

# SWEETBRIAR LAND FOR SALE

## Subject to a Land Lease

For more  
information  
or to  
schedule  
a showing  
please contact  
Tony or Calvin.



### **LOCATION**

Northwest corner of Amidon & 21st N.

### **SIZE**

19.85+ acres

### **TOTAL BUILDING SIZE PER COUNTY**

174,301 sq. ft.

### **SALE PRICE**

\$790,000

### **BASIC LEASE TERMS**

- Lease Commencement Date: November, 1965
- Original Term of Lease: 92 years
- Remaining Term of Lease: 44<sup>1/2</sup> years
- Rental Income: See attached schedule
- Absolute triple net lease
- Consent required to remove buildings
- All improvements revert to Lessor upon termination of lease
- Lessee has first right of refusal on any sale with 10 days to accept



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# Sweetbriar Rent Schedule

Lease Commencement: 10/1/1965

Lease Expiration: 9/30/2057

Total Acres: 19.85

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<u>Period</u>	<u>No. of Months</u>	<u>Rent Acre/Yr.</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>	<u>Total Rent/Period</u>
3/1/2013 - 9/30/2017	55	\$1,500.00	\$2,481.25	\$29,775.00	\$136,468.75
10/1/2017 - 9/30/2027	120	\$2,000.00	\$3,308.33	\$39,700.00	\$397,000.00
10/1/2027 - 9/30/2037	120	\$2,500.00	\$4,135.42	\$49,625.00	\$496,250.00
10/1/2037 - 9/30/2057	<u>240</u>	\$3,000.00	\$4,962.50	\$59,550.00	<u>\$1,191,000.00</u>
TOTALS	535				\$2,220,718.75

Average Monthly Rent \$4,150.88

Average Annual Rent \$49,810.51



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