

Sample NNN Properties for sale from BuyNNNproperty.com - 800-841-5033.

Contact BuyNNNproperty.com to review additional NNN Properties.

Information below is computer generated. Please pardon the typos.

1

Salem, SD 57058



|                   |                    |                |
|-------------------|--------------------|----------------|
| Price             | \$1,245,333        | Property Notes |
| Building Size     | 9,100 SF           |                |
| Cap Rate          | 6.75%              |                |
| Property Sub-type | Free Standing Bldg |                |
| Status            | Active             |                |

Property Description

New NNN Dollar General in Salem, South Dakota. Located in the Sioux Falls MSA.

2

Rapid City, SD 57703



|                   |             |                |
|-------------------|-------------|----------------|
| Price             | \$2,725,000 | Property Notes |
| Building Size     | 2,888 SF    |                |
| Cap Rate          | 6.25%       |                |
| Property Sub-type | Restaurant  |                |
| Status            | Active      |                |

Property Description

- 20 YR NNN Lease - Exceptional Unit Sales- Double Drive Thru.

3

Yankton, SD 57078



|                   |                    |                |
|-------------------|--------------------|----------------|
| Price             | \$1,525,000        | Property Notes |
| Building Size     | 7,048 SF           |                |
| Cap Rate          | 6%                 |                |
| Property Sub-type | Free Standing Bldg |                |
| Status            | Active             |                |

Property Description

Single tenant net leased corporately guaranteed O' Reilly Auto Parts property located within Yankton, South Dakota. The high quality building was constructed in 2000 in a densely populated area. O' Reilly Auto Parts has approximately 10 years remaining on their net lease that expires December 18, 2025. The lease features a 8% rental escalation in the primary term and in each renewal option period. O' Reilly Auto Parts is an investment grade rated tenant (S&P:BBB) and is publicly traded (NASDAQ: BBB) with a market capitalization in excess of \$26 billion.



|                   |                    |
|-------------------|--------------------|
| Price             | \$3,470,000        |
| Building Size     | 23,408 SF          |
| Cap Rate          | 7%                 |
| Property Sub-type | Free Standing Bldg |
| Status            | Active             |

Property Notes

#### Property Description

Office Max building in Aberdeen for sale. 5+ years left on lease. 7% CAP Rate on current lease term. Future Escalator. Three renewal option terms with rent increases. No Income tax in South Dakota. OfficeMax is a publicly traded company on the New York Stock Exchange (ODP) with a market capitalization in excess of \$2.5 billion. Large lot with room for expansion. Land size is 3.06 acres.

The information above was provided by the property owner or the listing broker. Contact us to confirm availability and to receive additional information.