



RETAIL PROPERTY FOR SALE

REPRESENTATIVE PHOTO

FAMILY DOLLAR

437 N Captain Gloster Dr., Gloster, MS 39638

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CLICK ON THE FOLLOWING LINKS:



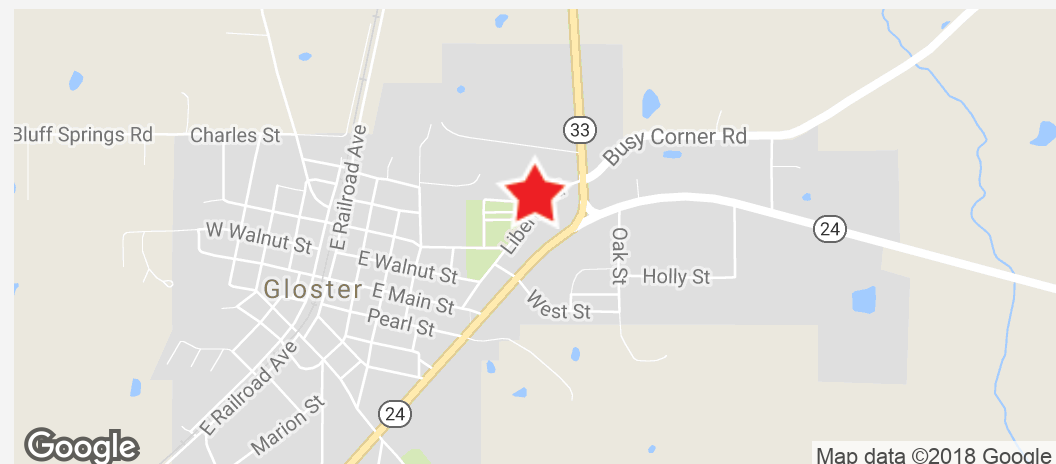
Google Map



Street View



EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$856,000
NOI:	\$68,500
Cap Rate:	8.00%
Land Acreage:	1.37 Acres
Year Built:	2011
Building Size:	8,087 SF
Price / SF:	\$105.85
Rent / SF:	\$8.47

LEASE SUMMARY

Lease Type:	NN
Taxes / Insurance / CAM:	Landlord Responsibility
Roof / Structure:	Landlord Responsibility
Term Remaining:	4 Years
Original Lease Term:	10 Years
Commencement Date:	March 28,2011
Current Term Expiration:	June 30,2022
Options:	(6) 5 Year Options
Increases:	Yes, In Options - 10%
Guarantor:	Family Dollar Stores, Inc.

PROPERTY HIGHLIGHTS

- 8,087 Square Foot Family Dollar Located on 1.37 Acres of Land
- (6), Five-Year Renewal Options with Increases
- Build to Suit for Family Dollar who has Occupied the Site since 2011
- Population Demographics Supportive of Family Dollar's Business Model
- Corporately Guaranteed Family Dollar Lease
- The Main Retail Destination in Gloster
- Rental Increases in the Option Periods

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LOCATION OVERVIEW



LOCATION OVERVIEW

Gloster is a town in central Amite County, Mississippi, United States. The population was 960 at the 2010 census. It is part of the McComb, Mississippi Micropolitan Statistical Area.

The community is located 2 miles (3.2 km) south of the Homochitto National Forest. Gloster was incorporated on March 11, 1884.

The Gloster Arboretum was established in 1965 and features a variety of plants and trees in a natural setting. The Arboretum attracts many visitors, and admission is free. In 1990, the Gloster Southern Railroad began freight service on a short-line railroad between Gloster and Slaughter, Louisiana. Service was discontinued in 2009, and by 2013 the track had been removed.

Gloster is home to Company E, Detachment 1, of the 155th Brigade Combat Team of the Mississippi Army National Guard.

TENANT PROFILES



OVERVIEW

Company:	Family Dollar
Founded:	1959
Total Revenue:	10.4 Billion (2014)
Net Income:	284.5 Million (2014)
Headquarters:	Charlotte, NC
Website:	www.familydollar.com

TENANT HIGHLIGHTS

- Family Dollar is the Second Largest retailer of its Type in the United States
- Family Dollar has Over 8,000 Locations Around the United States
- Family Dollar Created \$10.4 Billion Dollars in revenue in 2014

TENANT OVERVIEW

Family Dollar is an American variety store chain. With over 8,000 locations in all states except Alaska, Hawaii, Oregon and Washington, it is the second largest retailer of its type in the United States. Family Dollar is headquartered in Matthews, a suburb of Charlotte, North Carolina, where it employs 1,400 people.

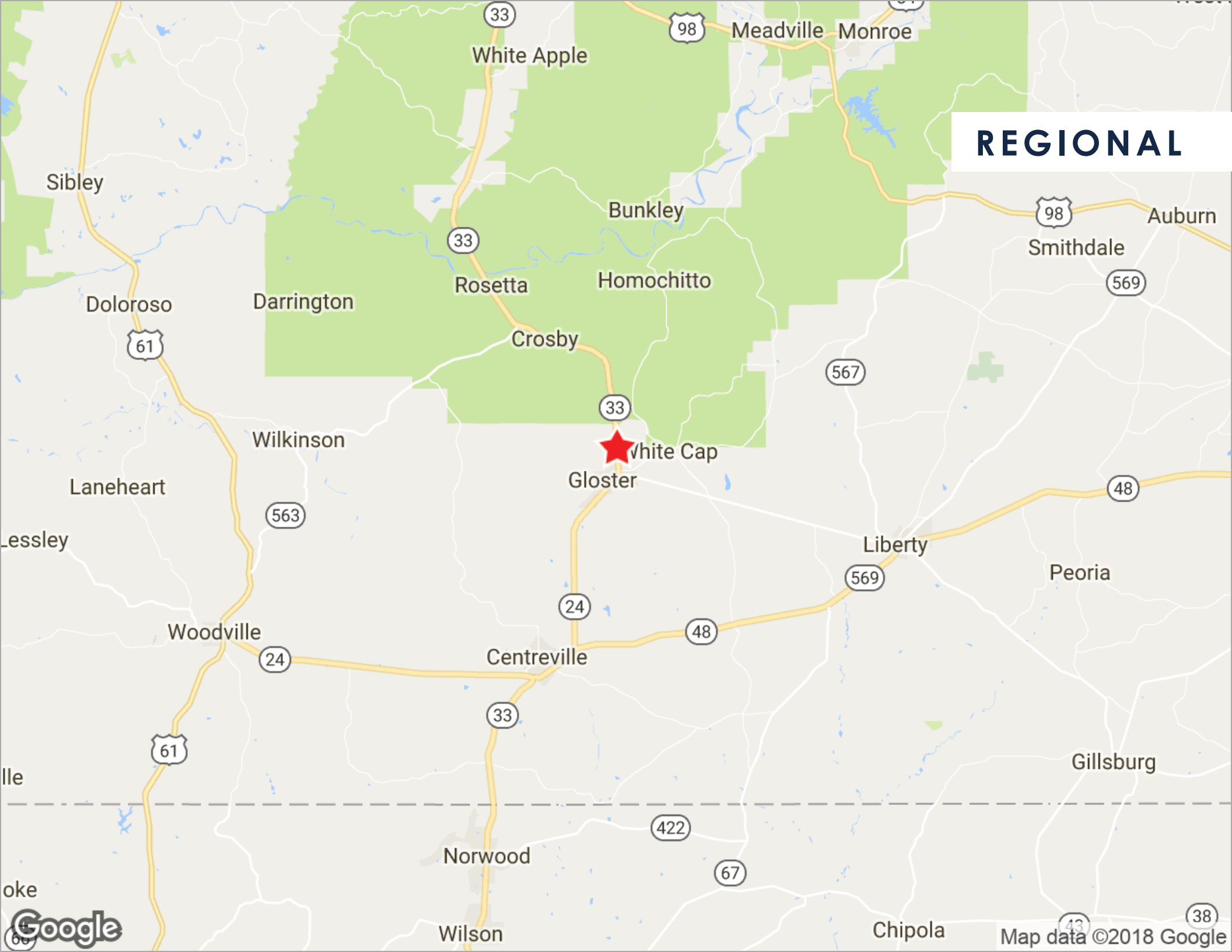
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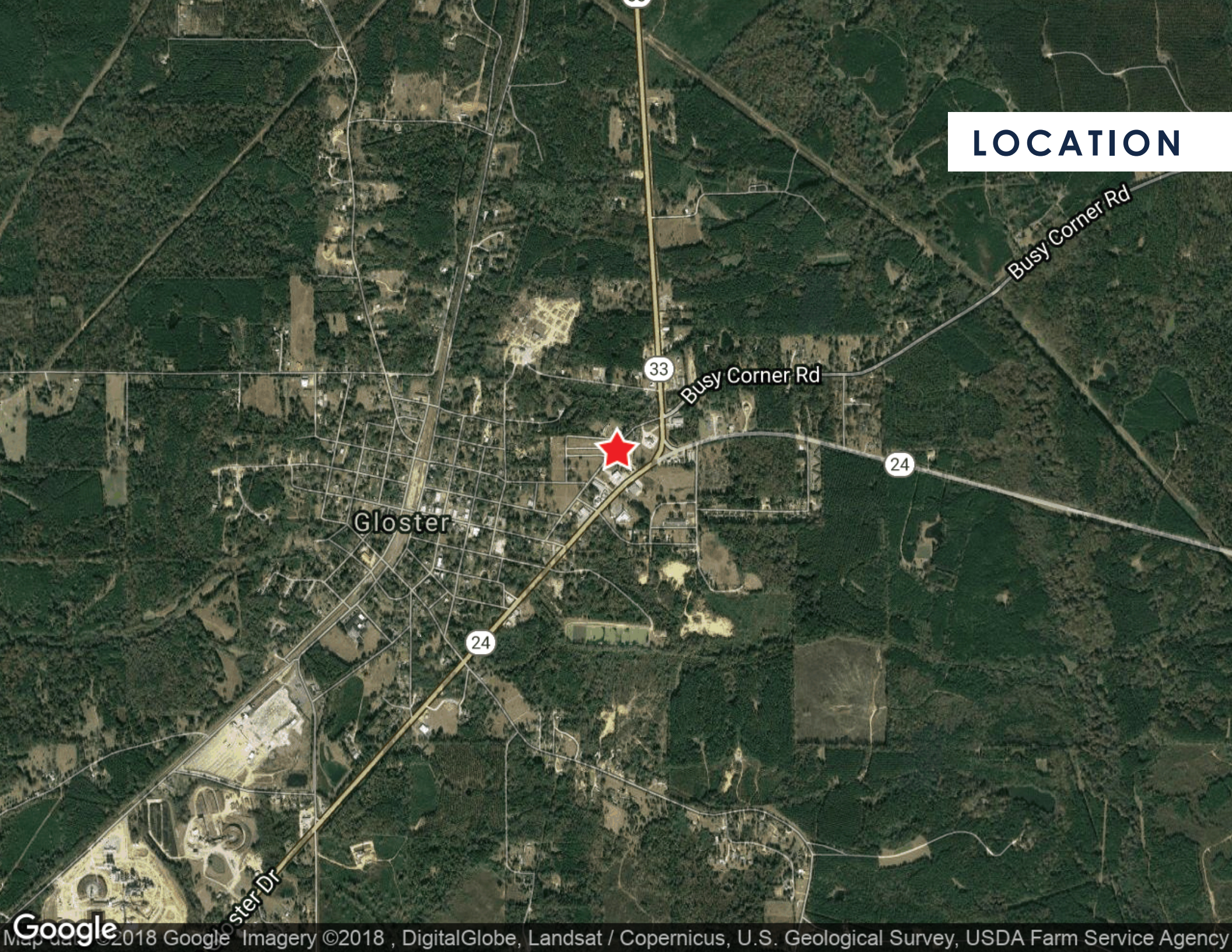
ADDITIONAL PHOTOS





REGIONAL

LOCATION



AERIAL (CLOSE)

Gloster Dr.



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LEASE ABSTRACT



LEASE SUMMARY

Lease Type:	NN
Taxes / Insurance / CAM:	Tenant Responsibility
Roof / Structure:	Landlord Responsibility
Term Remaining:	4 Years
Original Lease Term:	10 Years
Commencement Date:	March 28, 2011
Current Term Expiration:	June 30, 2022
Options:	(6) 5 Year Options
Increases:	Yes - 10% In Options
Guarantor:	Corporate Guarantee

ANNUALIZED OPERATING DATA

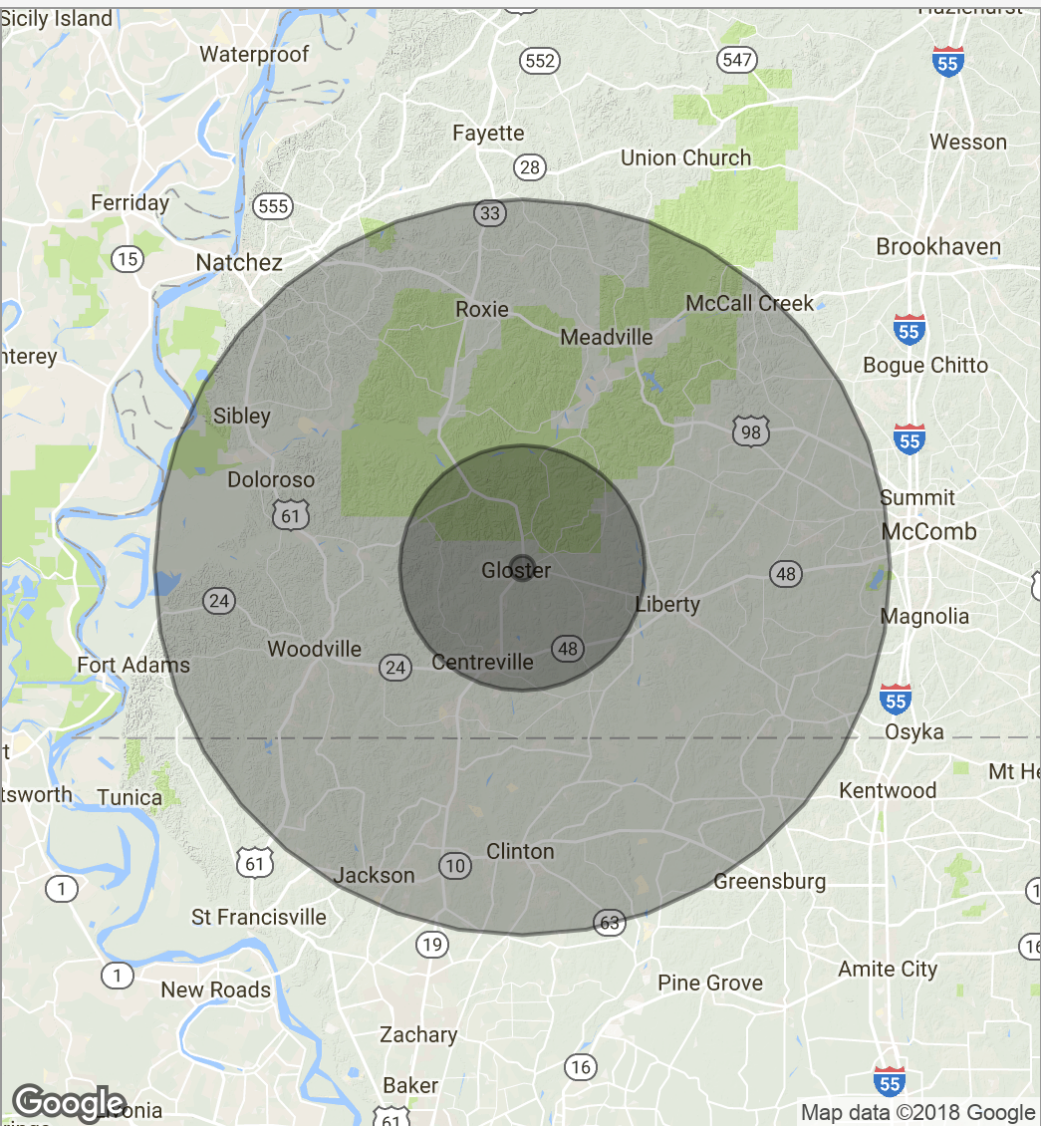
RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1 - 10	\$68,500.08	\$5,708.34
Option 1	\$75,350.04	\$6,279.17
Option 2	\$82,885.08	\$6,907.09
Option 3	\$91,174.08	\$7,597.84
Option 4	\$100,291.08	\$8,357.59
Option 5	\$110,320.08	\$9,193.34
Option 6	\$121,352.04	\$10,112.67
Net Operating Income		\$68,500
HVAC - Tenant Responsibility Parking Lot Repairs - Landlord		

DEMOGRAPHICS REPORT

	1 MILE	10 MILES	30 MILES
Total population	78	5,852	56,620
Median age	36.3	38.1	39.5
Median age (Male)	31.8	35.2	36.9
Median age (Female)	42.0	41.1	42.1
Total households	25	2,063	20,315
Total persons per HH	3.1	2.8	2.8
Average HH income	\$34,948	\$36,525	\$46,495
Average house value	\$115,469	\$100,016	\$113,175

* Demographic data derived from 2010 US Census

DEMOGRAPHICS MAP



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