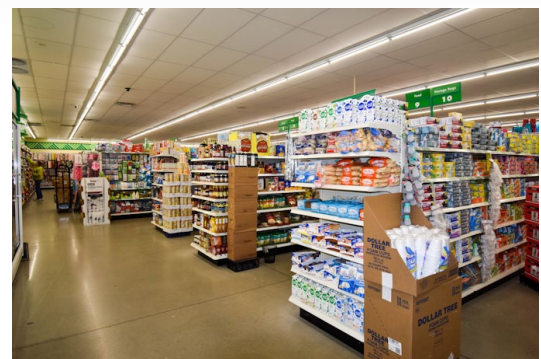


# 1401 Windy Lane Jerseyville IL.

Investor equity buy-in for retail standalone building



Stable anchor tenant in place, Dollar Tree retail, with 25-year lease terms. Investor participation portion is 18.93% ownership. The first period lease capitalization rate is at 15.1%. This retail building is of steel and masonry construction, built in 2018, and is a single occupant building with the rentable area of 9,000 sqft. Building features steel structural framing, exterior walls of concrete block and steel, with central HVAC, fire suppression and alarm system. Building sits on a parcel of 1.66 acres, with 48 surface parking spaces. Accessibility is by US Route 67, which is a major arterial. This Dollar Tree retail resides on the southern most portion of Jerseyville, off a major access road of US Route 67. The City of Jerseyville, has a population approaching 8,000 residents, with a median household income of \$63,200. Jerseyville is located in Jersey County IL, 50 miles north of St. Louis.



***Major Price Reduction***  
***Investment Requirement \$101,560***  
***Cap Rate at 15.1%***

*Contact broker for additional information.*



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