

GROSS LEASABLE AREA

2,558 SF +/-

LOT SIZE

0.712 Acres +/-

YEAR BUILT

2018

- Dairy Queen originally opened at this location in 1948. Building was torn down / rebuilt in 1978 and again in 2018.

LEASE TERM REMAINING

15 Years

708 W Grand
Hot Springs, AR 71913

Lease Summary

LEASE TYPE	ABSOLUTE NET SALE LEASEBACK
ROOF & STRUCTURE	TENANT
INITIAL LEASE TERM	15 YEARS
RENT COMMENCEMENT	UPON CLOSE OF ESCROW
EXPIRATION DATE	15 YEARS UPON CLOSE OF ESCROW
OPTIONS	MINIMUM OF THREE, 5-YEAR

Rent Schedule

	ANNUAL RENT	RENT INCREASES
YEAR 1	\$111,612	
YEAR 2	\$113,844	2.0%
YEAR 3	\$116,121	2.0%
YEAR 4	\$118,444	2.0%
YEAR 5	\$120,812	2.0%
YEAR 6	\$123,229	2.0%
YEAR 7	\$125,693	2.0%
YEAR 8	\$128,207	2.0%
YEAR 9	\$130,771	2.0%
YEAR 10	\$133,387	2.0%
YEAR 11	\$136,054	2.0%
YEAR 12	\$138,775	2.0%
YEAR 13	\$141,551	2.0%
YEAR 14	\$144,382	2.0%
YEAR 15	\$147,270	2.0%
OPTION 1 (5 YEARS)	2.0% Annual Rental Increase	
OPTION 2 (5 YEARS)	2.0% Annual Rental Increase	
OPTION 3 (5 YEARS)	2.0% Annual Rental Increase	