

OFFERING MEMORANDUM

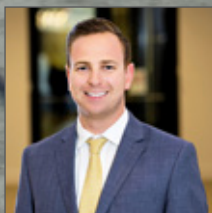
FAMILY DOLLAR

1301 EDWARDS ST | HATTIESBURG, MS



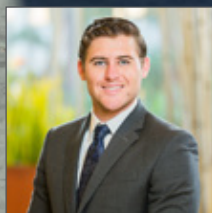


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EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- Family Dollar just exercised their 2nd of 5 options giving a new landlord a full 5 years on lease term
- New lease extension begins 6/17/2018 - showing a strong commitment to the site by Family Dollar
- NN Lease with minimal landlord responsibility
- Recent renovations on roof and new HVAC units within the past 2 years
- Ideal demographics for dollar store concept
- This property is located on Edwards Street (± 7,100 VPD) near William Carey University campus
- The population exceeds 28,000 within a 3-mile radius
- Hattiesburg, Mississippi is the 4th largest city in the state, and is home to the University of Southern Mississippi with an enrollment of nearly 15,000
- Hattiesburg is centrally located less than 90 minutes from New Orleans, Mobile, the Gulf Coast, and Jackson, Mississippi

FINANCIAL OVERVIEW

FAMILY DOLLAR

1301 Edwards St
Hattiesburg, MS 39401

List Price\$736,000
CAP Rate - Current.....8.25%
Gross Leasable Area± 8,000 SF
Year Built/Renovated..... 2002/R2017

Parcel Map



Annualized Operating Data

	Monthly Rent	Annual Rent	Increases	Cap Rate
Current - 6/16/2023	\$5,060.00	\$60,720.00	10.00%	8.25%
*Option 1 - 6/16/2028	\$5,566.00	\$66,792.00	10.00%	9.08%
*Option 2 - 6/16/2033	\$6,122.59	\$73,471.08	10.00%	9.98%
*Option 3 - 6/16/2038	\$6,734.84	\$80,818.08	10.00%	10.98%

*Rent schedule based upon minimum increases

Tenant Summary

Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Roof and Structure	Owner Responsibility
Original Lease Term	10 Years
Lease Expiration Date	6/17/2023
Term Remaining on Lease	± 5 Years
Increases	10% in each Option
Options	3, 5-Year Options

TENANT OVERVIEW



Property Name	Family Dollar
Property Type	Net Leased Discount Store
Parent Company Trade Name	Dollar Tree, Inc. (NASDAQ: DLTR)
Ownership	Public
Credit Rating (S&P)	BB+
Revenue	\$10.49 B
Net Income	\$285 M
No. of Locations	± 8,000
No. of Employees	± 60,000
Headquartered	Matthews, North Carolina
Website	www.familydollar.com
Year Founded	1986

TENANT OVERVIEW

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation's fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

GEOGRAPHIC OUTREACH

Family Dollar serves families in more than 8,000 neighborhoods in 46 states. Texas is its largest market with 1,027 stores, followed by Florida with 584 stores. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$19 billion annually with more than 13,600 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

STRATEGY

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.

SURROUNDING TENANTS



AREA OVERVIEW



HATTIESBURG, MS

Equidistant from Jacksonville, Mississippi; New Orleans, Louisiana; and Mobile, Alabama, Hattiesburg is one of Mississippi's largest and fastest-growing cities. The city's southern Mississippi location in Forrest County provides it access to 80% of the state's population.

Over the last several years, Hattiesburg has been recognized nationally for its livability, especially in the health care field. With a low cost of living and low crime, the city is positioning itself as a retirement destination.

DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
2018 Estimate	5,831	28,360	61,423
2023 Projection	5,757	28,060	61,562
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2018 Estimate	1,778	10,795	24,557
2023 Projection	1,741	10,674	24,690

INCOME	1 Mile	3 Mile	5 Mile
2018 Est. Average Household Income	\$33,558.45	\$43,106.86	\$47,779.13

ECONOMIC SNAPSHOT

Referred to as “Hub City”, Hattiesburg’s economy consists of the forest-products industry and a variety of manufacturing activities. Several national business branches are hosted in the city, such as Kohler Engines, BAE Systems Inc., Berry Plastics, the Coca-Cola Bottling Company, Pepsi Cola Bottling and Budweiser Distribution Company.

CAMP SHELBY

South of the city is Camp Shelby, the largest National Guard training base east of the Mississippi River. Here, visitors can admire more than 6,000 artifacts spanning America’s military history exhibited at the Armed Forces Museum.





UNIVERSITY OF SOUTHERN MISSISSIPPI

As the home of The University of Southern Mississippi and William Carey College, Hattiesburg blends a college town atmosphere with an upscale entertainment district downtown and an abundance of outdoor opportunities. The Historic Downtown District features many architectural treasures such as the Saenger Theater and the Hattiesburg Historic Train Depot, further enhancing the city's artistic and cultural flair. An abundance of unique shops, galleries, and restaurants flourish in Historic Downtown showcasing Hattiesburg's "Old South" charm.

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar** located at **1301 Edwards St, Hattiesburg, MS (“Property”)**. It has been prepared by Matthews Retail Advisors. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Retail Advisors. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

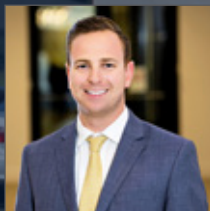
Owner and Matthews Retail Advisors expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Retail Advisors or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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