



FAMILY DOLLAR

330 14TH ST | BESSEMER, AL 35020

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY

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INVESTMENT HIGHLIGHTS

LEASE, PROPERTY, AND LOCATIONS DETAILS

- Ideal 1031 exchange property
- Brand new 2018 construction
- Rent commencement date of July 2018
- 15 year absolute NNN lease, Zero management responsibility
- Extremely strong corporate guarantee
- 5% rent increase in base term of lease; Cap rate increase to 6.67% (assuming a purchase at list price)
- Rent increases are an excellent hedge against inflation
- Traffic counts in excess of approximately 18,000 vehicles daily on 14th Street
- Strong demographics: more than 31,000 residents in a 3-mile radius
- Strong demographics: more than 65,000 residents in a 5-mile radius
- Several national retailers in the immediate trade area including Circle K, Taco Bell, CVS, McDonald's, O'Reilly Auto Parts, AutoZone, Wells Fargo, Rally's and many more

TENANT DETAILS

- Investment Grade Credit Tenant: Just upgraded to BBB- from BB+ in March 2018
- Family Dollar was recently acquired by Dollar Tree, Inc. and is now considered to be the nation's largest small-box discount retailer
- Family Dollar & Dollar Tree have more than 13,000 locations nationwide
- Both Family Dollar & Dollar Tree have plans to continue expansion over the next several years

FINANCIAL OVERVIEW



ADDRESS

330 14th St
Bessemer, AL 35020



LIST PRICE

\$1,689,575



CAP RATE

6.35%



GLA

± 8,320 SF



LOT SIZE

± 0.92 Acres



YEAR BUILT

2018

Annualized Operating Data

	Monthly Rent	Annual Rent	Rent/SF	Cap Rate
Current - 9/30/2027	\$8,940.67	\$107,288.04	\$12.90	6.35%
10/1/2027 - 9/30/2032	\$9,387.67	\$112,652.04	\$13.54	6.67%
Extension 1	\$9,857.09	\$118,285.08	\$14.22	7.00%
Extension 2	\$10,349.92	\$124,199.04	\$14.93	7.35%
Extension 3	\$10,867.42	\$130,409.04	\$15.67	7.72%
Extension 4	\$11,410.84	\$136,930.08	\$16.46	8.10%
Extension 5	\$11,981.34	\$143,776.08	\$17.28	8.51%
Extension 6	\$12,580.42	\$150,965.04	\$18.14	8.94%

Tenant Summary

Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	15 years
Rent Commencement Date	7/1/2018
Lease Expiration Date	9/30/2032
Term Remaining on Lease	± 15 Years
Increases	5% Increases
Extensions	Six, 5-Year Extensions

TENANT OVERVIEW



PARENT TRADE NAME

Dollar Tree, Inc.



NO. OF LOCATIONS

± 8,000



HEADQUARTERED

Charlotte, North Carolina



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.

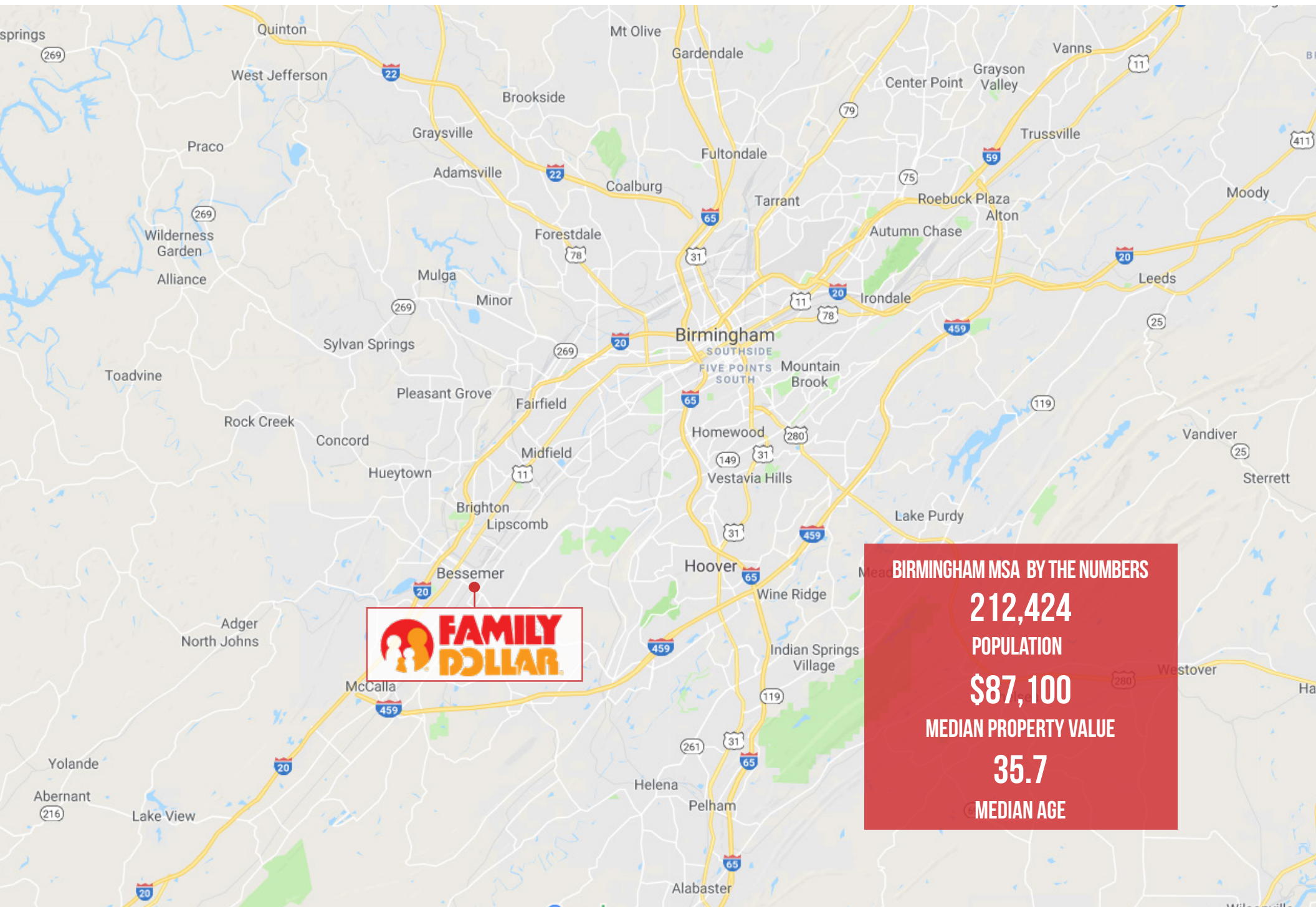
STRATEGY

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.

TENANT MAP



TENANT MAP



AREA OVERVIEW



BESSEMER, AL

Just outside of Birmingham, Bessemer sits within the Birmingham-Hoover, AL MSA in Jefferson County. The area developed rapidly with the city highly investing in industrial industries. Today, Bessemer is a thriving city that is full of economic growth. The city has a mix of shopping, world-class restaurants, recreational and entertainment attractions.

Bessemer also has a great residential area. Many people choose to live in Bessemer and commute to Birmingham because of the safe and family-friendly environment the city portrays.

8 MILES

FROM HOOVER, AL

12 MILES

FROM BIRMINGHAM, AL

DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
2023 Projection	6,961	30,767	65,836
2018 Estimate	7,137	31,296	65,672
2010 Census	7,696	32,972	65,916

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2023 Projection	2,675	12,120	26,539
2018 Estimate	2,740	12,274	26,325
2010 Census	2,945	12,796	26,044

INCOME	1 Mile	3 Mile	5 Mile
2018 Est. Average Household Income	\$44,334	\$47,957	\$57,784



BIRMINGHAM, AL

Also located in Jefferson County, Birmingham is the most populated city in Alabama. Being only 12 miles away from Hueytown, many of its residents travel to Birmingham for work. The town was originally created with the merging of three farm towns. It was mostly used for industrial services and was a main railroad transportation center. Over time, Birmingham grew and expanded into the beautiful city it is today.

While venturing its streets, you can find art and culture throughout the city. Birmingham Museum of Art is the largest art museum in the Southeast. Other museums include Birmingham Civil Rights Institute, Alabama Jazz Hall of Fame, and Southern Museum of Flight. Vulcan Park holds the world's largest cast iron statue. It is a statue of Vulcan himself and was created for the 1904 St. Louis Exposition.

Another sight to see is Regions Field. Many residents cheer on the Birmingham Barons, who are the minor league team affiliate for the Chicago White Sox. Other sports teams include the University of Alabama at Birmingham Blazers. Their football and basketball programs have a large following.





UNIVERSITY OF ALABAMA AT BIRMINGHAM (UAB)

The University of Alabama at Birmingham was founded as an extension to the University of Alabama in 1936. With 140 programs, UAB is one of the leading universities in healthcare, business, and engineering. One of UAB's largest accomplishments is the UAB Health System. It is one of the largest academic medical centers within the United States. UAB Hospital is also a teaching hospital affiliated with the school. Being the only Level 1 trauma center in the area, it provides great experiences for their students.

The campus spans across 83 blocks in Birmingham. There are 12 different colleges/schools within the school. On average, the school holds around 10,000 undergraduate students with about 5,000 graduate students. The UAB has a lively student life with 150 different student organizations and twenty-two active Greek Organizations.

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