



**Net Leased Real Properties is pleased to offer
the Following Exclusive Listing:**

**Purchase Price: \$562,500
Cap: 8%**

**Family Dollar Store
6618 N. 30th Street
Omaha, NE. 68112**



ACTUAL PHOTO OF PROPERTY



FAMILY DOLLAR.

- *Corporate Signature*
- *NYSE - "FDO"*
- *Over \$400MM Net Worth Company*
- *Located in Growing Area of N. Omaha*
- *Within a few miles from Downtown Omaha, NE.*
- *5 year option exercised*
- *four(4) five(5) year options left*
- *5 Year option exercised in 2008*



For more information Contact:

**Brent Hensley at (760) 452-2401
or
Shawn Jass at (760) 452-2404**

- **RECESSION PROOF NET LEASED INVESTMENT;**
- Long Term stable tenant present at location since 1993;
- Landlord Responsible for Roof and Structure, recently new roof;
- Re-built in 1998, Tenant exercised 5 year option in May 2008;
- Very passive Investment for out of town investor;
- Strong neighborhood store;
- Annual Income of \$45,000;
- Very Strong Financials and Credit Rating.

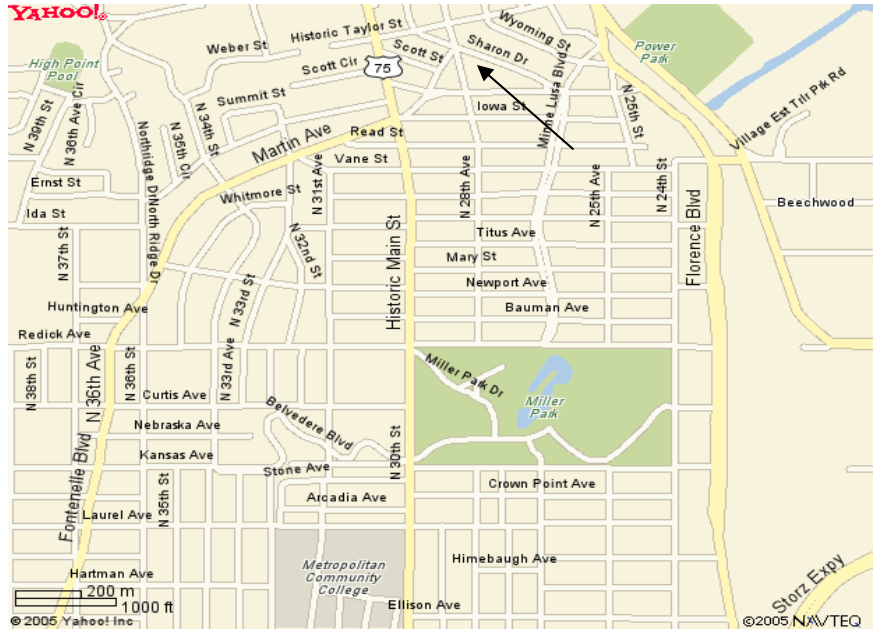
216 N. Coast Hwy 101 ■ Encinitas, California 92024 ■

eFax: (760) 560-1607

Description

Regional Description

The subject property is located within the city of Omaha, in Douglas County. Douglas County is comprised of seven contiguous communities: Bennington, Boys Town, Elkhorn, Omaha, Ralston, Valley, and Waterloo. It encompasses a land area of approximately 340 square miles and is situated in southeast Nebraska, with a total population of about 470,000. The City of Omaha is located just west of the Iowa/Nebraska border. Omaha is the largest city in the state of Nebraska and the 42nd largest city in the nation.



Immediate Proximity

The Omaha Metropolitan Statistical Area (MSA) consists of five counties, Douglas, Sarpy, Cass and Washington counties in Nebraska and Pottawattamie County, in Iowa. With the population over 734,000 it's the 61st largest metropolitan statistical area in the US. Within a 50 mile radius of Omaha resides over one million people. Omaha has experienced a total growth of 13.1 percent since 1990. The projected population increase is an estimated 25% between 1990 and 2010 for the metro area.



The subject is situated on the west side of North 30th Street, a two-way, six-lane arterial that is fully improved with curbs, sidewalks, asphalt and signalized intersections. North 30th Street is dominated by mainly residential developments and some retail on both sides. Predominant land uses in the local market include 4 Aces, Cum & Go Gas, Miller Park Presbyterian Church, Taco Bell, KFC, Burger King, McDonald's, Miller Park, Navy Marine Reserve Center, Trinity Lutheran Church, and Romano's Restaurant. Overall, the subject has a good retail location that benefits from its proximity to the state highways, major commercial arterials and various retail facilities.



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Lease and Income Overview

Tenant: Family Dollar Store

Guarantor: 100% occupied by Family Dollar Store, Inc. since 1993

Lease and Terms: 5 Year Double Net with four (4) five (5) year options left with 10% increases every 5 years

Original Commencement: August 1993

Size of Building: 7,994 Square Feet

Parcel of Land: 32,690 Square Feet (.75 acres), per the Douglas County Assessor.

Traffic Count: 24,330 vehicles per day as of November 2002

Year Built: Site was re-built brand new in 1998, after a fire destroyed the building in approximately 1996-1997.

The following graph depicts the escalations in option years:

<u>Lease Start</u>	<u>Term</u>	<u>Annual Rent</u>	<u>Monthly Rent</u>
8/1/2008	5 years	\$45,000	\$3,750
8/1/2013	5 years	\$48,000	\$4,000
8/1/2018	5 years	\$51,000	\$4,250
8/1/2023	5 years	\$54,000	\$4,500
8/1/2028*	5 years*	\$57,000*	\$4,750*

Percentage Rent: Along with the escalations of annual rent every five years, there is a percentage rent of 2% that is contingent upon whether the sum of 2% of gross sales a year exceeds a certain amount made by the tenant on the demised premises during each lease year period of extended term.

Reimbursable Expense Income: Tenant is responsible for all operating expenses including real estate taxes, insurance, and common area maintenance (CAM's) with the exception of roof and structure expenses. All expenses are paid directly by the tenant. As such, there are no reimbursements.

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Cap Rate: 8%



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