

Best Buy South Dakota

Property Type:	Single Tenant Triple Net Lease Tenant responsible for Taxes, Insurance, Roof & Structure
Lease Term:	Initial term 15 Years 6 years remaining on the lease with 3 five year options
Year Built:	1996
Description:	Retail property is the anchor tenant of Western Mall a single story building.
Building Size:	48,035sf
Price:	\$6,508,000
Annual Income:	\$432,315

<u>Lease Year</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>
1-5	\$34,024	\$408,297
6-10	\$36,026	\$432,315
11-15	\$38,027	\$456,332
Opt 1	\$40,029	\$480,350
Opt 2	\$42,030	\$504,367
Opt 3	\$44,032	\$528,384

Company Information: Best Buy Co., Inc. (NYSE: BBY) is an innovative Fortune 100 growth company that continually strives to create superior customer experiences. Through more than 830 retail stores across the United States and in Canada, our employees connect customers with technology and entertainment products and services that make life easier and more fun. We sell consumer electronics, home-office products, entertainment software, appliances and related services. A Minneapolis-based company, our operations include: Best Buy (BestBuy.com), Future Shop (FutureShop.ca), Geek Squad (GeekSquad.com) and Magnolia Audio Video (Magnoliaav.com). We support our communities through employee volunteerism and grants from The Best Buy Children's Foundation.

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