



23 22,480 VPD

FOOD CITY

RAC
Rent-A-Center
FURNITURE • APPLIANCES • ELECTRONICS • COMPUTERS

CATO

Salon Savvy

OIL CHANGERS

Appalachian WIRELESS
An East Kentucky Network Company

HICKS LAW FIRM



OFFERING MEMORANDUM



FOOD CITY ANCHORED CENTER (LEASEHOLD)

PRESTONSBURG, KY

Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

PRESTONSBURG VILLAGE 1.7 M VISITS/YR

FACTORY CONNECTION GOODWILL 9 SHOE SHOW MEGA

Save a lot HIBBETT SPORTS DOLLAR TREE Little Caesars Pizza

Walmart

Super 8

MCDONALD'S

23 22,480 VPD

KY 114 10,055 VPD

FOOD CITY ANCHORED CENTER LEASEHOLD

FOOD CITY CATO Appalachian WIRELESS An East Kentucky Network Company HICKS LAW FIRM

Salon Savvy OIL CHANGERS

\$3,100,000 PRICE

11.00% CAP RATE

\$340,953 YEAR 1 NOI

69,976 SQ FT

7 AC LOT SIZE

1985 YEAR BUILT

98% OCCUPANCY

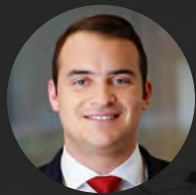
30523 PARCEL ID



**ANCHORED BY A SUPER DOLLAR FOOD CENTER
BACKED BY FOOD CITY (150+ LOCATIONS)**



PLEASE CONTACT US FOR MORE INFORMATION



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GROUND CHUCK \$4.95
COKE 6PK
2 DAY SALE
FRI & SAT

Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

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INVESTMENT OVERVIEW

FOOD CITY ANCHORED CENTER (LEASEHOLD)

Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

OFFERING SUMMARY

FOOD CITY ANCHORED CENTER (LEASEHOLD)

81 GLYNVIEW PLAZA
PRESTONSBURG, KY, 41653

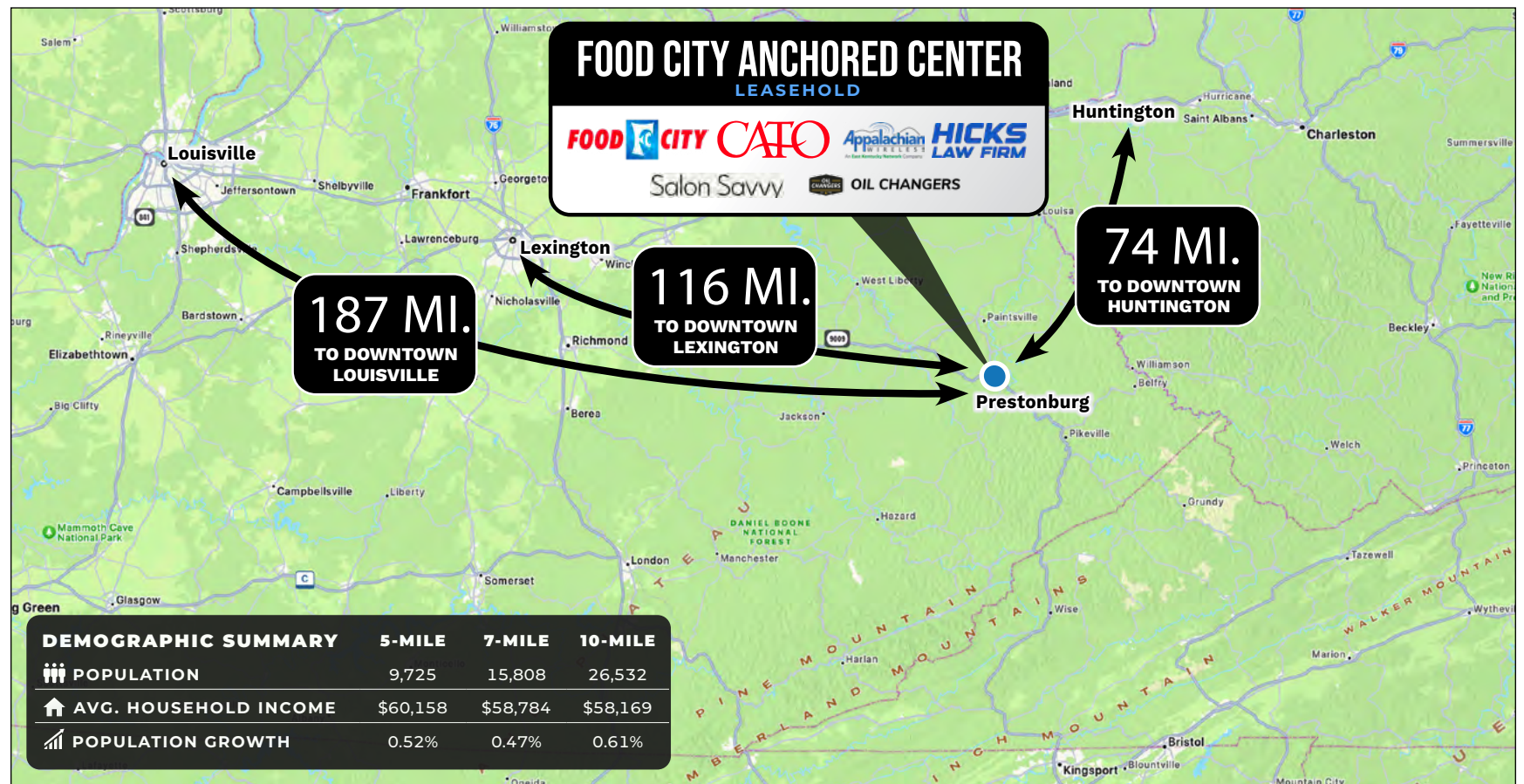
THE OFFERING	
\$3,100,000 PRICE	11.00% CAP
PROFORMA CAP RATE (YEAR 5)	14.72%
NOI	\$340,953
YEAR 1 CASH ON CASH	14.78%
5-YEAR IRR	27.52%
PRICE PER SQUARE FOOT	\$44.30
SQUARE FEET	69,976 SF
CURRENT OCCUPANCY	98%
YEAR BUILT	1985
LOT SIZE	7 AC

PROPOSED FINANCING	
INTEREST RATE	6.50%
LOAN-TO-VALUE RATIO (LTV)	65%
AMORTIZATION PERIOD (YRS)	25
ORIGINATION FEE	1.00%

The subject property will be delivered free-and-clear of debt. Financing in the analysis is an example of new debt for the asset. Please contact the listing broker or David Johnson with Marcus & Millichap Capital Corporation for additional details.

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MAJOR TENANTS	SQ FT	GLA %	TERM REMAINING	HISTORY	RENT PER SQFT
FOOD CITY	24,685	35.28%	2 Years	40 Years	\$5.50
CATO	5,495	7.85%	4 Years	36 Years	\$8.75



INVESTMENT HIGHLIGHTS

FOOD CITY ANCHORED CENTER (LEASEHOLD) GROCERY-ANCHORED VALUE-ADD OPPORTUNITY

- The subject property is a 69,976 SF grocery-anchored shopping center in Prestonsburg, KY
- The center is anchored by a Super Dollar, a concept by Food City (Food City guarantee with 155 locations)
- The subject property is a leasehold interest with 27 years remaining
- Priced well below replacement cost \$44.30
- Average Rent: \$5.85

HIGH-PERFORMING GROCERY-ANCHORED TENANT FOOD CITY-BACKED (155 LOCATIONS)

- Super Dollar has occupied the site for nearly 40 years
- Backed by Food City, a strong regional grocery operator with 155+ locations across the Southeast
- Health Ratio: 2.2%
- 2024 Sales: \$6.39M

STRATEGIC INTERSTATE LOCATION

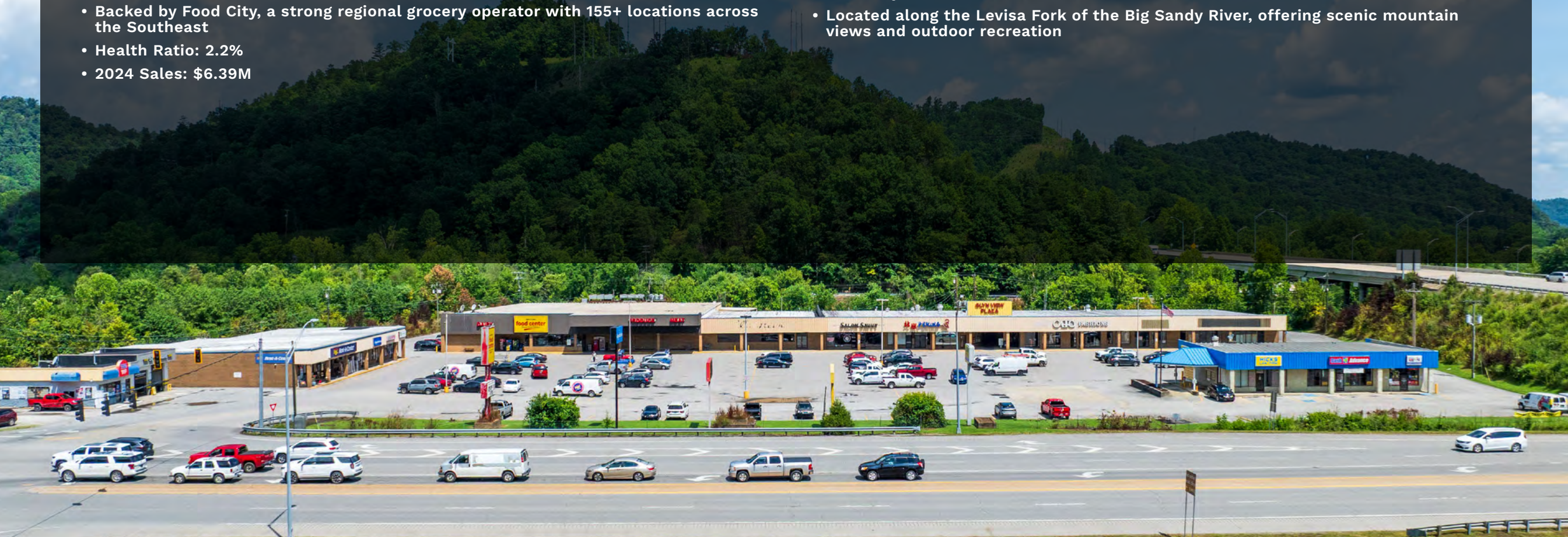
- Prestonsburg serves as a regional hub in Eastern Kentucky with strong retail fundamentals
- The center is located near major national retailers, including Walmart, Lowe's, and more
- Convenient access to US-23 and KY-114 drives consistent visibility and accessibility

HISTORY OF STRONG PERFORMANCE

- Average tenant tenure: 15+ years
- Nine tenants have exercised options to renew since 2023

PRESTONSBURG, KY

- Prestonsburg is a charming Appalachian town nestled in the foothills of Eastern Kentucky
- Located along the Levisa Fork of the Big Sandy River, offering scenic mountain views and outdoor recreation



SUBJECT PROPERTY IS A LEASEHOLD INTEREST



FOOD  **CITY** **GUARANTEE**

JUNE 23, 1980
LEASE START

JUNE 30, 2052
END DATE

27 YEARS
REMAINING TERM

\$64,800
RENT

FOOD CITY ANCHORED CENTER

LEASEHOLD

FOOD CITY CATO **Appalachian WIRELESS** **HICKS LAW FIRM**
Salon Savvy **OIL CHANGERS** **OIL CHANGERS**



23 **22,480 VPD**



Walmart



PRESTONSBURG VILLAGE

1.7 M VISITS/YR



MCDONALD'S

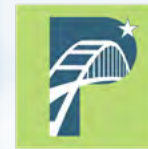


23 22,480 VPD

FOOD CITY ANCHORED CENTER LEASEHOLD



Walmart 



**PRESTONSBURG
KENTUCKY**

MAC

1,054 SEAT THEATER

23

22,480 VPD

FOOD CITY ANCHORED CENTER
LEASEHOLD

FOOD CITY CATO   **Appalachian WIRELESS**  **HICKS LAW FIRM**

Salon Savvy



OIL CHANGERS

CATO FASHIONS

MARKET OVERVIEW

FOOD CITY ANCHORED CENTER (LEASEHOLD)

Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP



PRESTONSBURG KENTUCKY

PRESTONSBURG, KY – MARKET SNAPSHOT

Tucked into Kentucky's Big Sandy River valley at the crossroads of U.S. 23 ("Country Music Highway") and KY 114, Prestonsburg anchors Floyd County's civic and retail activity despite its small footprint. The city's 2025 population is about 3,600 residents, but it pulls shoppers and workforce from the wider Pikeville Micropolitan Statistical Area of roughly 90,000 people across Floyd, Pike, and neighboring counties. Healthcare, public education, and telecom services provide a dependable employment base, while tourism assets such as Jenny Wiley State Resort Park and the Mountain Arts Center keep year-round visitor traffic flowing.

Recent capital flows point to steady growth. The Commonwealth has committed \$7 million to renovate Jenny Wiley's lodge, marina, and trailheads (construction underway since May 2025), positioning the park for more overnight stays and small conferences. Private industry is following suit: Infinity Design & Construction is investing \$5 million to expand its facility and add 36 skilled jobs, and a new \$10.2 million state grant will fund site work for a 55-acre industrial park off KY 80 aimed at light manufacturing and logistics users.

90,000 POPULATION	1,100 EMPLOYEES	\$22.2 MILLION
PIKEVILLE MSA	HIGHLANDS REGIONAL MEDICAL CENTER	PUBLIC & PRIVATE INVESTMENT MOMENTUM



PRESTONSBURG, KY



HIGHLANDS REGIONAL MEDICAL CENTER





**SUPER DOLLAR FOOD CENTER IS BACKED BY FOOD CITY,
A 70 YEAR OLD OPERATOR WITH 150+ LOCATIONS**



SuperDollar food center
Great Low Prices!

\$3.1 BILLION
2024
REVENUE

PRIVATE
OWNERSHIP

1930
YEAR
FOUNDED

600
STORE COUNT
(ALL BANNERS)

7,000
EMPLOYEE
COUNT

ABINGDON, VA
HEADQUARTERS

SUBJECT PROPERTY

Food City is the full-service grocery banner operated by K-VA-T Food Stores, Inc., a privately held, family- and employee-owned company based in Abingdon, Virginia. Shoppers across the Southeast and Mid-Atlantic know the brand for its clean, well-stocked stores and full-service offerings—including fresh produce, in-store delis and bakeries, full meat and seafood counters, pharmacies, and fuel stations. The chain serves both rural towns and high-growth suburban markets in five states, where it competes with Publix, Kroger, and Walmart but stands apart with its strong community ties, private-label value, and highly localized merchandising. The real strength behind Food City lies in its ownership. K-VA-T has been in business since 1955 and has grown through strategic acquisitions, including stores from Winn-Dixie, BI-LO, and Quality Foods. The company now operates over 150 retail outlets, including 137 supermarkets, 120 pharmacies, and 123 fuel/convenience centers. With over 16,000 associates—many of whom are employee-owners—and estimated annual revenue of \$3.1 billion, Food City continues to reinvest in expansion, most recently by entering new Alabama markets and building stores at scale in Huntsville.



DEMOGRAPHIC SUMMARY

POPULATION	5-MILE	7-MILE	10-MILE
2030 Projected Population	9,775	15,881	26,695
2025 Estimated Population	9,725	15,808	26,532
Population Growth	0.52%	0.47%	0.61%
2020 Census Population	9,915	16,184	27,213
2010 Census Population	10,456	17,181	28,649

DAYTIME POPULATION	5-MILE	7-MILE	10-MILE
2025 Estimate Population	12,711	17,521	24,320

HOUSEHOLDS	5-MILE	7-MILE	10-MILE
2030 Projected Households	4,308	6,997	11,585
2025 Estimated Households	4,266	6,932	11,466
Household Growth	0.98%	0.94%	1.04%
2020 Census Households	4,209	6,841	11,299
2010 Census Households	4,300	7,118	11,752

HOUSEHOLD INCOME	5-MILE	7-MILE	10-MILE
2025 Est. Average HH Income	\$60,158	\$58,784	\$58,169
2025 Est. Median HH Income	\$42,176	\$42,790	\$44,298

HOUSEHOLDS BY INCOME	5-MILE	7-MILE	10-MILE
2025 Estimate			
\$200,000 or More	2.71%	2.17%	1.74%
\$150,000 - \$199,999	5.17%	5.04%	3.95%
\$100,000 - \$149,999	9.18%	9.69%	11.57%
\$75,000 - \$99,999	10.11%	9.81%	10.18%
\$50,000 - \$74,999	14.60%	15.82%	16.10%
\$35,000 - \$49,999	12.50%	11.88%	11.75%
\$25,000 - \$34,999	12.56%	11.89%	11.56%
\$15,000 - \$24,999	12.94%	13.31%	13.16%
\$10,000 - \$14,999	7.74%	8.05%	8.26%
Under \$9,999	12.49%	12.34%	11.72%

OCCUPIED HOUSING UNITS	5-MILE	7-MILE	10-MILE
2030 Projected			
Owner Occupied Housing Units	57.07%	58.95%	62.30%
Renter Occupied Housing Units	31.60%	29.17%	25.59%
Vacant	11.33%	11.89%	12.11%
2025 Estimate			
Owner Occupied Housing Units	57.07%	58.95%	62.30%
Renter Occupied Housing Units	31.63%	29.18%	25.62%
Vacant	11.30%	11.87%	12.07%
2020 Estimate			
Owner Occupied Housing Units	56.76%	58.67%	62.06%
Renter Occupied Housing Units	32.02%	29.50%	25.91%
Vacant	11.22%	11.83%	12.02%



BEN TIRE DISTRIBUTORS

ARH
Appalachian Regional Healthcare
192-BED HOSPITAL

PRESTONSBURG KENTUCKY

BIG SANDY
COMMUNITY & TECHNICAL COLLEGE
2,576 STUDENTS

Flowers FOODS
MATHESON The Gas Professionals
Lizzie B's

Job Corps

Peoples BANK
SUBWAY
Auto Zone **Speedway** **Wendy's** **TACO BELL** **KFC**

StoneCrest Golf Course

FOOD CITY **Advance Auto Parts**
Sims FURNITURE **Starbucks** **Pizza Hut** **Arby's**
optimum. **Hardee's** **World Finance**

WALGREENS **Peoples BANK**
ACE Hardware **GOOD NEIGHBOR PHARMACY** **MR. TIRE** AUTO SERVICE CENTERS

Prestonsburg HS
492 students

FERGUSON **THE BRICKHOUSE**
W.Va. Electric SUPPLY COMPANY

FOOD CITY ANCHORED CENTER
LEASEHOLD
FOOD CITY **CATO** **Appalachian WIRELESS** **HICKS LAW FIRM**
Salon Savvy **OIL CHANGERS**

O'Reilly **double KWIK** **Citizens Bank** **UNITED STATES POSTAL SERVICE**

MAC
1,054 SEAT THEATER

PRESTONSBURG VILLAGE 1.7 M VISITS/YR
Walmart **FACTORY CONNECTION** **GOODWILL** **SHOE SHOW MEGA**
Save a lot **HIBBETT SPORTS** **DOLLAR TREE** **Little Caesars Pizza** **Super 8** BY WYNDHAM

Quality INN BY CHORGE HOTELS **Comfort SUITES**

23 22,480 VPD

DEMOGRAPHIC SUMMARY	5-MILE	7-MILE	10-MILE
POPULATION	9,725	15,808	26,532
AVG. HOUSEHOLD INCOME	\$60,158	\$58,784	\$58,169
POPULATION GROWTH	0.52%	0.47%	0.61%



FINANCIAL ANALYSIS

FOOD CITY ANCHORED CENTER (LEASEHOLD)

Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

FINANCIAL SUMMARY & ASSUMPTIONS

ANNUALIZED OPERATING DATA	YEAR 1
SCHEDULED BASE RENTAL REVENUE	\$409,109
EXPENSE REIMBURSEMENT REVENUE	
COMMON AREA MAINTENANCE	\$54,869
INSURANCE	\$31,041
REAL ESTATE TAXES	\$42,555
MANAGEMENT FEE	\$9,128
TOTAL REIMBURSEMENT REVENUE	\$137,593
TENANT WATER USAGE	\$29,036
TOTAL POTENTIAL GROSS REVENUE	\$575,738
GENERAL VACANCY	
EFFECTIVE GROSS REVENUE	\$575,738
OPERATING EXPENSES	
COMMON AREA MAINTENANCE	\$54,514
INSURANCE	\$44,244
REAL ESTATE TAXES	\$43,550
MANAGEMENT FEE	\$20,151
TOTAL OPERATING EXPENSES	\$234,785
NET OPERATING INCOME	\$340,953

GENERAL

- The analysis was assumed to start on October 1, 2025.
- Inflation was assumed to be 3% annually on a calendar year basis.
- No vacancy loss was underwritten.

LEASING

- All renewal options were assumed to renew. Thereafter, renewal probability was assumed to be as shown below.
- All tenants expiring within the first year of the analysis were held over to the end of year 1 at flat rent.
- Cato is assumed to pay 5% of sales in lieu of base rent in Year 1.

		\$5.50 NNN	\$8.75 NNN	\$11.50 NNN
RENEWAL PROBABILITY		75.00%	75.00%	75.00%
		\$/SQFT/YR	\$/SQFT/YR	\$/SQFT/YR
MARKET RENT	New	5.50	8.75	11.50
	Renewal	5.50	8.75	11.50
	Result	5.50	8.75	11.50
MONTHS VACANT	New	12.00	6.00	6.00
	Renewal	0	0	0
	Result	3.00	1.50	1.50
TENANT IMPROVEMENTS	New	5.00	5.00	5.00
	Renewal	0.00	0.00	0.00
	Result	1.25	1.25	1.25
		PERCENT	PERCENT	PERCENT
LEASING COMMISSIONS	New	6.00%	6.00%	6.00%
	Renewal	0.00%	0.00%	0.00%
	Result	1.50%	1.50%	1.50%
RENT ABATEMENTS		None	None	None
RENT CHANGES		None	3% annually	3% annually
REIMBURSEMENT		CAM/MF + 15%	CAM/MF + 15%	CAM/INS/MF + 15%
TERM LENGTHS		5 Years	5 Years	5 Years

EXPENSES

- Management fee was underwritten at 3.5% of EGR.
- Administrative Expenses were not underwritten.
- All other expenses were modeled as per 2024 actual expenses.

EXPENSE REIMBURSEMENTS

- Expense reimbursements were modeled as per 2024 reconciliations.



CAPITAL EXPENDITURES

- Capital reserves were assumed to be \$0.20 PSF, growing annually by inflation.



CASH FLOW

FOR THE YEARS ENDING	YEAR 1 SEP-2026	YEAR 2 SEP-2027	YEAR 3 SEP-2028	YEAR 4 SEP-2029	YEAR 5 SEP-2030	YEAR 6 SEP-2031	YEAR 7 SEP-2032	YEAR 8 SEP-2033	YEAR 9 SEP-2034	YEAR 10 SEP-2035	YEAR 11 SEP-2036
SCHEDULED BASE RENTAL REVENUE	409,109	433,460	486,504	514,578	525,733	534,101	482,837	561,367	590,777	601,241	600,951
EXPENSE REIMBURSEMENT REVENUE											
COMMON AREA MAINTENANCE	54,869	51,795	60,869	64,709	66,760	68,902	61,456	70,378	75,511	78,785	81,953
INSURANCE	31,041	34,379	44,195	46,659	48,118	49,584	43,985	49,467	53,078	55,459	57,030
REAL ESTATE TAXES	42,555	39,615	44,825	47,462	48,922	50,439	45,263	51,289	54,876	56,073	57,054
MANAGEMENT FEE	9,128	12,450	21,471	24,663	25,364	25,739	20,642	25,118	28,326	30,069	32,087
TOTAL REIMBURSEMENT REVENUE	137,593	138,239	171,360	183,493	189,164	194,664	171,346	196,252	211,791	220,386	228,124
RETAIL SALES PERCENT REVENUE	29,036	-	-	-	-	-	-	-	-	-	-
TOTAL POTENTIAL GROSS REVENUE	575,738	571,699	657,864	698,071	714,897	728,765	654,183	757,619	802,568	821,627	829,075
GENERAL VACANCY	-	-	-	-	-	-	-	-	-	-	-
EFFECTIVE GROSS REVENUE	575,738	571,699	657,864	698,071	714,897	728,765	654,183	757,619	802,568	821,627	829,075
OPERATING EXPENSES											
COMMON AREA MAINTENANCE	54,514	56,148	57,834	59,569	61,356	63,196	65,092	67,044	69,056	71,127	73,261
INSURANCE	44,244	45,571	46,939	48,346	49,797	51,290	52,829	54,414	56,047	57,728	59,460
REAL ESTATE TAXES	43,550	44,857	46,202	47,589	49,016	50,487	52,001	53,561	55,168	56,823	58,527
MANAGEMENT FEE	20,151	20,009	23,025	24,432	25,021	25,507	22,896	26,517	28,090	28,757	29,018
GROUND RENT	64,800	64,800	64,800	64,800	64,800	64,800	64,800	64,800	64,800	64,800	64,800
LANDLORD R&M	5,718	5,890	6,066	6,248	6,436	6,629	6,828	7,033	7,244	7,461	7,685
UTILITIES - VACANTS	1,808	1,862	1,918	1,975	2,035	2,096	2,159	2,223	2,290	2,359	2,430
TOTAL OPERATING EXPENSES	234,785	239,137	246,784	252,959	258,461	264,005	266,605	275,592	282,695	289,055	295,181
NET OPERATING INCOME	340,953	332,562	411,080	445,112	456,436	464,760	387,578	482,027	519,873	532,572	533,894




RENT ROLL

SUITE	TENANT	SQ. FEET	% OF GLA	LEASE TERM		RENTAL RATES			EXPENSE RECOVERY CALCULATION METHOD
				BEGIN	END	BEGIN	PSF	ANNUAL	
01	Super Dollar (Backed by Foods City) 	24,685	35.28%	Jun-1985	Feb-2027	Current	\$ 5.50	\$ 135,768	CAM: PRS + 15% INS: PRS Liab only; Tenant insures its building TAX: PRS Mgmt Fee: None
	CAM: Tenant has the right to maintain the center if it can maintain the same level of service at a lower cost. In such event, Landlord shall reimburse its share of the cost. Exclusive: Supermarket HVAC: Tenant's responsibility. Cotenancy: None Options: None								
02	Liquor Store	6,400	9.15%	Oct-2025	Sep-2035	Current Oct-2026	\$ 7.00 + 3% Annually	\$ 44,800	CAM: PRS INS: PRS TAX: PRS Mgmt Fee: PRS
	Lease is finalized pending final sign-off from liquor board								
03	Dollar General (dark)	6,000	8.57%	Jun-1996	Aug-2027	Current No Option	\$ 5.50	\$ 33,000	CAM: PRS INS: PRS TAX: PRS Mgmt Fee: PRS
	HVAC: Tenant's responsibility. Cotenancy: None Options: None								
04B	Rent-A-Center 	5,475	7.82%	Sep-2001	Feb-2028	Current No Option	\$ 9.29	\$ 50,863	CAM: PRS + 15% (x-Water) INS: PRS TAX: PRS Mgmt Fee: PRS
	HVAC: Tenant's responsibility. Cotenancy: None Options: None								


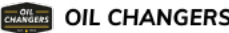
RENT ROLL

SUITE	TENANT	SQ. FEET	% OF GLA	LEASE TERM		RENTAL RATES			EXPENSE RECOVERY CALCULATION METHOD
				BEGIN	END	BEGIN	PSF	ANNUAL	
05	Cato  <p>Cont. Use: Not required to operate. Exclusive: No other tenant may operate a national or regional women's apparel chain carrying popular priced competitive merchandise, or large-sized women's apparel. Prohib Use: No parking-intensive use, non-retail use, adult book or video store or head shop is permitted within 100' of the premises. HVAC: Tenant's responsibility. Cotenancy: Anchor Cotenancy occurs if Super Dollar or Dollar General cease operating. Occupancy Cotenancy occurs if less than 80% of the remaining inline space is open and operating. Tenant pays 5% of sales in lieu of minimum rent during cotenancy and has the ongoing right to terminate after 12 months of reduced rent. Any replacement anchor must be a similar use. *Note: Tenant is assumed to pay 5% of sales in lieu of minimum rent in Year 1 until the Dollar General space is leased. Fiscal year sales for 2025 were \$580,719. Options: One 5-year option to renew as shown above.</p>	5,495	7.85%	Oct-1989	Jan-2030	Current* Option	\$ 8.75 \$ 9.50	\$ 48,081 \$ 52,203	CAM: PRS (5% cap) INS: PRS (5% cap) TAX: PRS (5% cap) Mgmt Fee: None
06	Salon Savvy  <p>Cont. Use: Not required to operate. HVAC: Tenant's responsibility. Cotenancy: None Options: None</p>	3,500	5.00%	Oct-2020	Feb-2027	Current No Option	\$ 6.50	\$ 22,750	CAM: PRS + 15% INS: PRS TAX: PRS Mgmt Fee: PRS + 15%
07	KPK Restaurant <p>Cont. Use: Not required to operate. Exclusive: Asian restaurant HVAC: Tenant maintains; Landlord repairs/replaces. Cotenancy: None Options: One 5-year option to renew as shown above.</p>	6,771	9.68%	Feb-2009	Jul-2027	Current Option	\$ 5.46 \$ 5.61	\$ 36,970 \$ 37,985	CAM: PRS + 15% INS: PRS + 15% TAX: PRS Mgmt Fee: PRS + 15%
08	Checo's Steak Wings & Ribs	2,250	3.22%	Jul-2025	Aug-2028	Current	\$ 6.00	\$ 13,500	CAM: PRS + 15% INS: PRS + 15% TAX: PRS Mgmt Fee: PRS + 15%

RENT ROLL

SUITE	TENANT	SQ. FEET	% OF GLA	LEASE TERM		RENTAL RATES			EXPENSE RECOVERY CALCULATION METHOD
				BEGIN	END	BEGIN	PSF	ANNUAL	
10	Cash Advance Center	1,850	2.64%	Oct-2012	May-2027	Current No Option	\$ 8.27	\$ 15,300	CAM: PRS + 15% INS: PRS + 15% TAX: PRS Mgmt Fee: PRS + 15%
<p>Termination: Tenant may terminate if any government legislation unfavorably impacts its business operation. Exclusive: Payday loan services (note: Colorama Rental was granted the right to provide payday loan services prior to Tenant's occupancy) HVAC: Tenant's responsibility, not to exceed \$750 annually. Cotenancy: None Options: None</p>									
11	Vacant	1,600	2.29%	N/A	N/A	N/A	N/A	N/A	N/A
12	H. David Hicks Atty 	1,400	2.00%	Mar-2022	Mar-2027	Current No Option	\$ 8.50	\$ 11,900	CAM: PRS + 15% INS: PRS + 15% TAX: PRS Mgmt Fee: PRS + 15%
<p>Cont. Use: Not required to operate. Guaranty: Personal HVAC: Tenant's responsibility. Cotenancy: None Options: None</p>									
13	Appalachian Wireless 	1,200	1.71%	Mar-2006	Feb-2026	Current No Option	\$ 11.50	\$ 13,800	CAM: PRS + 15% (x-water) INS: PRS TAX: PRS + 15% Mgmt Fee: None
<p>HVAC: Tenant's responsibility. Cotenancy: None Options: None</p>									
15	Big Sandy RECC 	800	1.14%	Jun-2022	Jul-2030	Current Aug-2028 No Option	\$ 6.50 \$ 7.00	\$ 5,200 \$ 5,600	CAM: PRS + 15% INS: PRS + 15% TAX: PRS Mgmt Fee: PRS + 15%
<p>HVAC: Tenant's responsibility. Cotenancy: None Options: None</p>									

RENT ROLL

SUITE	TENANT	SQ. FEET	% OF GLA	LEASE TERM		RENTAL RATES			EXPENSE RECOVERY CALCULATION METHOD
				BEGIN	END	BEGIN	PSF	ANNUAL	
17	The eStore & Tech Shop  Cont. Use: Not required to operate. HVAC: Tenant's responsibility. Cotenancy: None Options: None	750	1.07%	Jun-2015	Jun-2026	Current No Option	\$ 7.75	\$ 5,813	CAM: PRS INS: PRS TAX: PRS Mgmt Fee: PRS
20	Fast Lube  OIL CHANGERS R&M: Tenant is responsible for all repairs and maintenance to its land and building. Premises = 6,300 SF on Outlot 1. Cotenancy: None Options: Two 5-year options to renew as shown above.	1,800	2.57%	Sep-1994	8/5/29	Current Option 1 Option 2	\$ 10.80 \$ 11.34 \$ 11.91	\$ 19,440 \$ 20,413 \$ 21,434	CAM: PRS + 15% (x-Water/Fire) INS: PRS Liab only; Tenant insures its building TAX: PRS Mgmt Fee: None

TOTAL OCCUPIED	68,376	98%
TOTAL VACANT	1,600	2%
TOTAL	69,976	100%



FOOD CITY ANCHORED CENTER (LEASEHOLD)

TENANT ROSTER



01	Super Dollar	24,685
02	Liquor Store	6,400
03	Dollar General (dark)	6,000
04B	Rent-a-Center	5,475
05	Cato	5,495
06	Salon Savvy	3,500
07	KPK Restaurant	6,771
08	Checo's Steak Wings & Ribs	2,250
10	Cash Advance Center	1,850
11	Vacant	1,600
12	H. David Hicks Atty	1,400
13	Appalachian Wireless	1,200
15	Big Sandy RECC	800
17	The eStore & Tech Shop	750
20	Fast Lube	1,800
	Total Occupied	68,376
	Total Vacant	1,600
	TOTAL	69,976

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