

**Marion Family Dollar #3844**

**3201 S Adams St  
Marion, IN 46953**



Presented by

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**Kline Properties, Inc.  
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### **Executive Summary**

Long term Family Dollar store. Offered at \$849,900 with a Cap Rate of 8.46%. This is a busy location and has been thriving here since 2001.

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### **Investment Highlights**

This is 1 of three Family Dollar stores in Marion, Indiana and the closest to Indiana Wesleyan University and the Marion VA Medical Center. Marion is served by the recently expanded Interstate I-69.

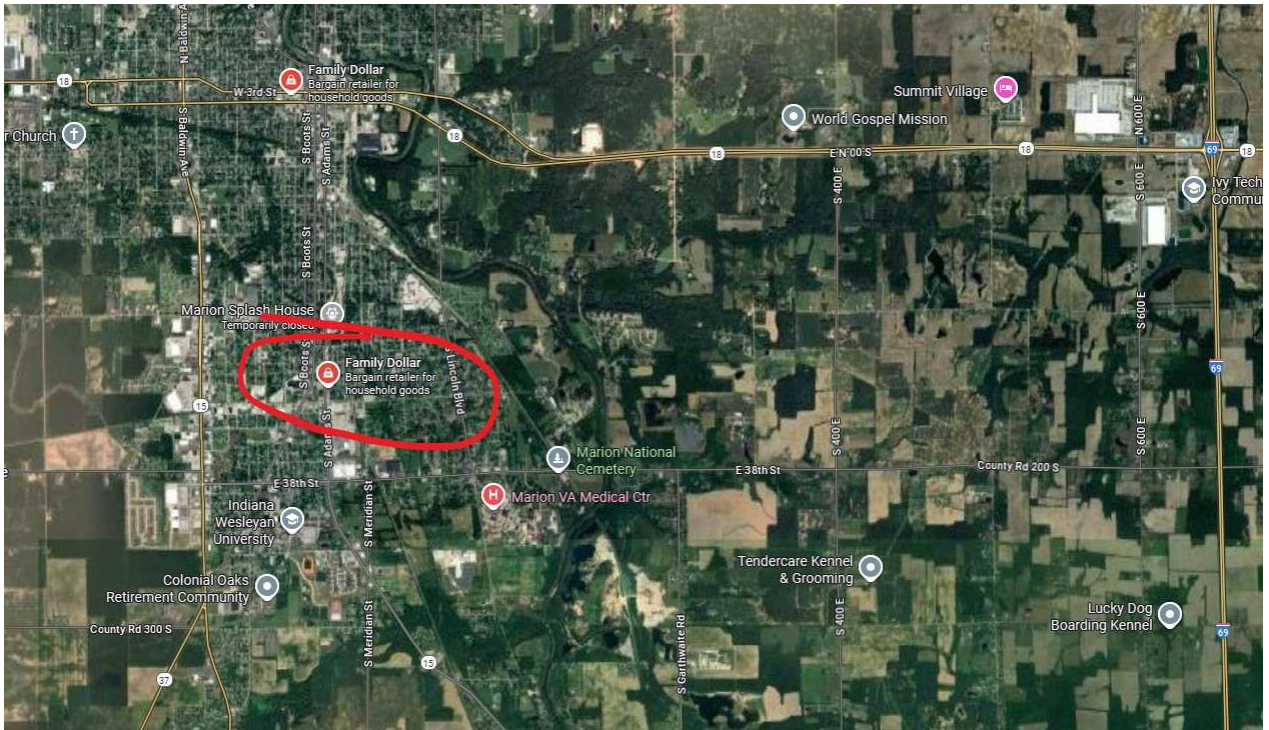
## Summary

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<b>PRICE</b>	<b>\$849,900</b>	<b>TYPE</b>	<b>RETAIL</b>
<b>INVESTMENT</b>	<b>NET LEASE</b>	<b>SUBTYPE</b>	<b>STOREFRONT</b>
<b>TENANCY</b>	<b>SINGLE</b>	<b>TENANT</b>	<b>FAMILY DOLLAR</b>
<b>LEASE TERM</b>	<b>5 YRS</b>	<b>LEASE START</b>	<b>1/1/2024</b>
<b>SQUARE FEET</b>	<b>7467</b>	<b>LEASE EXP</b>	<b>12/31/2028</b>
<b>PRICE/SQFT</b>	<b>\$113.82</b>	<b>YEAR BUILT</b>	<b>1965</b>
<b>CAP RATE</b>	<b>8.46%</b>	<b>PARKING SPACES</b>	<b>28</b>
<b>NOI</b>	<b>\$71,902</b>	<b>LOT SIZE</b>	<b>19,800 SQFT</b>

## Property Photos





## Financial Overview

### Financing

<b>Purchase Price</b>	\$849,900
<b>Down Payment</b>	\$169,980
<b>Loan Balance</b>	\$679,920
<b>Annual Loan Payment</b>	\$57,672
<b>Monthly Loan Payment</b>	\$4,806

### Initial Investment

<b>Down Payment</b>	\$169,980
<b>Closing Costs</b>	\$8,499
<b>Initial Investment (Total)</b>	\$178,479

### Gross Operating Income

<b>Gross Scheduled Income</b>	\$74,900
<b>Effective Rental Income</b>	\$74,900
<b>Annual Gross Operating Income</b>	\$74,900
<b>Monthly Gross Operating Income</b>	\$6,242

### Expenses

<b>Insurance (Annual)</b>	\$3,000
<b>Operating Expenses (Annual)</b>	\$3,000
<b>Operating Expenses (Monthly)</b>	\$250

### Net Operating Income (NOI)

<b>Annual Gross Operating income</b>	\$74,900
<b>Annual Operating Expense</b>	\$3,000

<b>NOI (Annual)</b>	\$71,900
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<b>NOI (Monthly)</b>	\$5,992
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#### **Cash Flow**

<b>Net Operating income</b>	\$71,900
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<b>Annual Debt Service</b>	\$57,672
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<b>Annual Cash Flow Before Tax</b>	\$14,228
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<b>Monthly Cash Flow Before Tax</b>	\$1,186
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#### **Financial Indicators**

<b>Cash on Cash (ROI)</b>	7.97%
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<b>Cap Rate</b>	8.46%
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<b>One Percent Rule</b>	0.73
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<b>Fifty Percent Rule</b>	4.01
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<b>Gross Rent Multiplier</b>	11.35
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<b>Debt Coverage Ratio</b>	1.25
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<b>Default Ratio (Break Even)</b>	81.00
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