

New Family Dollar NN Investment Property for Sale Rare 10+ Year Lease

Opportunity Zone Investment | 1642 N. Hill St. | Griffin (Atlanta MSA), GA





Table of Contents

FOR FURTHER INFORMATION

Joe Boyd

office 843.973.8283

mobile 843.906.7751

web joe@twinriverscap.com

125-G Wappoo Creek Drive
Charleston, SC 29412

phone (843) 722.9925

fax (843) 722.9947

web twinriverscap.com



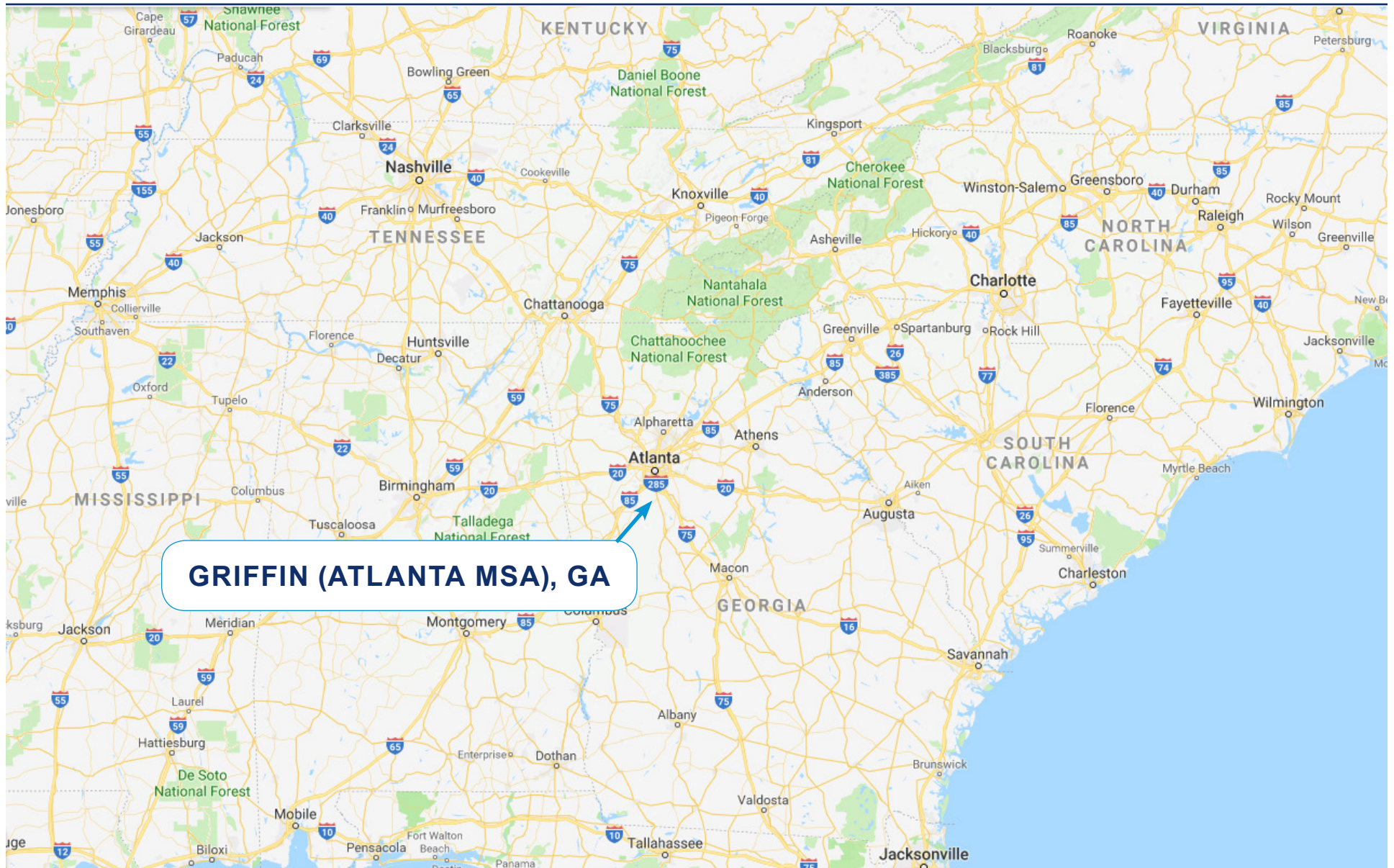
1642 N. Hill St.

Griffin (Atlanta MSA), GA

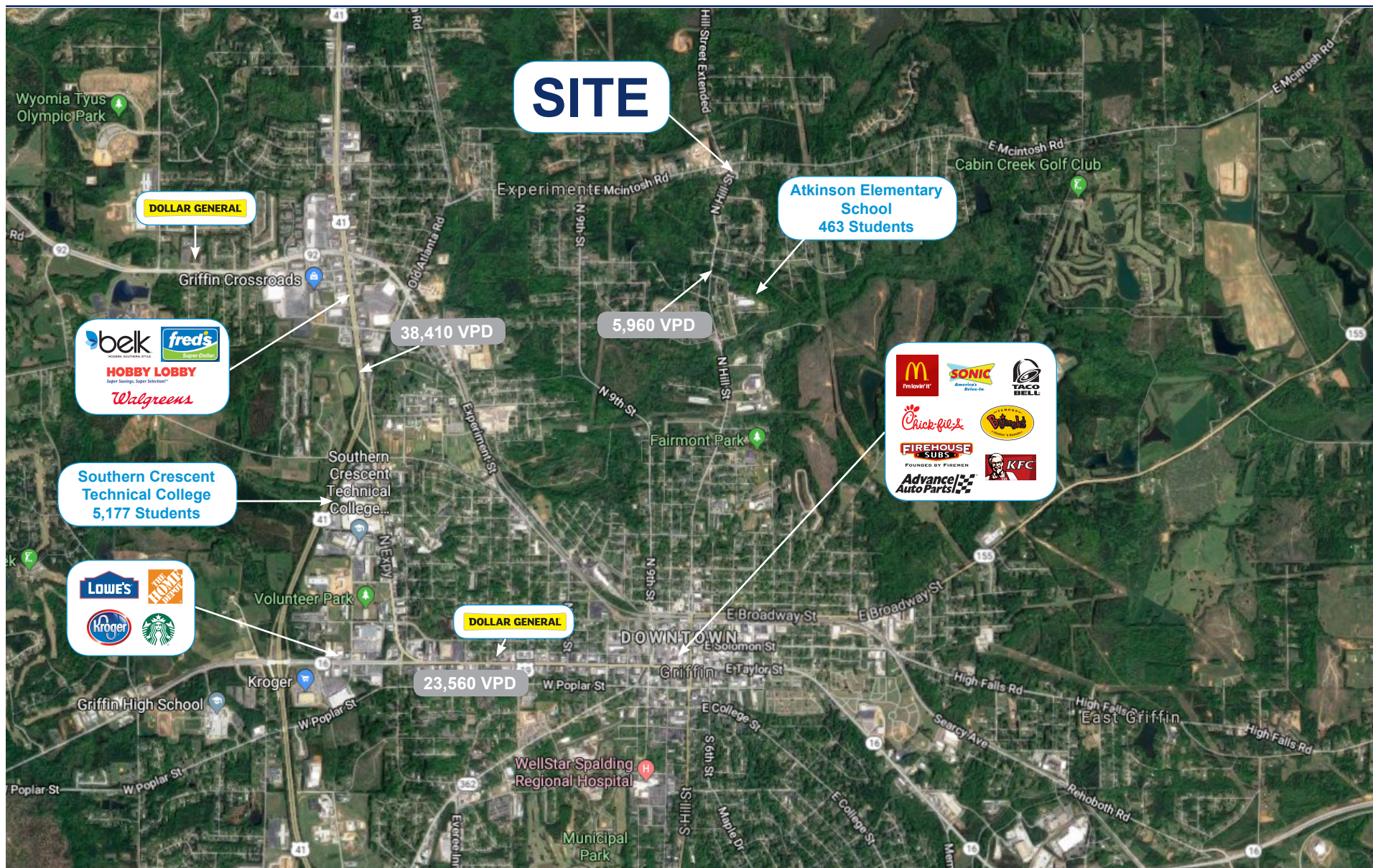
Locator Map	3
Locator Map	4
Aerial.....	5
Mid Aerial	6
Site Aerial	7
Site Plan	8
Elevations.....	9
Property Information.....	10
Tenant & Lease Information	11
Financials	12
About Us.....	13



Locator Map









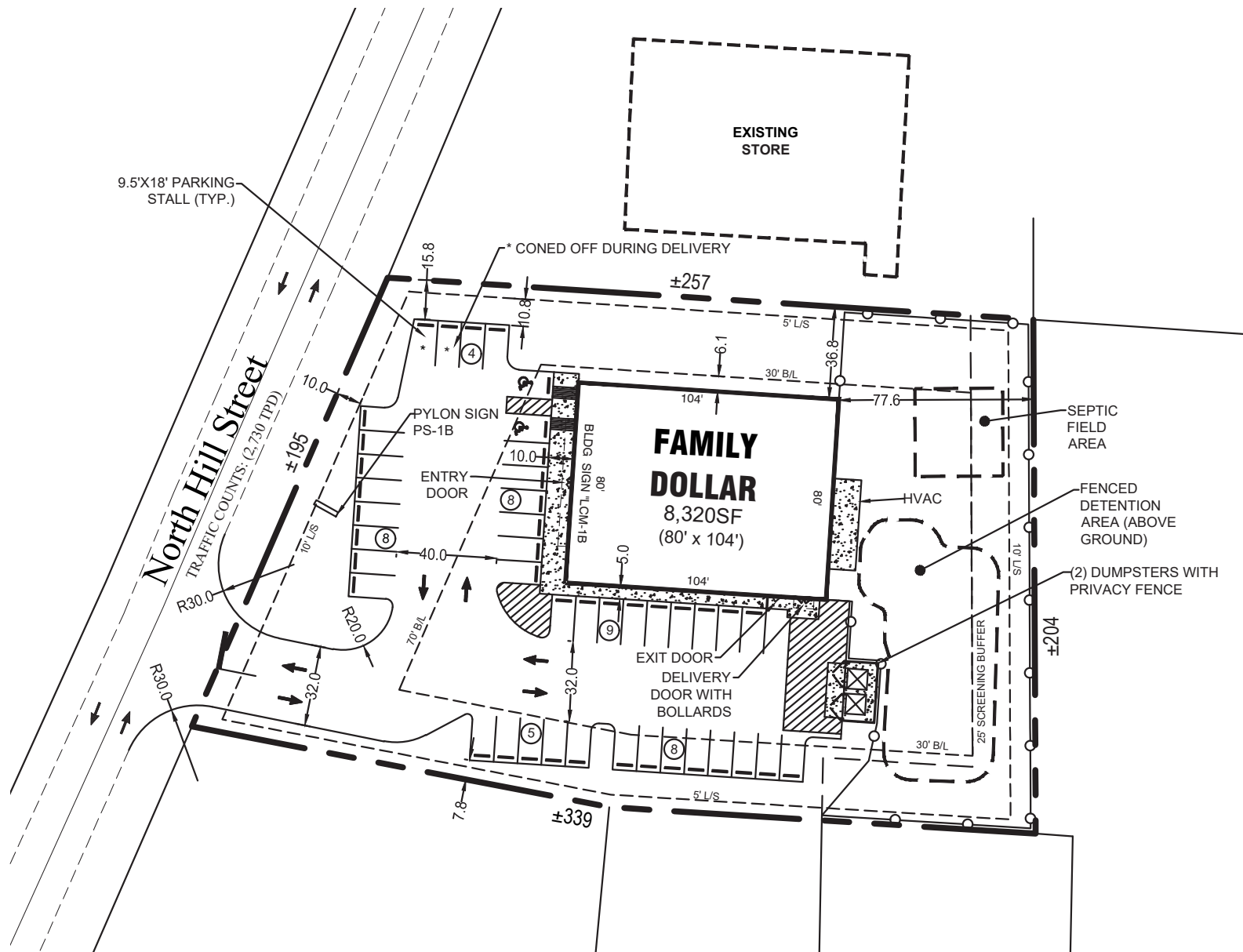
Mid Aerial





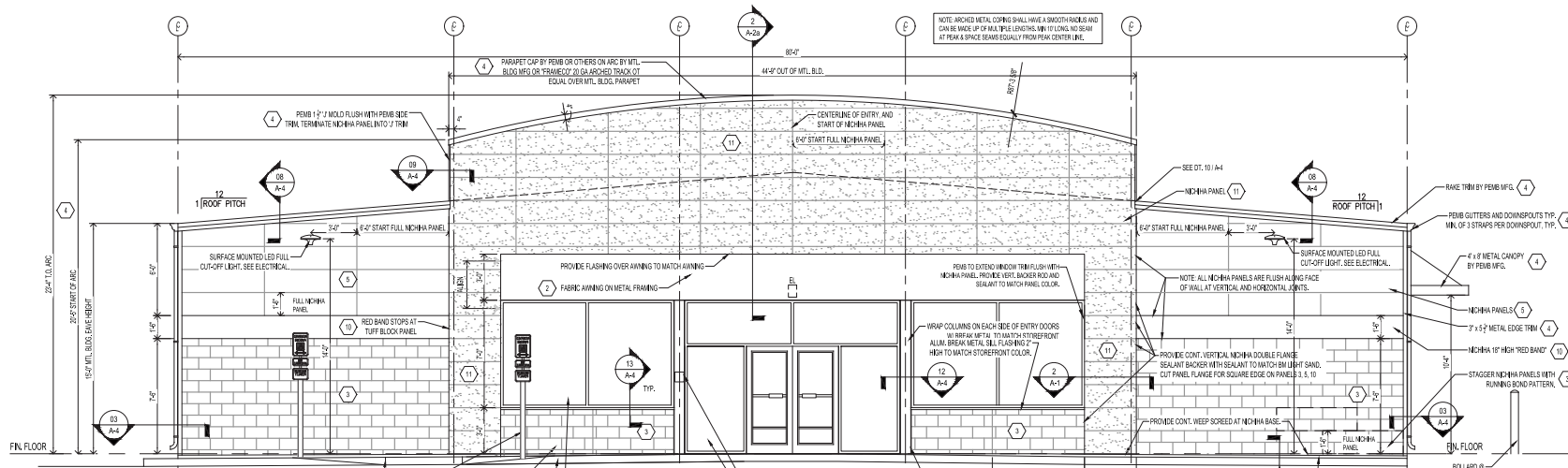
Site Aerial



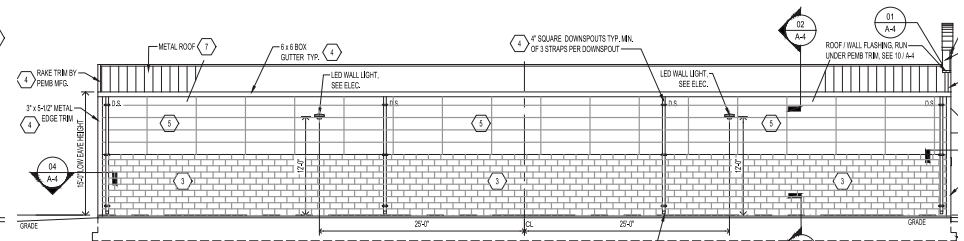
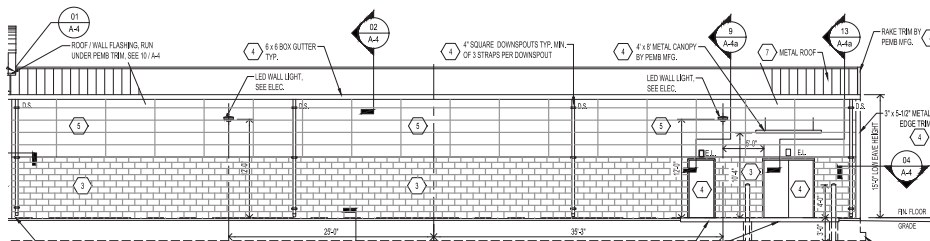




Elevations



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"





Property Information

Property and Location Highlights

- > STORE PROJECTED TO BE TOP PERFORMING STORE
- > RARE 10+ YEAR NN FAMILY DOLLAR CORPORATE GUARANTEED LEASE
- > OPPORTUNITY ZONE INVESTMENT
- > ATLANTA, GA MSA
- > LOW RENT PSF
- > FUTURE REDEVELOPMENT OPPORTUNITY AS STORE IS LOCATED IN QUICKLY GROWING TRADE AREA
- > FULL ACCESS SITE WITH EXCELLENT VISIBILITY
- > FAMILY DOLLAR IS AN E-COMMERCE RESISTANT RETAILER WITH LARGE-SCALE FUTURE ANNUAL EXPANSION GOALS
- > TRAFFIC SIGNAL PLANNED FOR INTERSECTION JUST NORTH OF SITE
- > STORE IS ONLY GROCER IN TRADE AREA
- > LANDLORD RESPONSIBILITIES: STRUCTURAL REPAIRS (INTERIOR/EXTERIOR), PARKING AREA REPAIRS

> DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	2,181	25,056	45,466
Average HHI	\$38,344	\$44,862	\$53,659



8,320
SF



10+
YEAR NN LEASE



QOZ
INVESTMENT

GRIFFIN (ATLANTA MSA), GA

Griffin, a thriving Atlanta suburb, is the county seat of Spalding County and is part of the Atlanta metropolitan area. 32 miles south of downtown Atlanta and 7 miles south of Atlanta Motor Speedway, Griffin has shown rapid growth since 2011.

OPPORTUNITY ZONE INVESTMENT

Qualified Opportunity Zone (QOZ) Investment: A QOZ investment allows for the reduction of deferred gains from the sale or exchange of prior investments. QOZ investments maintained for at least five years by the end of 2026 will qualify for a 10% reduction of deferred capital gains tax liability (for the original capital gain). If the gain has been invested in an opportunity fund for seven years by the end of 2026, the tax liability on the original gain is reduced by 15%.

Learn more here:

- [Qualified Opportunity Funds: The Real Estate Industry Weighs In](#)
- [U.S. Department of the Treasury Releases Proposed Regulations on Opportunity Zones Designed to Incentivize Investment in American Communities](#)
- [U.S. Department of the Treasury: Community Development Financial Institutions Fund \(CDFI\) Opportunity Zones Resources](#)
- [IRS Revenue Procedure - PDF](#)
- [Tax Cuts and Jobs Act - PDF](#)
- [Economic Innovation Group \(Zone Fact Sheet\)](#)
- [Enterprise Community \(Choosing Opportunity Zones\)](#)
- [Economic Innovation Group \(Unlocking Private Capital\)](#)

**Disclaimer: Consult tax advisor as it relates to benefits.*



Tenant & Lease Information

TENANT PROFILE

Tenant: Family Dollar Stores of Georgia, Inc.

Dollar Tree, a Fortune 200 Company which acquired Family Dollar in July, 2015, now operates more than 15,000 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, Deals, and Family Dollar with a Market Capitalization of \$25 Bn.

Dollar Tree is the nation's leading operator of fixed price-point stores, selling everything for \$1 or less, and Family Dollar is a leading national operator of multi price-point stores offering merchandise generally ranging in price from \$1-\$10 including consumables, home products, apparel and accessories, electronics, and seasonal goods to primarily low and middle-income consumers in convenient neighborhood stores. The Company intends to retain and to grow both banners going forward and will optimize the combined real estate portfolio.

- > Corporate Guarantee by Family Dollar, Inc. a Subsidiary of Dollar Tree
- > Financial Strength: Investment grade. S&P 500 credit rating of BB+ and Moody's of Ba1
- > Amazon (e-commerce) Proof: Discount stores are being described as "immune to e-commerce" due to their focus on convenience and small store formats (source: eMarketer Inc., a leading market research company)
- > Dollar Tree reported \$5.64 billion in net sales in its most recent quarter
- > The combined Dollar Tree and Family Dollar company operates more than 15,000 stores nationwide, making it the largest dollar-store chain in the U.S. by store count
- > The combined company has sales of over \$19 billion a year
- > Family Dollar continues as a wholly-owned subsidiary of Dollar Tree

NYSE: DLTR

LEASE INFORMATION

- > Initial lease term of 10+ years
- > Six 5-year options increasing at 5% each option period





Financials

Rent Roll

Tenant: Family Dollar Stores of Georgia, Inc.
Guarantor: Family Dollar Stores, Inc.
NN Lease
1642 N. Hill St., Griffin (Atlanta MSA), GA

Price Summary

Price \$1,495,035
Cap Rate 7.05%
NOI \$105,400

TENANT	BUILDING SQ FT	LEASE START/ EXPIRATION	RENT PER SQ FT	MONTHLY RENT	ANNUAL RENT	OPTIONS
Family Dollar	8,320 SF	2018 / March 31, 2029	\$12.67	\$8,783.33	\$105,400	10+ years initial term with six 5-year options increasing at 5% each option period



About Us

TRC provides national retailers with a comprehensive solution for growing their business by developing new locations.

TWIN RIVERS CAPITAL, LLC

Twin Rivers Capital, LLC is a privately held real estate investment, development and brokerage company, founded in 2002 and headquartered in Charleston, SC. Focusing on the growth regions of the Southeastern US, TRC provides national retailers with a comprehensive solution for adding new locations. TRC has developed more than 1.2 million SF of real estate with values of nearly \$200 million. TRC also handles third party brokerage, including tenant and landlord representation and investment brokerage services in FL, GA, SC, NC, VA, TN and AL.

**Build to Suit • JV Programs • Preferred Developer for National Retailers
Brokerage • Fee Development Programs**

YOUR TWIN RIVERS CAPITAL CONTACT

Joe Boyd

Joe is responsible for all property and asset management and is also involved in property sales.

With over 25 years of experience in property management, Joe has served as Property Manager for numerous lifestyle centers and super-regional malls, including properties held by Madison Marquette Realty Services, CBL Properties and The Jacobs Group.

Joe received his Bachelor's Degree from Grove City College and his MBA from Indiana University of Pennsylvania. He received his CSM in 1995, his CMD in 1997 and his SC Realtor's License in 2008.



OFFICE 843.973.8283

MOBILE 843.906.7751

EMAIL joe@twinriverscap.com

WEB twinriverscap.com

Client Roster

**FAMILY DOLLAR
AUTOZONE
MCDONALD'S
VERIZON**

**WALMART
DUNKIN DONUTS
DICK'S
AT&T**

**HOBBY LOBBY
STARBUCKS
DOLLAR TREE
EDWARD JONES**