

Property Information

Tenant	Kay Jewelers
Location	115 N Hermitage Rd, Hermitage, PA 16148
Property Type	Freestanding Jewellery Store, Retail
Building Size	± 2,600 SF
Purchase Price	\$2,274,304.00
Cap Rate	6.40%

Since 1916, Kay Jewelers has grown from one store to more than 1,100 from coast to coast. As the #1 jewelry store in America, we know that offering fine jewelry at a great price is only part of the story. We are fully committed to providing a superior shopping experience - both at the Hermitage Kay Jewelers Store and online.

Hermitage, PA

Hermitage, Pennsylvania is a community full of variety. Major Northeastern and Midwestern US cities and universities are just a short drive away, recreational facilities are abundant, the environment is protected and a high quality of life is available. Hermitage and the surrounding areas have a proud, cooperative workforce, friendly people, a low crime rate, low cost of living, and abundant recreation areas - all advantages of small town living. With its proximity to metropolitan areas, Mercer County's location enables businesses and residents alike to enjoy the best of both worlds.

About Tenants-In-Common

Tenants-in-Common or TIC ownership allows multiple buyers to purchase an undivided percentage of a single piece of property. Each buyer receives his own deed to the property and benefits from all of the income, tax shelters and appreciation it provides. This Millcreek Commercial property has the following characteristics:

- Property is offered debt-free
- Long-term, corporate-guaranteed lease
- Satisfies IRS requirements for 1031 exchanges



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Lease Information

Lease Guarantor	Sterling Jewelers, Inc.*
Initial Lease Term	10 years
Rent Increases	10% increases every 5 years
Renewal Options	2, Five-year options
5 Yr. Avg. Return	6.40%
Term Remaining	4 years

Year	Cap Rate
Year 1	6.40%
Year 2	6.40%
Year 3	6.40%
Year 4	6.40%
Year 5	6.40%
Year 6	7.04%
Year 7	7.04%
Year 8	7.04%
Year 9	7.04%
Year 10	7.04%

120k Available
 Get it before it's gone!