

INVESTMENT RESULTS

DOLLAR TREE
WINDER, GA

Representative Photo

SUMMARY

ACQUISITION DATE:	July 9, 2012
DISPOSITION DATE:	September 28, 2012
SQUARE FEET:	10,000
ANCHOR TENANTS:	Dollar Tree
DEVELOPMENT COST:	\$781,000
EQUITY CONTRIBUTION:	\$195,000
SALE PRICE:	\$1,105,000
PROFIT:	\$324,000

INVESTMENT STRATEGY

Purchased a soon to be vacant retail building in the heart of Winder, Georgia, an Atlanta suburb. Through an existing tenant relationship, Calibert Capital contacted Dollar Tree as soon as the purchase contract was executed and negotiated a new 10-year lease. Sold the property within 90 days of acquiring to an ALL CASH investor. Investment returns significantly enhanced by short holding period.

