



# DOLLAR TREE

843 Laney Walker Blvd. | Augusta, GA 30901

**ED BRESLIN** MANAGING DIRECTOR Broker License: 01338414  
Office 310.774.3790 | Mobile 310.254.4177 | ebreslin@kentwoodcapital.com

**PAUL TRUPIA III** MANAGING DIRECTOR  
Office 646.791.0818 | Mobile 914.774.5218 | paul@kentwoodcapital.com

# CONFIDENTIAL DISCLAIMER

This Confidential Memorandum has been prepared by Kentwood Capital Advisors (“KCA”) and is being furnished to you solely for the purpose of your review of the commercial property located on 843 Laney Walker Blvd., Augusta, GA 30901 (the “Property”). The material contained in this Offering Memorandum shall be used for the purposes of evaluating the Property for acquisition and shall not be used for any purpose or made available to any other person without the express written consent of Kentwood Capital Advisors (“Broker”).

By accepting the Confidential Memorandum, you acknowledge and agree that: (1) all of the information contained herein and any other information you will be receiving in connection with this transaction, whether oral, written or in any other form (collectively, the “Materials”), is confidential; (2) you will not reproduce the Confidential Memorandum in whole or in part; (3) if you do not wish to pursue this matter, you will return this Confidential Memorandum to KCA as soon as practicable together with all other materials relating to the Property which you may have received from KCA; and (4) any proposed actions by you which are inconsistent in any manner with the foregoing agreements will require the prior written consent of KCA.

This Confidential Memorandum has been prepared by KCA, based upon certain information pertaining to the Property and any information obtained from KCA to assist interested parties in making their own evaluation of the Property is offered on a no representation or warranty provision other than customary warranties of title and is sold on an “as-is, where-is” basis and with all faults. The material and transaction does not purport to be all inclusive. This Confidential Memorandum contains descriptive materials, financial information and other data compiled for the convenience of parties interested in the Property. The Materials are being delivered by KCA to prospective investors with the understanding that it is not all inclusive and that it is qualified in its entirety by independent investigation by prospective investors of those matters which they deem appropriate in evaluating this offering without reliance upon KCA, the Broker or any of their respective affiliates or any of the information set out in the Materials. Neither KCA, the Broker, nor any of their respective affiliates have independently verified any of the information contained herein or in any of the Materials, and no representations or warranties as to the accuracy or completeness thereof or of any other kind whatsoever are made or intended and none should be inferred.

KCA, for itself and its affiliates of the Property, expressly disclaim any and all liability for statements or representations, express or implied, contained herein or for omissions from the Materials or for any other written, oral or other format of communication transmitted to a prospective investor in the course of its evaluation of the proposed transaction. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. The terms and conditions described herein are subject to change without notice.

This Confidential Memorandum does not constitute an offer to accept any investment proposal but is merely a solicitation of interest with respect to the investment described herein. The Confidential Memorandum does not constitute an offer of security. The investment described herein may be financed or withdrawn from the market, without prior notice. By accepting this Confidential Memorandum you agree to release KCA and hold it harmless from any kind of claim, expense, or liability arising out of your discovery or purchase of the Property. KCA reserves the right to request the return of the Materials at any time. Ownership of the Property reserves the right to negotiate with one or more prospective investors at any time.

# INVESTMENT HIGHLIGHTS

- New 5 year term with Dollar Tree with two five year options periods
- Backfill of an existing all Block 9,925 square Foot Building on large 1.15 acre parcel
- Low Rent of \$7psf and very low price point for a new national dollar store location
- Exceptional going in yield given the credit worthiness of the Tenant
- Across the street from top performing Family Dollar Store
- Augusta is the principal city of the Augusta–Richmond County Metropolitan Statistical Area, which as of 2015 had an estimated population of 590,146, making it the second-largest metro area in the state after Atlanta
- 150 Miles East of Hartsfield – Jackson Atlanta International Airport and 7 miles north of the Augusta Regional Airport
- Excellent Visibility and Access along Laney Avenue on a large parcel with abundant parking.
- As of January 2017, Dollar Tree has revenues of over \$20 billion, a net income of \$890 million and a net worth in excess of \$5 billion. Standard and Poor's credit Rating of BB+



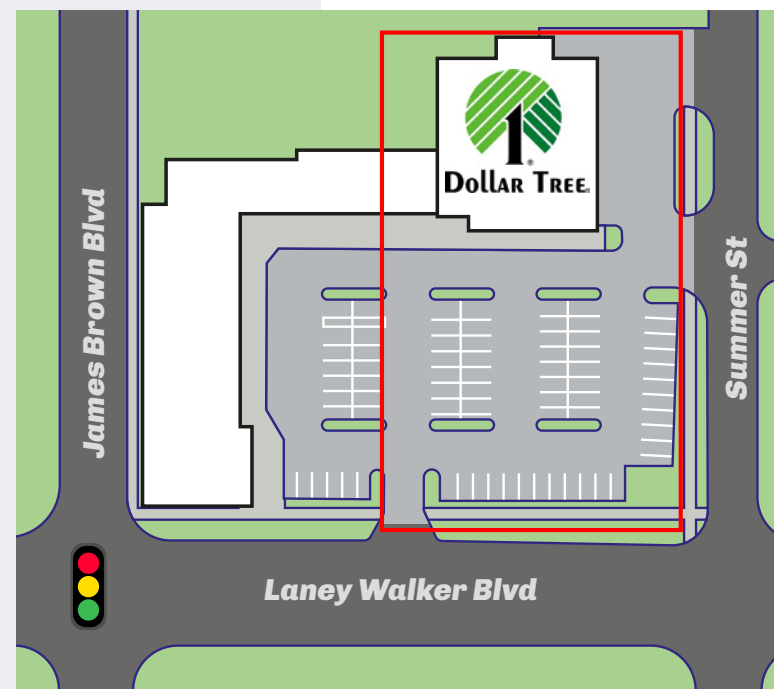
representative photo

# EXECUTIVE OVERVIEW



**Kentwood Capital Advisors** is pleased to offer for sale to qualified investors this 5-Year NN leased investment Dollar Tree store with fixed rent increases in all five, 5 year renewal options. The property is leased and guaranteed by Dollar Tree, Inc. (NYSE: DLTR). The company that has a current credit rating of BB+ by Standard and Poor's and the net worth in excess of \$5B and market cap of \$21.74B.

This Dollar Tree store is a retrofit of an existing all block 9,925 building that was originally built in 1992. The tenant is paying very low rent in this newly retrofitted building. The property has strong demographics for a dollar store with over 100,000 residents and \$51,000 average house income levels within a 5 mile radius. The location has excellent access and visibility and a plethora of parking due to its large 1.15 acre size parcel.



## LEASE ABSTRACT

<b>Address</b>	843 Laney Walker Blvd. Augusta, GA 30901
<b>Tenant Name</b>	Dollar Tree
<b>Guarantor</b>	Dollar Tree Stores, Inc.
<b>Offering Price</b>	\$731,315
<b>Cap Rate</b>	9.50%
<b>Property Type</b>	Dollar Store
<b>Rentable SF</b>	9,925 SF
<b>Lot Size</b>	1.15 Acres +/-
<b>Annual Rent</b>	\$69,475.00
<b>Lease Term Remaining</b>	5 Years
<b>Lease Commencement Date</b>	April 2018
<b>Lease Expiration Date</b>	May 2023
<b>Option Periods</b>	Five (5) Five Year Options
<b>Increases</b>	\$0.50 Per Square Ft every 5 years.
<b>Lease Type</b>	NN with Landlord responsible for roof, structure and parking lot. (See Lease for details)

## INCOME

<b>Years 1 - 5</b>	\$69,475.00
<b>Year 6-10 (Option 1)</b>	\$74,437.50
<b>Year 11-15 (Option 2)</b>	\$79,400.00
<b>Year 16-20 (Option 3)</b>	\$84,362.50
<b>Year 21-25 (Option 4)</b>	\$89,325.00
<b>Year 26-30 (Option 5)</b>	\$94,287.50



representative photo

## TENANT OVERVIEW

**Dollar Tree, Inc.** (NYSE: DLTR) is an American chain of discount variety stores that sells items for \$1 or less. Headquartered in Chesapeake, Virginia, it is a Fortune 500 company and operates 14,744 stores<sup>[1]</sup> throughout the 48 contiguous U.S. states and Canada. Its stores are supported by a nationwide logistics network of eleven distribution centers. The company operates one-dollar stores under the names of Dollar Tree and Dollar Bills. The company also operates a multi-price-point variety chain under Family Dollar.

On July 6th, 2015, Dollar Tree (NASDAQ: "DLTR") officially acquired Family Dollar for \$8.5 billion. With this acquisition, the company has over 13,000 stores in 48 states and five Canadian provinces and sales of over \$18 billion.

<b>No. of Locations</b>	13,000+
<b>Stock Symbol</b>	DLTR (NYSE)
<b>Revenue</b>	\$20.72 Billion (2016)
<b>S&amp;P</b>	BB+
<b>Headquarters</b>	Chesapeake, Virginia
<b>Website</b>	<a href="http://www.dollartree.com">www.dollartree.com</a>



# LOCATION OVERVIEW

Augusta–Richmond County is a consolidated city-county on the central eastern border of the U.S. state of Georgia, and located on the Savannah River, at the head of its navigable portion. It is in the Piedmont section of the state. The metro Augusta area is situated in both Georgia and South Carolina, which is divided by the Savannah River. Augusta–Richmond County had a 2016 estimated population of 197,082, making it the 120th largest city in the United States, not counting the unconsolidated cities of Hephzibah and Blythe, Georgia. Augusta is the principal city of the Augusta–Richmond County Metropolitan Statistical Area, which as of 2015 had an estimated population of 590,146, making it the second-largest metro area in the state after Atlanta. It is the 93rd largest MSA in the United States. Internationally, Augusta is best known for hosting The Masters golf tournament each spring. The Masters brings over 200,000 visitors from across the world to the Augusta National Golf Club, which



is approximately five miles from the subject property. Membership at Augusta National is widely considered to be the most exclusive in the sport of golf across the world. Augusta is approximately two hours east of downtown Atlanta by car utilizing I-20. Also nearby to the subject property is James Brown Arena, less than 1-Mile north of the site. The arena is a multi-purpose complex with 8,000 seats and a 14,500 Square Foot exhibit hall that opens into a 23,000 Square Foot arena hall.



Located Approximately 2 Hrs.  
East of Downtown Atlanta



Located less than 1 Mile  
from Gordon Highway



Located less than 1 Mile  
from James Brown Arena



# MARKET AERIAL



**DOLLAR TREE**

843 Laney Walker Blvd. | Augusta, GA 30901

**ED BRESLIN** MANAGING DIRECTOR Broker License: 01338414  
Office 310.774.3790 | Mobile 310.254.4177 | ebreslin@kentwoodcapital.com

**PAUL TRUPIA III** MANAGING DIRECTOR  
Office 646.791.0818 | Mobile 914.774.5218 | paul@kentwoodcapital.com