

RETAIL FOR SALE

1028 Broad Street, Sumter, SC

New Goodwill retail store - 20 year lease term



Investment Overview:

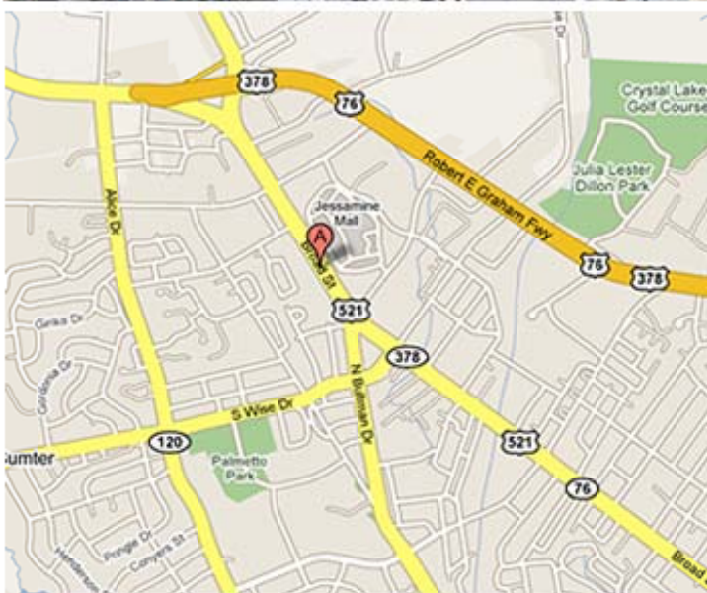
This offering is for the purchase of a retail store located in Sumter, SC. The tenant is Goodwill Industries of Lower South Carolina. Positioned on Broad Street, this location is in the heart of the residential and business districts of Sumter and is located directly across from Sumter County's regional Jessamine Mall. This is the main retail trade area for a regional population of 200,000. Adjacent businesses include Red Lobster, Belk department store, Hallmark and Champs Sports.

Goodwill Industries of Lower South Carolina is the tenant and is a well established retail operator and a strong performer financially. Details to be provided.



Lease Summary:

- * Price \$3,300,000
- * Cap Rate 7.5%
- * Net Operating Income \$246,000
- * Tenant Pays Taxes & Insurance
- * 15,000 sq ft retail store
- * All masonry Construction
- * 20 Year Lease with two 5 year extensions
- * Lease term begins March 1, 2009
- * Lease expiration February 28, 2029
- * Rate increase every 5 years during initial term
- * TMS #204-04-01-038
- * Lot size approximately 2.3 acres



(704) 736-4340