



FOR SALE
\$2,460,000

RITE AID
4016 State Route 34
Hurricane, WV

Rite Aid is the #1 dominant drug store in the State of West Virginia. The subject is a Single Tenant NNN property with no Landlord responsibilities. Rite Aid developed this store and did a sale-leaseback, with a 22 year fully amortized loan co-terminus with the lease. Rite Aid Corp has guaranteed the lease & pays the mortgage payment directly to the lender. One hundred percent of the rent goes to pay the mortgage.

Marketing Consultants:
BRYAN HOLKER
858-793-5455

ROBERT CRIDER
858-793-5401

BD Holdings, Inc.
12750 Carmel Country Rd. #204
San Diego, CA 92130
858-793-5495 fax

Please email for full pkg.

bholker@bdholdings.com

rcrider@bdholdings.com

<http://www.bdholdings.com>



OFFERING SUMMARY

Price:	\$2,460,000
Cap Rate:	7.5%
NOI:	\$184,528
Price/SF:	\$229
Lease Term:	11+ YEARS
Rent 9/10/97 – 9/30/19	\$184,528
Options:	4/5 year
10/1/19 – 9/30/24	\$193,754
10/1/24 – 9/30/29	\$202,981
Building Size:	10,752
Rent per SF/Yr:	\$15.72
Parcel Size:	45,266 / 1.04 Acres
Loan Balance (7/2008):	\$1,430,000 approx

Purchaser to assume existing fully amortized loan. The loan runs concurrent with the lease, and will be paid in full at the end of the initial lease term.

