

TRIPLE-NET (NNN) FAMILY DOLLAR

Irvington, NJ

JAMESCAPITAL
ADVISORS



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Family Dollar

Marketing Package

1055 Stuyvesant Ave, Irvington, NJ 07111

PROPERTY INFO

Tenant	Family Dollar
Street Address	1055 Stuyvesant Ave
City	Irvington
State	NJ
Zip	07111
APN	0709_358_82
GLA	9,400 SF
Lot Size	0.19 AC
Year Built	2011



The Offering

FINANCIAL SUMMARY

Purchase Price	\$3,023,040.00
Cap Rate	6.25%
Net Operating Income	\$188,940.00
Price / SF	\$321.60
Rent / SF	\$20.10
Listing Agent	Logan Carbonari
Phone Number	(424) 325-2619
Email	SUBMIT OFFER



INVESTMENT HIGHLIGHTS

Attractive Rental Increases

This lease offers 12% increases at each five year option period, providing an investor with an excellent hedge against inflation.

Zero Landlord Responsibilities

This property features a Triple-Net (NNN) lease where the tenant is responsible for all real estate taxes, insurance and property maintenance.

Compelling Dollar Store Demographics

Prime location for a dollar store with a median household income within five miles of the property under \$50,000 and over 200,000 people in a three mile radius.

Investment Grade Tenant

Family Dollar has a strong corporate guarantee and its parent company, Dollar Tree, has a 'BBB-' (S&P) rating, qualifying the tenant as investment grade.

Family Dollar

1055 Stuyvesant Ave, Irvington, NJ 07111

NEW YORK CITY
16 MILES EAST

Newark Liberty
Intl Airport

STATEN ISLAND

Union Avenue
Middle School

Union Beverage
Packer



Mill-Run
Beauty
Sup

Happy Family
Kitchen

Village Eye
Care

Subject Property

Family Dollar
\$3,023,040



14,600+ VPD

LEASE SUMMARY

Lease Type	Triple-Net (NNN)
Type of Ownership	Fee Simple
Original Lease Term	10 years
Commencement Date	June 30, 2011
Lease Expiration	June 30, 2021
Term Remaining	2.75 Years
Increases	12% Each Option
Options	Two, Five-Year Options
ROFR / ROFO	N / A

Real Estate Taxes	Tenant Responsible
Insurance	Tenant Responsible
Repairs & Maintenance	Tenant Responsible
* Landlord Responsible for Roof & Structure	
Lease Guarantor	Corporate
Company Name	Family Dollar
Ownership	Public
Years in Business	59 Years
Number of Locations	8,000+



INVESTMENT HIGHLIGHTS

Hard Signalized Corner

Ideally located on Stuyvesant Ave and near Mill Road, this property benefits from over 40,100 vehicles passing per day.

Rare Brick Construction

This property features rare brick construction, which is generally more expensive to construct and stands up to more wear-and-tear.

Directly Across from Bus Stop

This property is ideally located next to a major New Jersey bus stop at Stuyvesant Ave and Mill Road, which adds substantial amounts of foot-traffic.

Parking Lot On-site

In a city where lack of parking could be a deterrent for business, this property is able to offer its customers parking on-site.

Surrounding Retailers and Points of Interest

City Supermarket, Popeyes, Dunkin', Dairy Queen, Rite Aid, Western Union and a dense residential area are all located near the subject property.



Family Dollar

Property Image

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RENT SCHEDULE

RENT SCHEDULE

	PERIOD	ANNUAL RENT	MONTHLY RENT	INCREASE	RENT / SF	CAP RATE
06/30/2011 - 06/30/2016	Base	\$168,700.08	\$14,058.34	-	\$17.95	5.58%
07/01/2016 - 06/30/2021	Base	\$188,940.00	\$15,745.00	12.00%	\$20.10	6.25%
07/01/2021 - 06/30/2026	1st Option	\$211,617.00	\$17,634.75	12.00%	\$22.51	7.00%
07/01/2026 - 06/30/2031	2nd Option	\$237,011.04	\$19,750.92	12.00%	\$25.21	7.84%

ABOUT THE BRAND

Brand History

In 1959, Leon Levine, a 21-year-old entrepreneur, opened the first Family Dollar store in Charlotte, NC. Right from the start, Levine had a well-developed philosophy of how Family Dollar would run.

Brand Overview

Since its inception, Family Dollar has continually striven to offer customers a variety of high-quality, good value merchandise in neighborhood locations.

Family Dollar offers a compelling assortment of merchandise ranging from name-brand foods, toys, apparel for every age and beauty aids, all for everyday low prices.

Family Dollar has been providing value and convenience to customers in easy-to-shop neighborhood locations for over 50 years and is now the second ranked dollar store in the nation.

LOCATIONS	STATES	FORTUNE 500 RANKING
8,000+	46	271



RECENT NEWS

Notable Financial Performance

Family Dollar accounted for 40% of Dollar Tree’s fiscal 2016 revenue, contributing significant value to its parent company.

Dollar Tree Acquires Family Dollar

In mid-2015, Family Dollar was acquired by Dollar Tree in an \$8.5 billion cash-and-stock deal.

Expansion of Offerings

In April 2014, Family Dollar introduced more than 400 new food items in order to better meet the needs of its target customers.

Family Dollar Hits Major Milestone

Family Dollar celebrated the opening of its 8,000th store in 2013.

IRVINGTON, NJ

Irvington, New Jersey

With over 1.8 million people in a ten mile radius, Irvington is known for being a metropolis that merges residential districts with the amenities of a big city.

Irvington Bus Terminal

Owned and operated by New Jersey Transit, Irvington Bus Terminal is served by buses traveling to Newark, Essex, Union and Passaic counties, as well as Port Authority Bus Terminal in Midtown Manhattan.

Planned Developments in Immediate Area

The city of Irvington has approved several retailers for development, including a Daycare Center off of Mill Road near the property.

Substantial Investments in Redevelopment

In 2018, Irvington held an auction where 41 tax liens were sold, leading to many rehabilitation projections projected in the next few years.



Close Proximity to
New York City



LOCATION OVERVIEW

Situated in the Newark MSA

New Jersey's largest city by population, Newark, serves as one of the major shipping, air and rail hubs in the United States.

Proximity to New York

Just 16 miles from the subject property is the largest city in the United States, New York City. New York is known as one of the top financial, commercial and cultural centers in the world.

Neighboring University

Seton Hall, one of the country's leading Catholic universities, is located less than three miles from the subject property and is home to nearly 10,000 students.

Near Newark Liberty International Airport

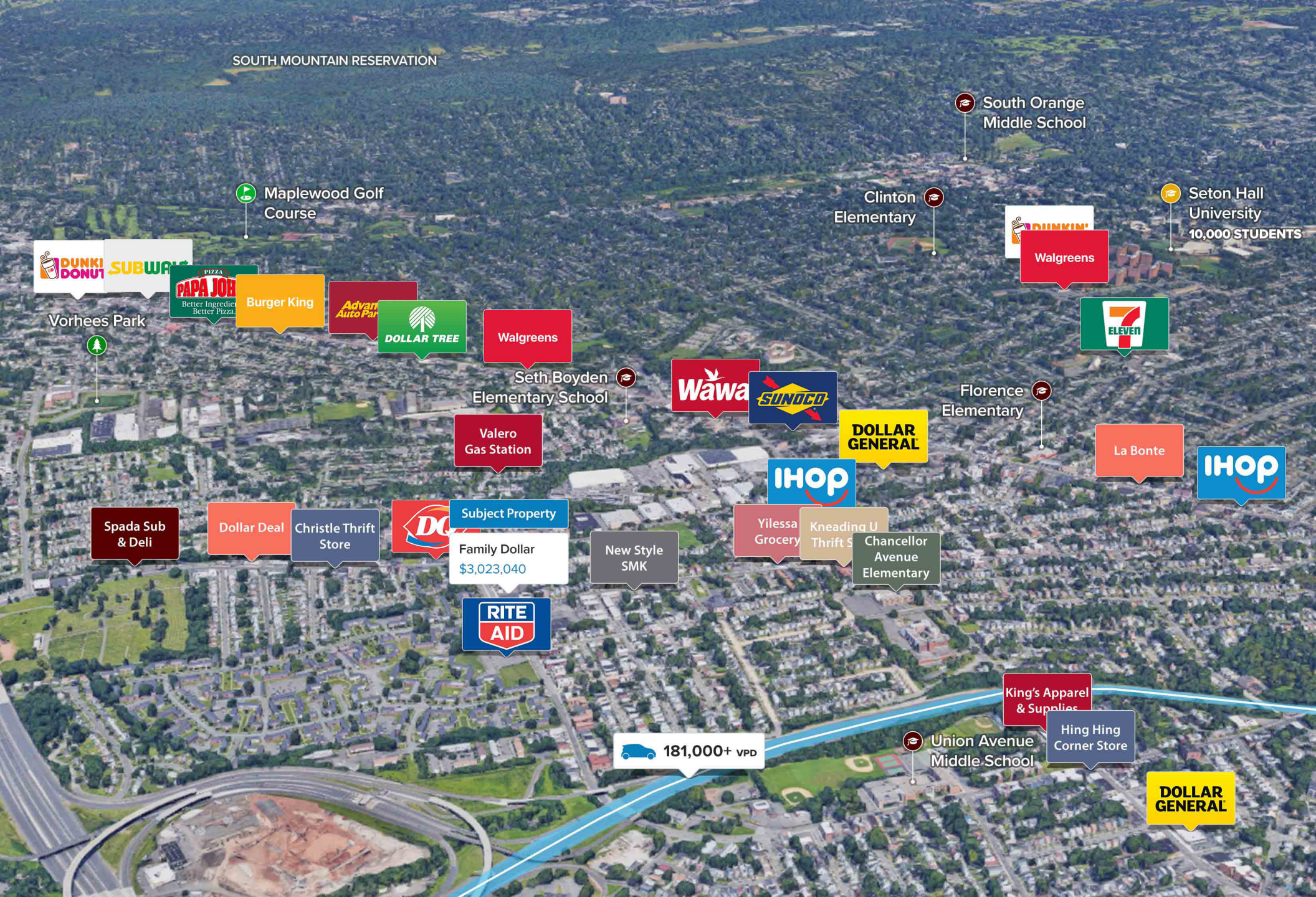
Newark Liberty International Airport, located just 8 miles from the subject property, reported a record high of 43 million passengers in 2017.

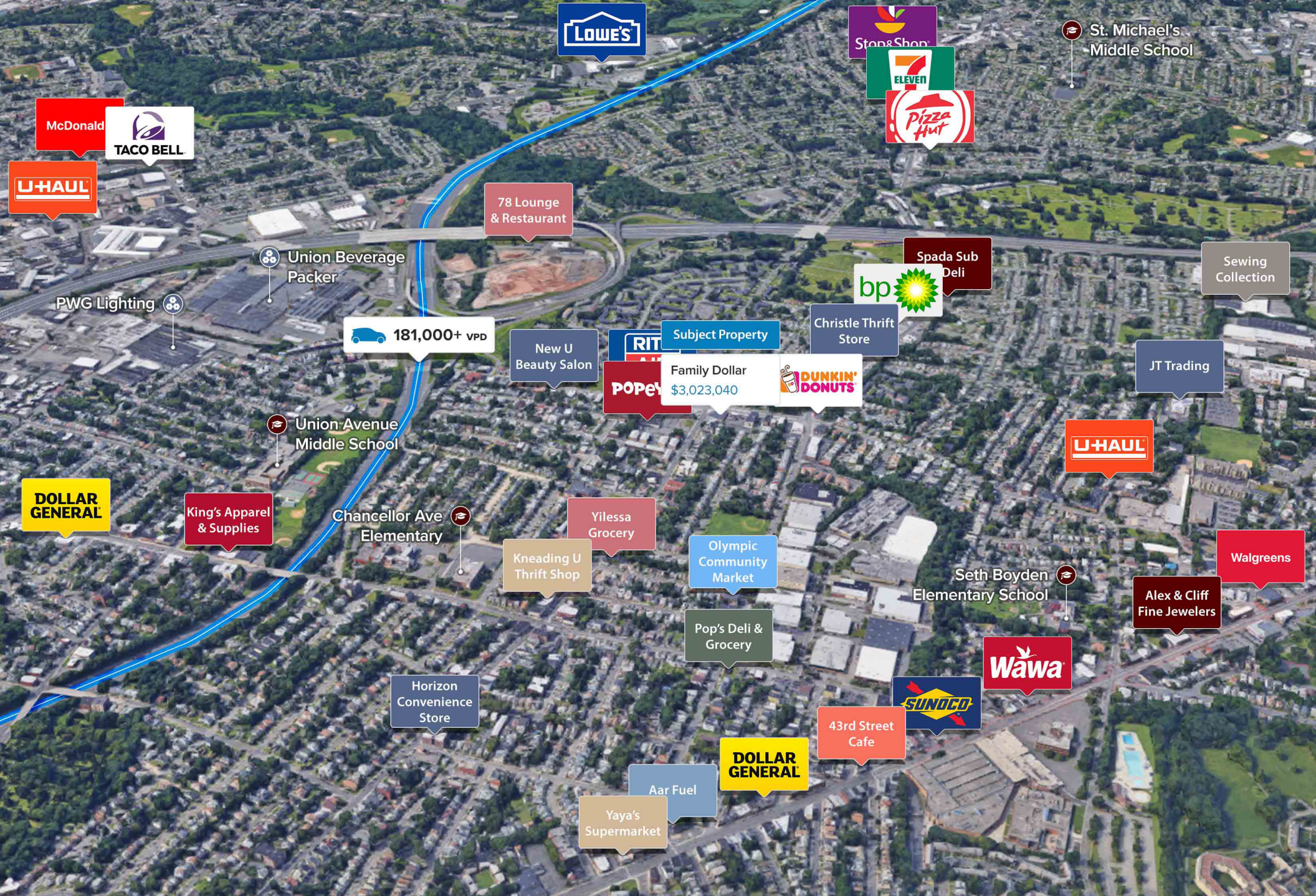


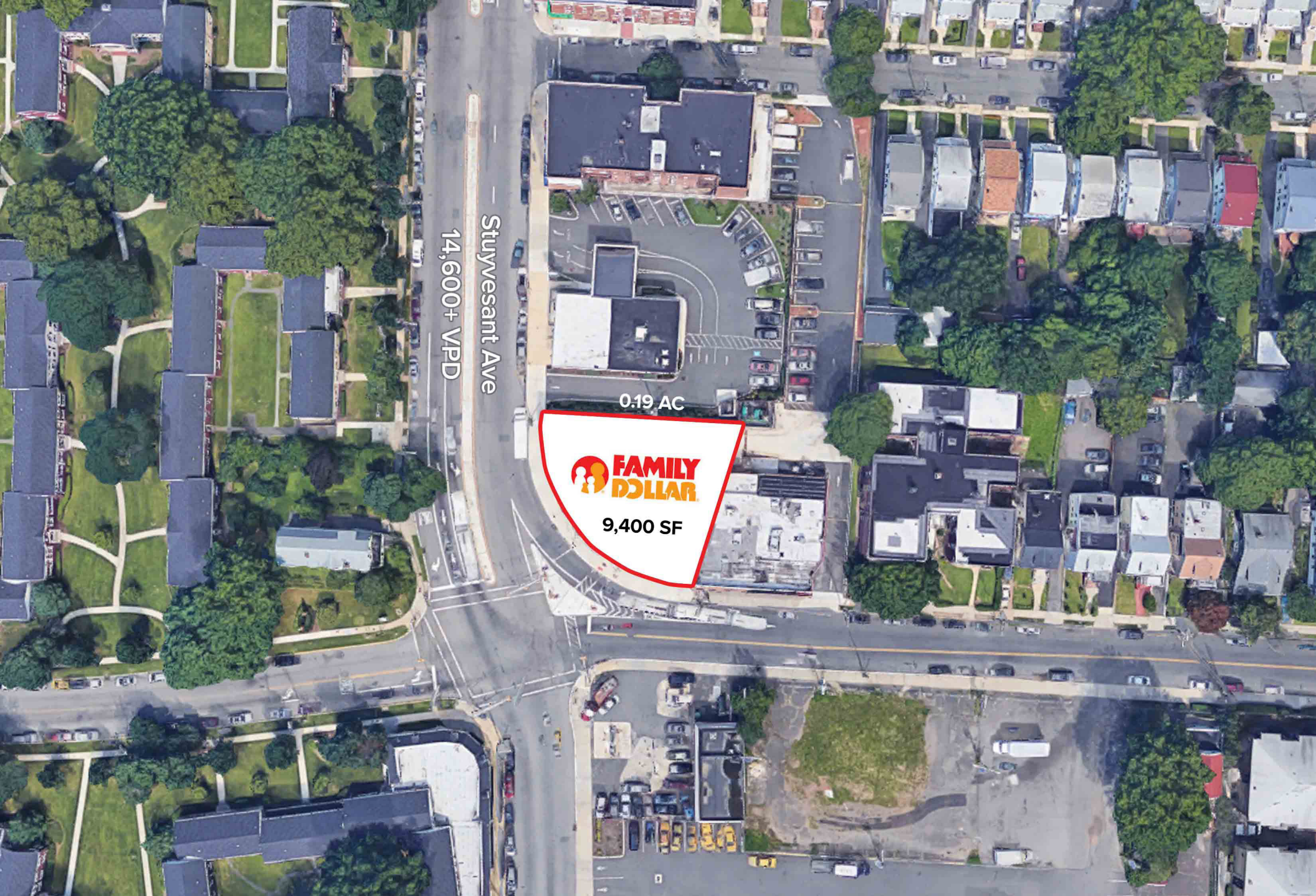
Family Dollar

Retail Aerial

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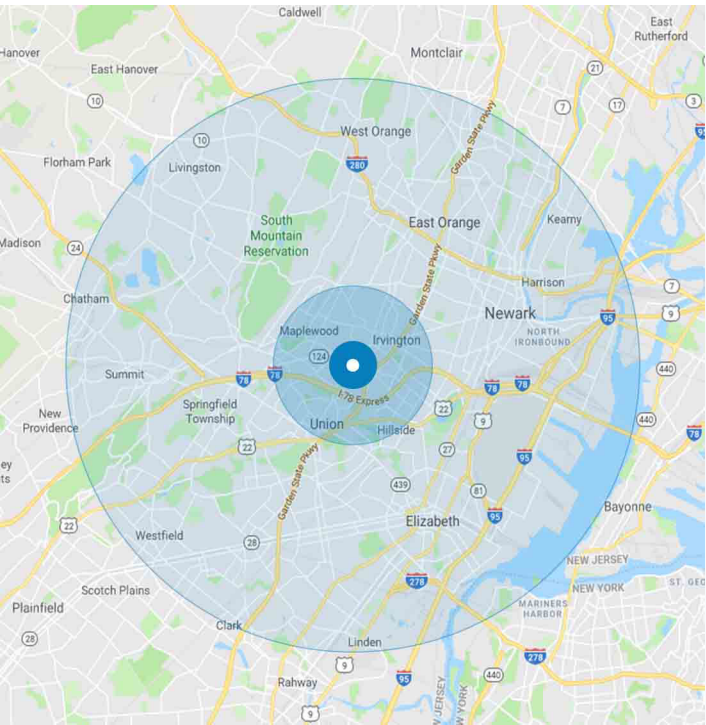


DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE	10 MILE
2023 Projection	37,476	283,078	716,541	1,897,181
2018 Estimate	37,459	279,997	705,018	1,866,899
2010 Census	39,348	278,916	683,152	1,813,392
Growth 2018 - 2023	0.05%	1.10%	1.63%	1.62%

Irvington, New Jersey

With over 1.8 million people in a ten mile radius, Irvington is known for being a metropolis that merges residential districts with the amenities of a big city.



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	10 MILE
2023 Projection	13,033	100,196	254,246	681,084
2018 Estimate	13,035	99,145	250,080	670,228
2010 Census	13,726	98,914	241,838	651,198
HOUSEHOLDS				
Avg. HH Income	\$72,997	\$79,254	\$75,026	\$93,849
Med. HH Income	\$56,263	\$53,645	\$49,059	\$65,215



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