

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

**FAMILY
DOLLAR**

FAMILY DOLLAR

OFFERING MEMORANDUM

FAMILY DOLLAR/FIREHOUSE PIZZA

1000 HOWARD BAKER HWY | HUNTSVILLE, TN

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- 9.00% Cap Rate Offering a Strong Return for a New Investor
- National Credit Tenant in Family Dollar
- Located directly off of Baker Highway the main traffic artery connecting to Knoxville, TN
- Five - 5 Year Options all with Rent Increases
- Store Completed Renovated in 2010
- Sweet Spot demographics for Dollar Store Property
- Firehouse Pizza In operation since 2010
- Property is situated on 1.00+ acres of land directly off of Baker Highway allowing for optimal visibility for all passing through

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FINANCIAL OVERVIEW

EXECUTIVE SUMMARY

Property Name	Family Dollar
Property Address	1000 Howard Baker Hwy Huntsville, TN 37756
Gross Leaseable Area	± 8,000 SF
Lot Size	± 1.13 Acres (49,222 SF)
Year Built	2000

Tenant Summary

Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Roof & Structure	LL
Original Lease Term	10 Years
Rent Commencement Date	4/17/2000
Lease Expiration Date	12/31/2020
Increases	10% Increases
Extensions	Four, 5-Year Options



LIST PRICE

\$815,555



CAP RATE

9.00%



TERM REMAINING

± 2 Years

Annualized Operating Data - Family Dollar

	Monthly Rent	Annual Rent
Current - 12/31/2020	\$3,916.67	\$47,000.04
Option 1	\$4,166.67	\$50,000.04
Option 2	\$4,416.67	\$53,000.04
Option 3	\$4,666.67	\$56,000.04
Option 4	\$4,858.34	\$58,300.08

Annualized Operating Data - Firehouse Pizza

	Monthly Rent	Annual Rent
Current - 2019	\$2,200.00	\$26,400.00
Option 1	\$2,200.00	\$26,400.00
Option 2	\$4,416.67	\$53,000.04
Option 3	\$4,666.67	\$56,000.04
Option 4	\$4,858.34	\$58,300.08

Annualized Operating Data - Both

	Monthly Rent	Annual Rent	Cap Rate
Current	\$6,116.67	\$73,400.04	9.00%
Option	\$6,366.67	\$76,400.04	9.37%

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 at every day 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 to offer broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

STRATEGY

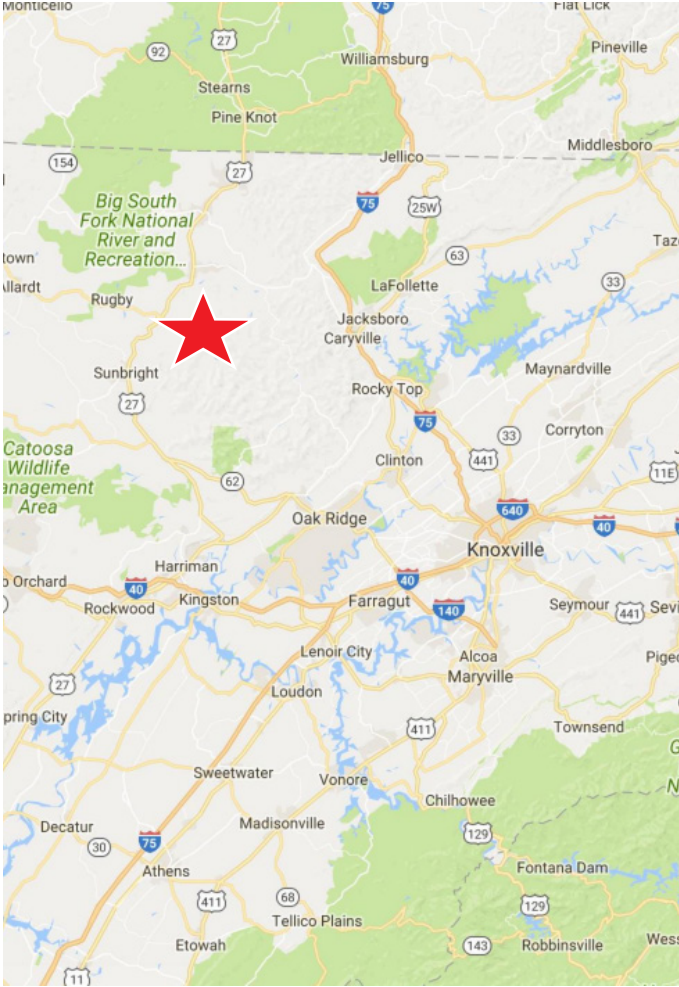
Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise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



THE OFFERING

Property Name	
Dairy Queen	
Property Address	1000 Howard Baker Hwy Huntsville, TN 37756
Assessor's Parcel Number	076086-10603

Site Description	
Number of Stories	One
Year Built	2000
GLA	± 8,000 SF
Lot Size	± 1.13 Acres (49,222 SF)
Type of Ownership	Fee Simple
Landscaping	Professional
Topography	Generally Level



HUNTSVILLE, TN

Located in northern Tennessee, Huntsville is a family-oriented, hard-working town in Scott County. It sits at the foot of the Cumberland Mountains and is a great destination to visit historic buildings and explore the natural side of Tennessee. Many buildings that were created and used during the Civil War are still around and are part of the town today or are available to tour.

Huntsville is also a prime spot for outdoor activities. Common activities include hiking, ATV riding, hunting, and horseback riding. With over 20,000 acres of free, managed land in the area, Huntsville is also a great area for camping, paintballing, and mountain-biking. The community is a tight knit group that works hard to make their community a group place to live and visit.

DEMOGRAPHICS

POPULATION	3 Mile	5 Mile	7 Mile	HOUSEHOLDS	3 Mile	5 Mile	7 Mile
2023 Projection	3,237	7,223	14,094	2023 Projection	1,244	2,779	5,498
2018 Estimate	3,199	7,157	13,971	2018 Estimate	1,226	2,750	5,440
2010 Census	3,229	7,267	14,167	2010 Census	1,230	2,784	5,489
Growth 2018-2023	1.19%	0.92%	0.88%	Growth 2018-2023	1.47%	1.05%	1.07%
				INCOME	3 Mile	5 Mile	7 Mile
				2018 Est. Average Household Income	\$44,536	\$46,707	\$48,063

KNOXVILLE, TN

Knoxville is a progressive, friendly and rapidly growing city accessible from an international waterway. Located at the foothills of Great Smoky Mountains National Park, Knoxville is often described as a hidden gem. Three interstates run through the city providing accessibility to Nashville, Chattanooga, and Lexington. After the arrival of the railroads in the 1850s, Knoxville grew to become a major wholesaling and manufacturing center and has continued to develop into a metropolitan hot spot. The Fortune 1000 company, Regal Entertainment Group is the largest publicly traded company based in Knoxville. It is also home to the main campus of the University of Tennessee, which has been classified by the Carnegie Commission as a university with “very high research activity.”



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar** located at **1000 Howard Baker Hwy, Huntsville, TN 37756 ("Property")**. It has been prepared by Matthews Real Estate Investment Services. 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 Real Estate Investment Services. 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 Real Estate Investment Services 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 Real Estate Investment Services 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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