



# SuperValu d/b/a Albertsons

415 Blaine St - Wolf Point, MT 59201

**\$704,000** 7.5% CAP \$52,800 NOI (\$3.29 psf)

- Triple Net (NNN) investment with 7 years remaining on base term; 3 (5) year options.
- Current rent is low at \$3.29 psf.
- This is the only grocery store in the entire city of Wolf Point, giving it a complete monopoly and dominance in the market. It has been operating as grocery store for the past 50 years. The closest supermarket is approximately 50 miles away.
- Neighboring tenants include Ace Hardware, McDonald's, US Post Office, Lucky Lil's casino, High Plains Motors, Friesen's Floral and Greenhouse, Gary J. Johnson Insurance, Silver Wolf Casino and Sonlight Christian Supply Center.
- S&P rated: BB- SuperValu credit on the lease.



This information has been obtained from sources deemed reliable, however EXP Realty Advisors and RPJ Commercial Realty Advisors do not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.

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# Albertsons

Wolf Point, MT

## PROPERTY SUMMARY:

EXP Realty Advisors exclusively presents for sale this investment opportunity consisting of a 16,048 sf building located on 0.86 acres of land. This is a NNN (triple net) investment with 7 years remaining on base term and 3 (5) year options. Current rent is very low at \$3.29 psf. This is the only grocery store in the entire city of Wolf Point, giving it a complete monopoly and dominance in the market. It has been operating as grocery store for the past 50 years. The closest supermarket is approximately 50 miles away. Wolf Point is the county seat of Roosevelt county, and is also the largest city on the Fort Peck Indian Reservation. Attractions include the Roosevelt County Museum which provides a glimpse into local history, and the historic Lewis and Clark Bridge which crosses the Missouri River six miles southeast of the town. Wolf Point has superb camping, fishing, and rafting on the Missouri River, and it has been named as the location for the proposed Cowboy Hall of Fame. Neighboring tenants include Ace Hardware, McDonald's, US Post Office, Lucky Lil's casino, High Plains Motors, Friesen's Floral and Greenhouse, Gary J. Johnson Insurance, Silver Wolf Casino and Sonlight Christian Supply Center.

## LEASE SUMMARY:

Expiration Date: July 31, 2016  
Options: Three (5) Year options  
Current Rent: \$52,800 (\$3.29 PSF) annually  
Base Rent Escalations: Flat  
Options Escalations: 10% escalation at start of second and third option – first option is flat  
Lease Type: This is an absolute triple net lease. Tenant pays real estate taxes directly and insures the property at no cost to landlord. Tenant is responsible for all repairs and replacements to the property.  
Tenant: SuperValu Inc. (S&P: BB-) d/b/a Albertsons

## TENANT SUMMARY:

SUPERVALU INC. operates as a grocery retailer in the United States. The company operates combination stores, food stores, and limited assortment food stores under the Acme Markets, Albertsons, Bristol Farms, bigg's, Cub Foods, Farm Fresh, Hornbacher's, Jewel-Osco, Lucky, Save-A-Lot, Shaw's Supermarkets, Shop 'n Save, Shoppers Food & Pharmacy, and Star Markets banners. Its stores offer various grocery products, general merchandise, health and beauty care products, pharmacy products, fuel, and other items and services. As of February 28, 2009, the company operated 2,421 retail stores, including 874 combination stores, 369 food stores, 316 limited assortment food stores, and 862 licensed Save-A-Lot stores. It also provides supply chain services, such as wholesale distribution of products to independent retailers, as well as a suite of logistics services, including warehouse management, transportation, procurement, contract manufacturing, and logistics engineering and management services. SUPERVALU INC. was founded in 1871 and is based in Eden Prairie, Minnesota. SuperValue has 178,000 full time employees and had 2008 revenue of \$44.5 Billion.

<b>List Price:</b>	\$704,000
<b>NOI:</b>	\$52,800
<b>Cap Rate:</b>	7.5%
<b>Leasable Sq Ft:</b>	16,048 sf
<b>Acres:</b>	0.86
<b>Ownership:</b>	Fee Simple
<b>Financing:</b>	This Property Is Offered Free And Clear Of Debt



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# Photographs

# Albertsons

Wolf Point, MT



# Labeled Aerial

# Albertsons

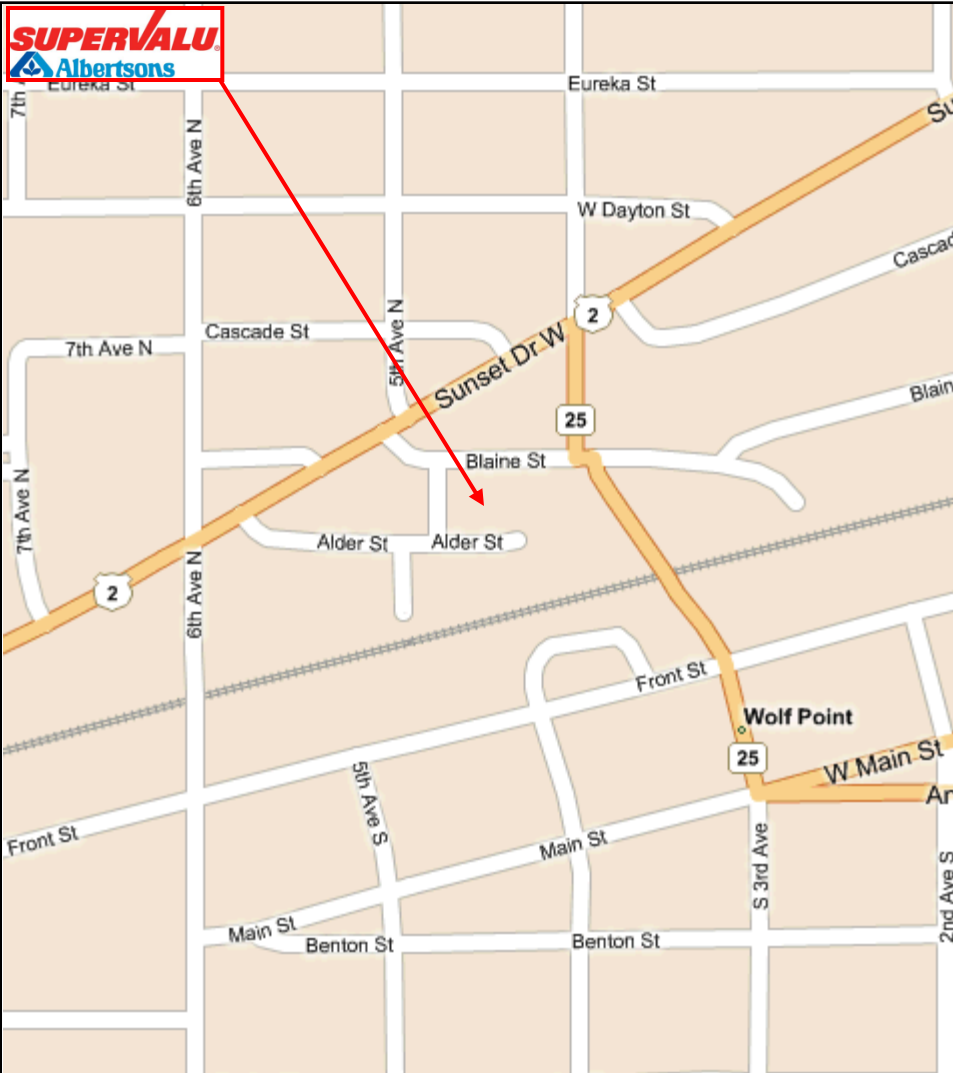
## Wolf Point, MT



# Location Maps

# Albertsons

## Wolf Point, MT



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# Labeled Aerial

# Albertsons

Wolf Point, MT



Wolf Point Hospital

**SUPERVALU**  
Albertsons

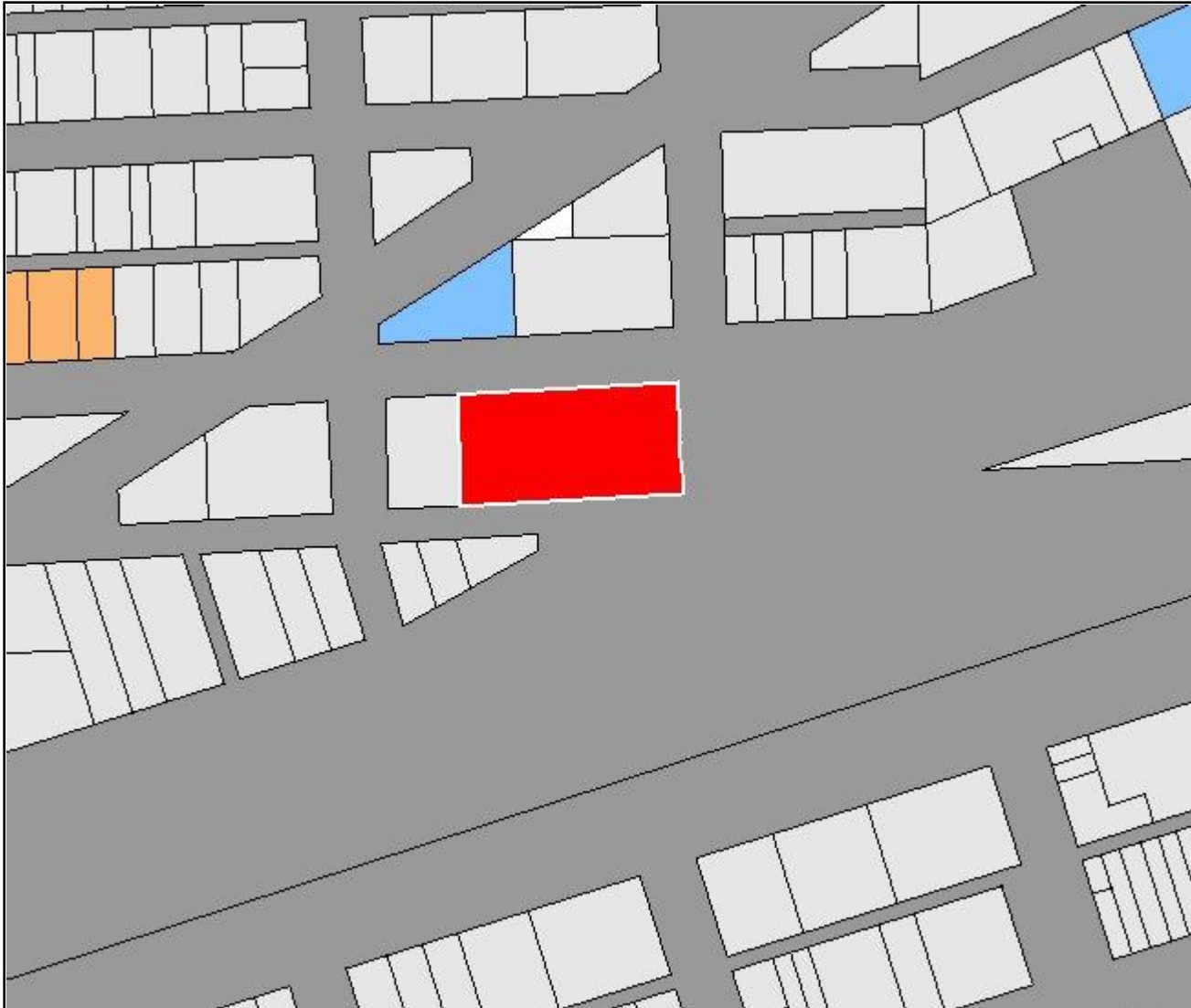
Wolf Point High School

Wolf Point Amtrak Station

# Tax Map

# Albertsons

## Wolf Point, MT



**Geocode:**

17391115203020000

**County Assessor Code:**

000RWP4970

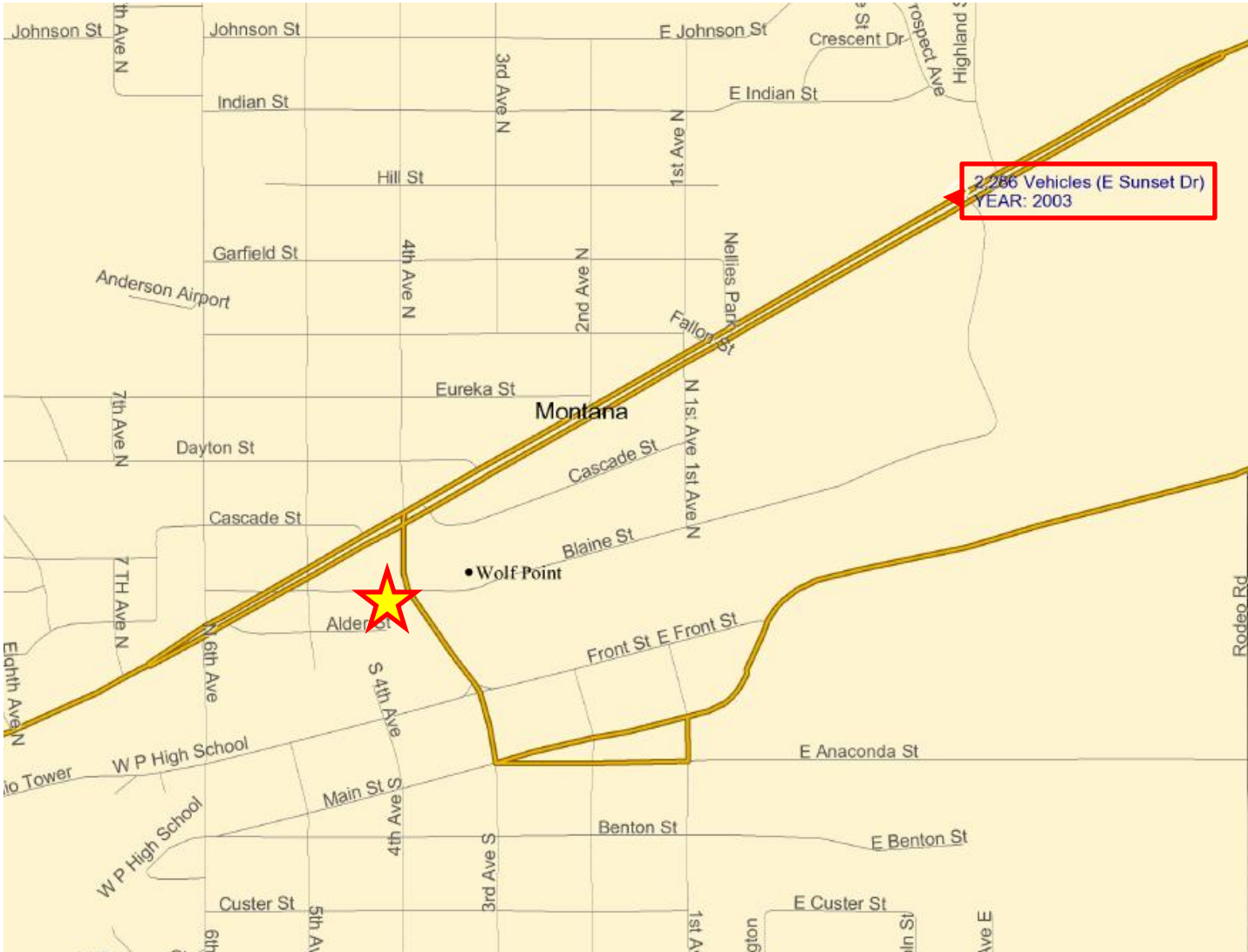
**Legal Description:**

SIBBIT ADD (WOLF POINT), S15,  
T27 N, R47 E, BLOCK 014, Lot  
001, ALL LOTS 1 THRU 12 BLK 14

# Traffic Counts Map

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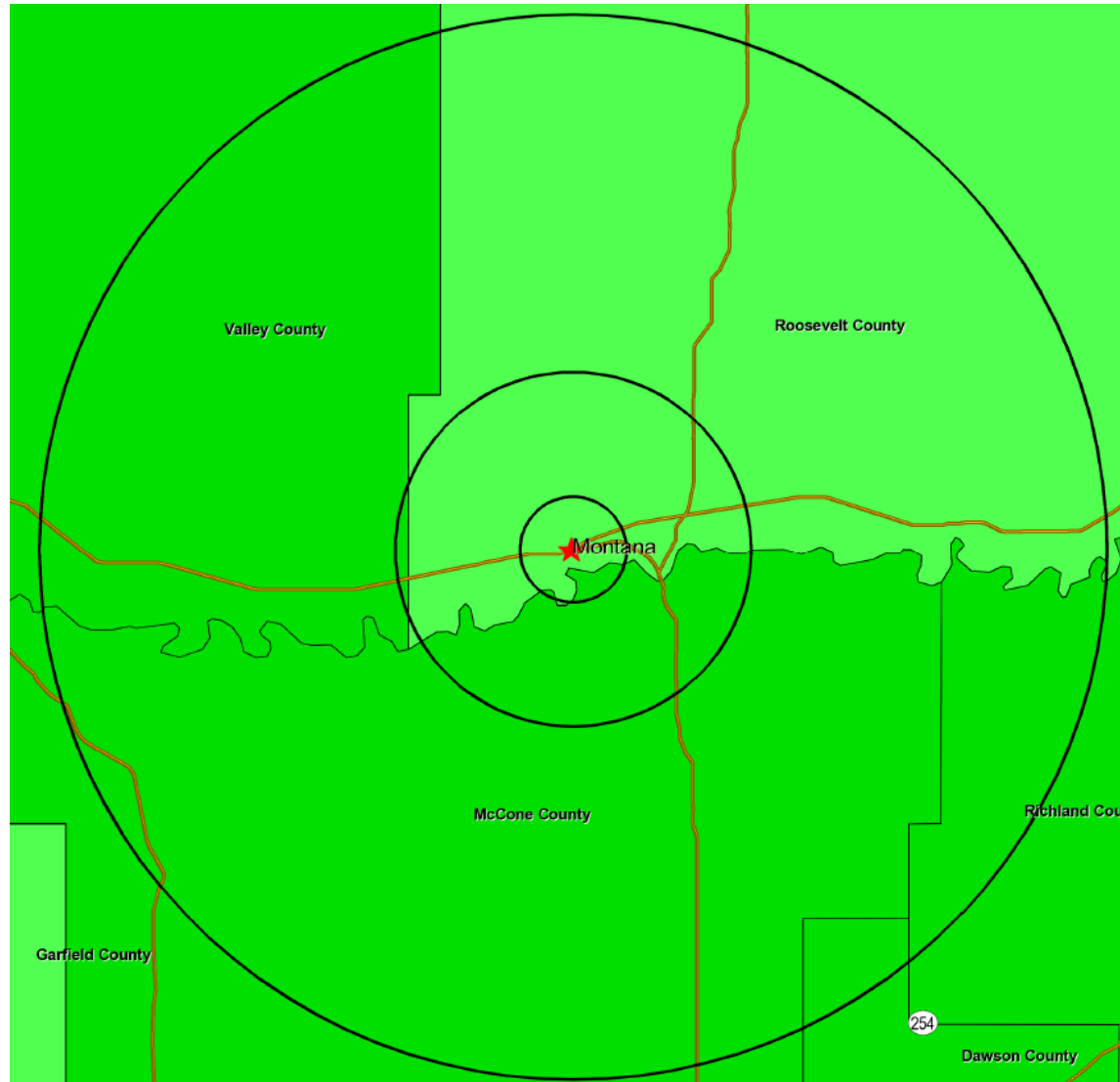
## Wolf Point, MT



# 3-10-30 Mile Demographic Map

# Albertsons

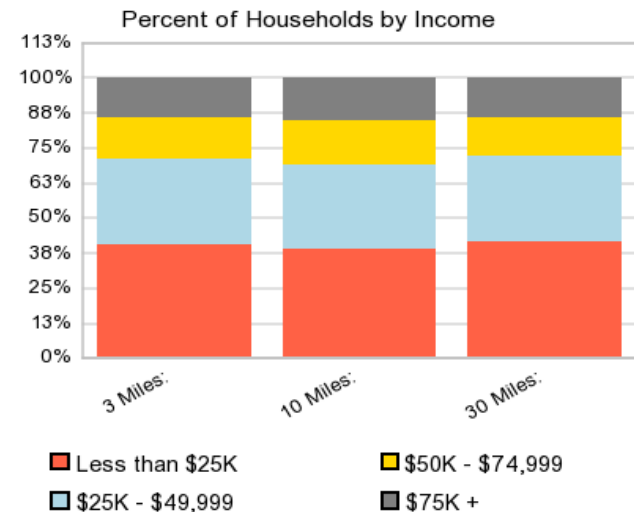
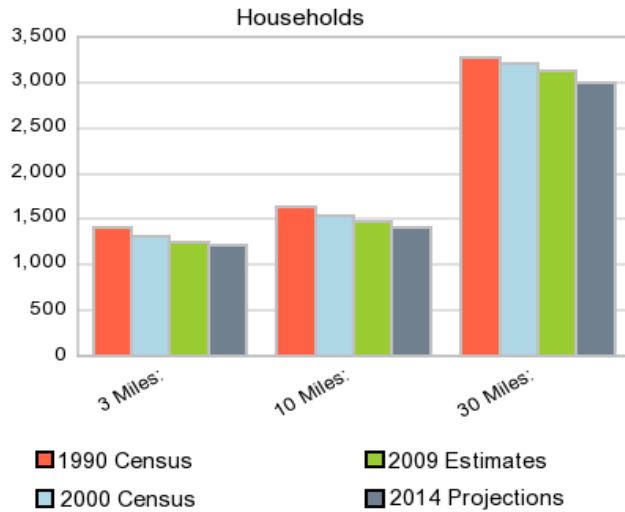
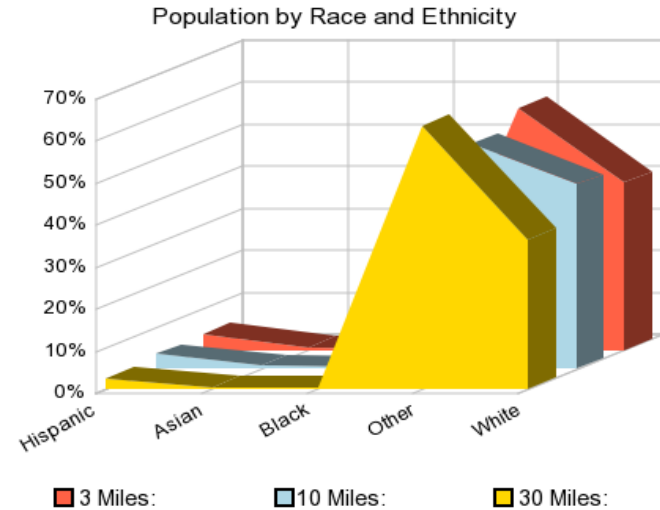
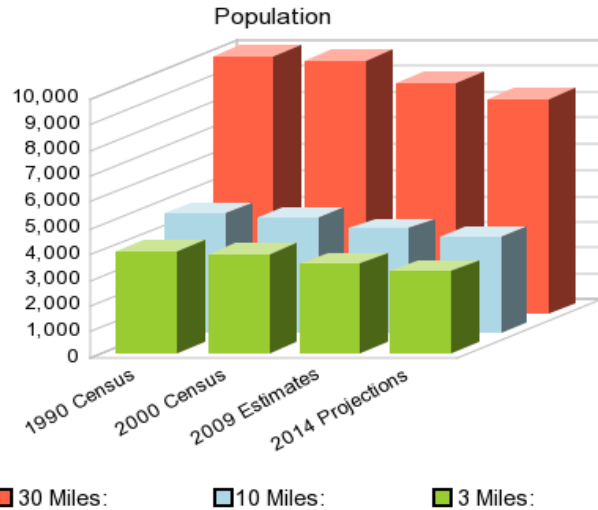
Wolf Point, MT



# 3-10-30 Mile Demographic Graphs

# Albertsons

## Wolf Point, MT



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# 3-10-30 Mile Demographic Data

# Albertsons

Wolf Point, MT

3 Miles:                      10 Miles:                      30 Miles:

## Population: 2009

Total Population	3,434	4,036	8,926
Male Population	49.2%	49.5%	50.1%
Female Population	50.8%	50.5%	49.9%
Median Age	33.3	36.1	32.0
Population Density (per sq. mi.)	121.4	12.9	3.2
Employees	1,707	1,718	2,627
Establishments	195	197	265

## Income: 2009

Median HH Income	\$31,462	\$32,585	\$30,419
Per Capita Income	\$14,540	\$15,471	\$14,554
Average HH Income	\$37,803	\$39,615	\$40,591

## Households: 2009

Total Households	1,259	1,479	3,119
Average Household Size	2.64	2.65	2.77
Household Growth 1990 - 2000	-6.9%	-6.1%	-2.4%

## Housing: 2009

Owner Occupied Housing Units	54.3%	56.0%	54.9%
Renter Occupied Housing Units	33.9%	30.7%	31.1%
Vacant Housing Units	11.8%	13.3%	14.0%

## Race: 2009

White	39.7%	43.8%	35.4%
Black	0.2%	0.3%	0.2%
American Indian, Eskimo, Aleut	57.2%	53.2%	62.3%
Asian	0.8%	0.7%	0.5%
Hawaiian or Pacific Islander	0.2%	0.2%	0.1%
Other	0.2%	0.2%	0.1%
Multirace	1.8%	1.8%	1.4%

## Contact Us

### EXP Realty Advisors

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## Our Team

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