

DOLLAR GENERAL

335 N. SALISBURY AVE., SPENCER, NC 28159

LEASE SUMMARY

Description	Details
Original Lease Start Date	October 1, 2002
Current Lease Term Start Date (\$4250/mo)	August 1, 2018
Current Lease Term Ending Date	July 31, 2028
Extension Option Period Start Date (\$4900/mo)	August 1, 2028
Extension Option Period End Date	July 31, 2033

PROFIT & LOSS

2024		2025		H1 2026 (6 MONTHS)	
Description	Amount	Description	Amount	Description	Amount
Rental Income	\$55,400.04	Rental Income	\$55,400.04	Rental Income (6 Months)	\$27,700.02
Lawn Care & Misc. Repairs	(1,255.00)	Lawn Care & Misc. Repairs	(740.00)	Lawn Care & Misc. Repairs	(200.00)
Insurance	Reimbursed by Tenant	Plumbing Repairs (Frozen Pipe and Backflow Preventer)	(350.00)	Insurance	Reimbursed by Tenant
Property Taxes	Reimbursed by Tenant	Insurance	Reimbursed by Tenant	Property Taxes	Reimbursed by Tenant
NET OPERATING INCOME	\$54,145.04	Property Taxes	Reimbursed by Tenant	NET OPERATING INCOME (H1 2026)	\$27,500.02
		NET OPERATING INCOME	\$54,310.04		

RECENT CAPITAL IMPROVEMENTS

Year	Improvement	Notes / Details	Paid By
2024	New 7.5 Ton HVAC Unit	Replaced existing HVAC system.	Landlord
2025	Doubled Cooler Space	Expanded cooler area to increase storage and efficiency.	Dollar General
2025	Replace All New Floor Covering (approx. 8,000 SF)	Installed new floor covering throughout approximately 8,000 SF.	Dollar General
2025	Remodeled All Shelving	Removed and replaced all shelving throughout the store.	Dollar General

Owner Certification

I, **James A. Fisher**, hereby certify that the foregoing lease summary, profit and loss information, and recent capital improvements for the property located at **335 N. Salisbury Ave., Spencer, NC 28159** are true and correct to the best of my knowledge and accurately reflect the operating results and capital improvements of the property for the periods presented.

James A. Fisher, Jr.

dotloop verified
08/13/26 2:59 PM EDT
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