

ALCO STORE OPPORTUNITY PRESENTED FOR SALE BY PROPERTY RESOURCES GROUP



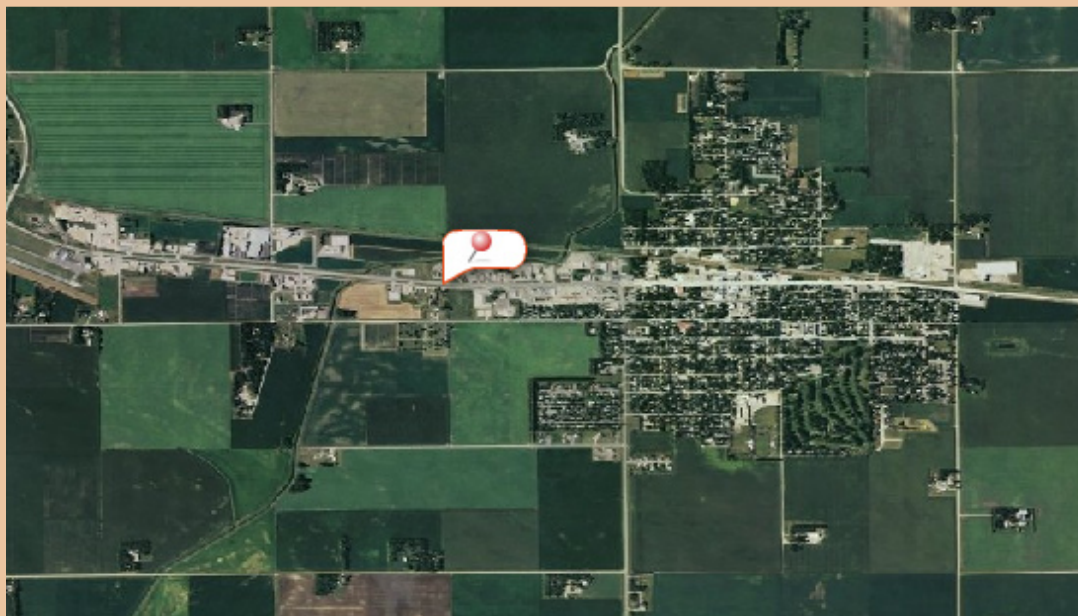
ALCO
1829 West Lincoln Avenue
Olivia, Minnesota

INVESTMENT HIGHLIGHTS:

- ◆ PRICE: \$750,000
- ◆ BUILDING SIZE: 22,397 Square Feet
- ◆ SITE SIZE: 1.97 acres
- ◆ YEAR BUILT: 2000
- ◆ LEASE START: 1/28/2000
- ◆ ANNUAL NNN LEASE RATE: \$67,000
- ◆ CAP RATE: approx. 9%
*Excluding percentage rents
- ◆ TERM OF LEASE:
*20 year NNN w/four 5-year
renewal options



*Photo is for illustrative purposes only.
Actual store photo to be updated.



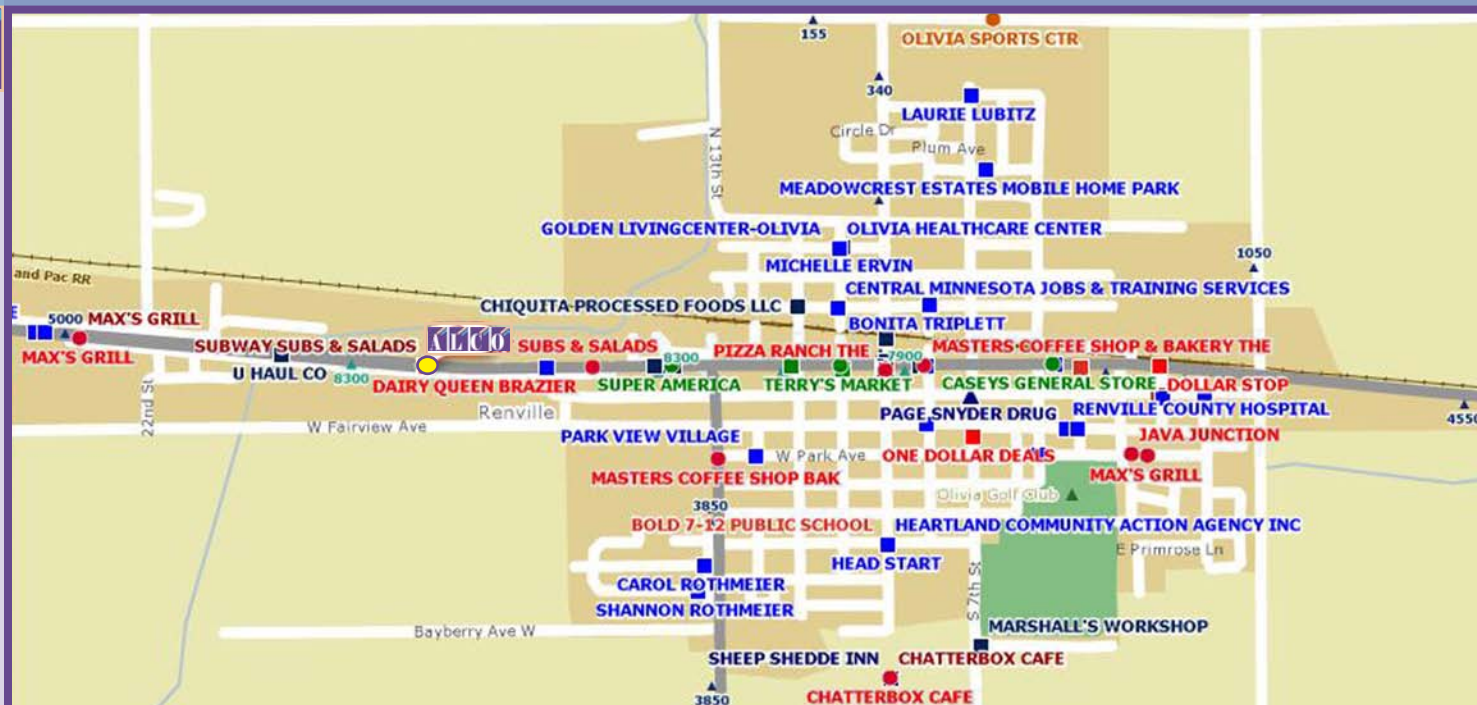
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ALCO ♦ 1829 West Lincoln Avenue ♦ Olivia, Minnesota



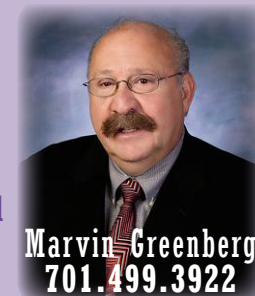
2008 DEMOGRAPHICS

Population:	31 minutes	15,550
	10 minutes	4,234
Households:	31 minutes	6,243
	10 minutes	1,798
Average HH Income:	31 minutes	\$55,465
	10 minutes	\$55,742
P-12 Enrollment:	958	
Businesses:	31 minutes	1,119
	10 minutes	392
Employees:	31 minutes	7,560
	10 minutes	2,391



Olivia is located in one of the most productive agricultural areas in the United States, and is known as the “Corn Capital of the World,” having the highest concentration of seed research and processing companies of any place in the globe. It’s reputation has brought visitors from 53 foreign nations and all 50 states to Renville County within the last 4 years to study agriculture.

Exclusive ALCO
Real Estate
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701.499.3922

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