

109 & 201 CE Colston Avenue Marietta, Oklahoma

Purchase Price	\$1,730,000.00		
RENTS			
Dollar General	Building size	7,821 SF	Term Ends 5/31/2023
Base Rent	\$27,600.00	\$3.53 PSF	
Percentage Rent	\$21,085.81	\$2.70 PSF	
TOTAL	<u>\$48,685.81</u>	\$6.23 PSF	
Homeland Foods	Building size	25,752 SF	8/31/2020
Base Rent	\$103,007.16	\$4.00 PSF	
Sign Lease	\$3,000.00		
TOTAL RENTS	<u>\$154,692.97</u>		
Reimbursements for Taxes, Insurance, and CAM.			
Dollar General	\$3,910.50		
Homeland Foods	\$27,379.40		
TOTAL	\$31,289.90		
TOTAL INCOME	<u>\$185,982.87</u>		
EXPENSES			
Insurance	\$18,564.00		
Taxes	\$18,049.00		
CAM	\$3,500.00		
Repairs and Replacement	\$7,500.00		
TOTAL	<u>\$47,613.00</u>		
NOI	\$138,369.87		
CAP RATE	8.00%		