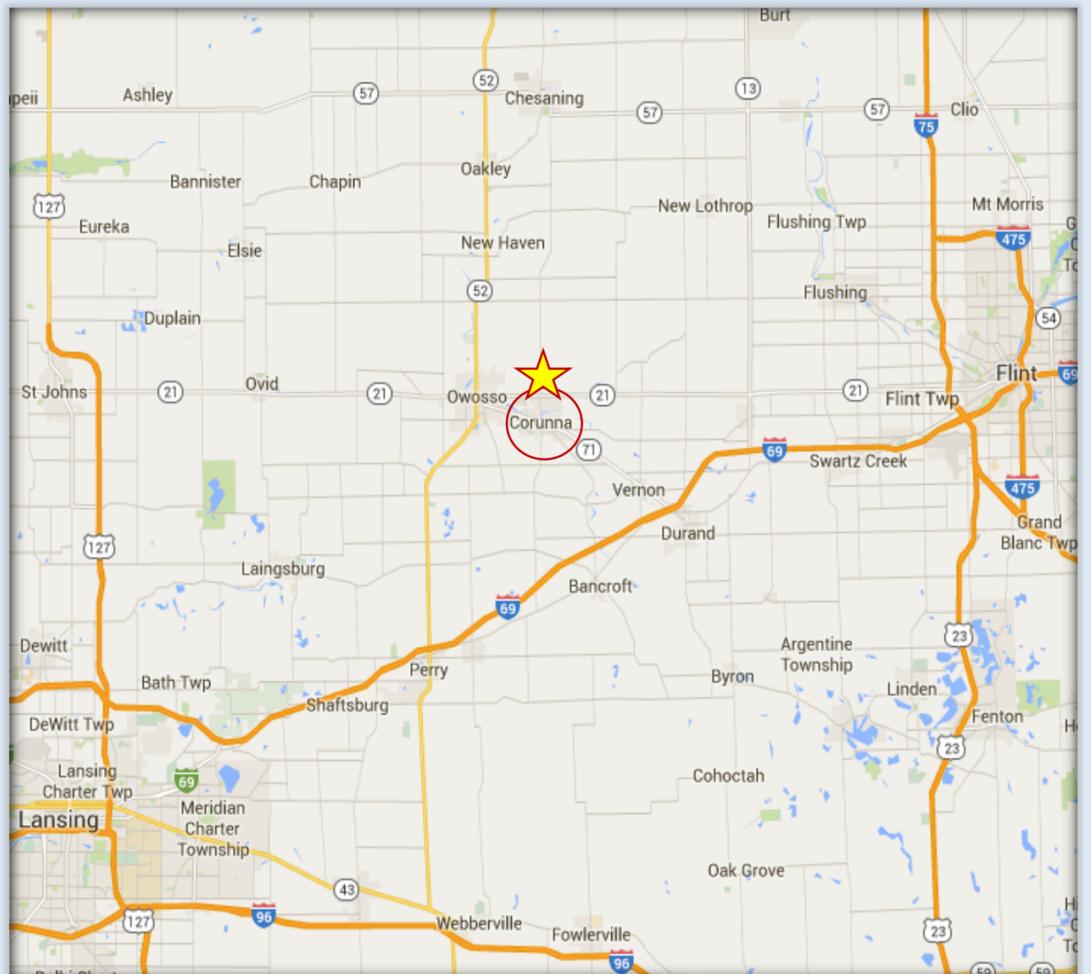


SALE TERMS

- Sale Price: \$565,000

PROPERTY HIGHLIGHTS

- Great Investment Opportunity
- National Brand
- Taxes \$13,345.96 (2016)



Contact

Jake Adams

Associate / Retail Advisor

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www.woodworthcommercial.com



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Price:		\$565,000
Cap Rate:		7.39%
Rent Schedule:	<u>NOI</u>	<u>Escalation Date:</u>
	\$38,320	October 1 2016 (Year 3)
	\$41,760	October 1 2017 (Year 4)
	\$41,760	October 1 2018 (Year 5)
	\$45,240	January 1 2019 (Option 1)
	\$48,720	January 1 2024 (Option 2)
	\$52,200	January 1 2029 (Option 3)
Rent Commencement Date:		October 1 st 2013
Lease Expiration Date:		December 31 st 2018
Renewal Options:		Three (3) 5-Year Options
Rental Escalations:		1% years 2&3 1% years 4&5
Tenant:		Save-A-Lot (Franchisee 15 locations)
Year Built:		1972
Lease Type:		NNN – No Landlord Responsibilities
Building Size:		14,000sf

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