

**Absolute NNN  
FAMILY DOLLAR**  
Fort Myers  
(Lehigh Acres), FL



Actual Site

**\$ Asking Price**  
\$2,434,000

**% Cap Rate**  
5.75%

**630 Bell Blvd S**  
**Lehigh Acres, FL 33974**

### Asset Summary

Net Operating Income (NOI)	\$139,942
Rent/Month	\$11,661
Rentable Square Feet	8,320+/- SF
Land Area	1.37+/- Acres
Parent Company Trade Name	Dollar Tree, Inc. d/b/a Family Dollar
Credit Rating	S&P: BBB-
Stock Symbol	Nasdaq: DLTR
Guarantor	Corporate
Ownership Type	Fee Simple
Lease Type	NNN
Landlord Responsibilities	None
Store Opened	April 21, 2016
Lease Term Remaining	12+ Years
Rent Commencement	April 21, 2016
Lease Expiration	May 31, 2031
Increases	10% Every 5 Years Starting LY 11
Options	Six (6), Five (5) Year

### Rent Schedule

Term	Increases	Annual Rent	Monthly Rent
Years 1-10	-	\$139,942.00	\$11,661.83
Years 11-15	10%	\$153,936.20	\$12,828.01
Years 16-20 (Option 1)	10%	\$169,329.82	\$14,110.82
Years 21-25 (Option 2)	10%	\$186,262.80	\$15,521.90
Years 26-30 (Option 3)	10%	\$204,889.08	\$17,074.09
Years 31-35 (Option 4)	10%	\$225,377.99	\$18,781.50
Years 36-40 (Option 5)	10%	\$247,915.79	\$20,659.65
Years 41-45 (Option 6)	10%	\$272,707.37	\$22,725.61

### Investment Highlights

- 2016 construction
- 12 + years remain on absolute NNN lease
- No landlord responsibilities
- 10% rent increases starting LY 11 & option periods
- Population exceeds 48,900 people within 5-mile radius with average HH income of \$64,129 within 3 miles
- Florida has no state income tax





Dollar Tree Completes Acquisition of Family Dollar

- Creates combined organization with sales exceeding \$19 billion annually with more than 13,600 stores across 48 states and five Canadian provinces

CHESAPEAKE, VA – July 6, 2015 – Dollar Tree, Inc. (Nasdaq: DLTR), North America’s leading operator of discount variety stores selling everything for \$1 or less, announced today that it has completed the acquisition of Family Dollar Stores, Inc., a leading national discount retailer offering name brands and quality, private brand merchandise.

About Dollar Tree

Dollar Tree, Inc. is an American chain of discount variety stores that sells items for \$1 or less. A Fortune 500 company, Dollar Tree is headquartered in Chesapeake, Virginia, and operates over 15,000 (as of September 2018) stores throughout the 48 contiguous U.S. states and Canada. Its stores are supported by a nationwide logistics network of ten distribution centers. The company operates one-dollar stores under the names of Dollar Tree and Dollar Bills. The company also operates a multi-price-point variety chain under the name Deals.



Dollar Tree competes in the dollar store and low-end retail markets. Each Dollar Tree stocks a variety of products including national, regional, and private-label brands. Departments found in a Dollar Tree store include health and beauty, food and snacks, party, seasonal décor, housewares, glassware, dinnerware, household cleaning supplies, candy, toys, gifts, gift bags and wrap, stationery, craft supplies, teaching supplies, automotive, electronics, pet supplies, and books. Most Dollar Tree stores also sell frozen foods and dairy items such as milk, eggs, pizza, ice cream, frozen dinners, and pre-made baked goods.

About Family Dollar

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.



Tenant Snapshot	# of Locations 15,000+	Stock Symbol Nasdaq: DLTR	Credit Rating S&P: BBB-	Market Cap \$20.83Bil	2017 Revenue \$22.246Bil
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## Location Overview



Distance To

St. Petersburg

129 miles

Sarasota

94 miles

Fort Myers

20 miles

Sanibel

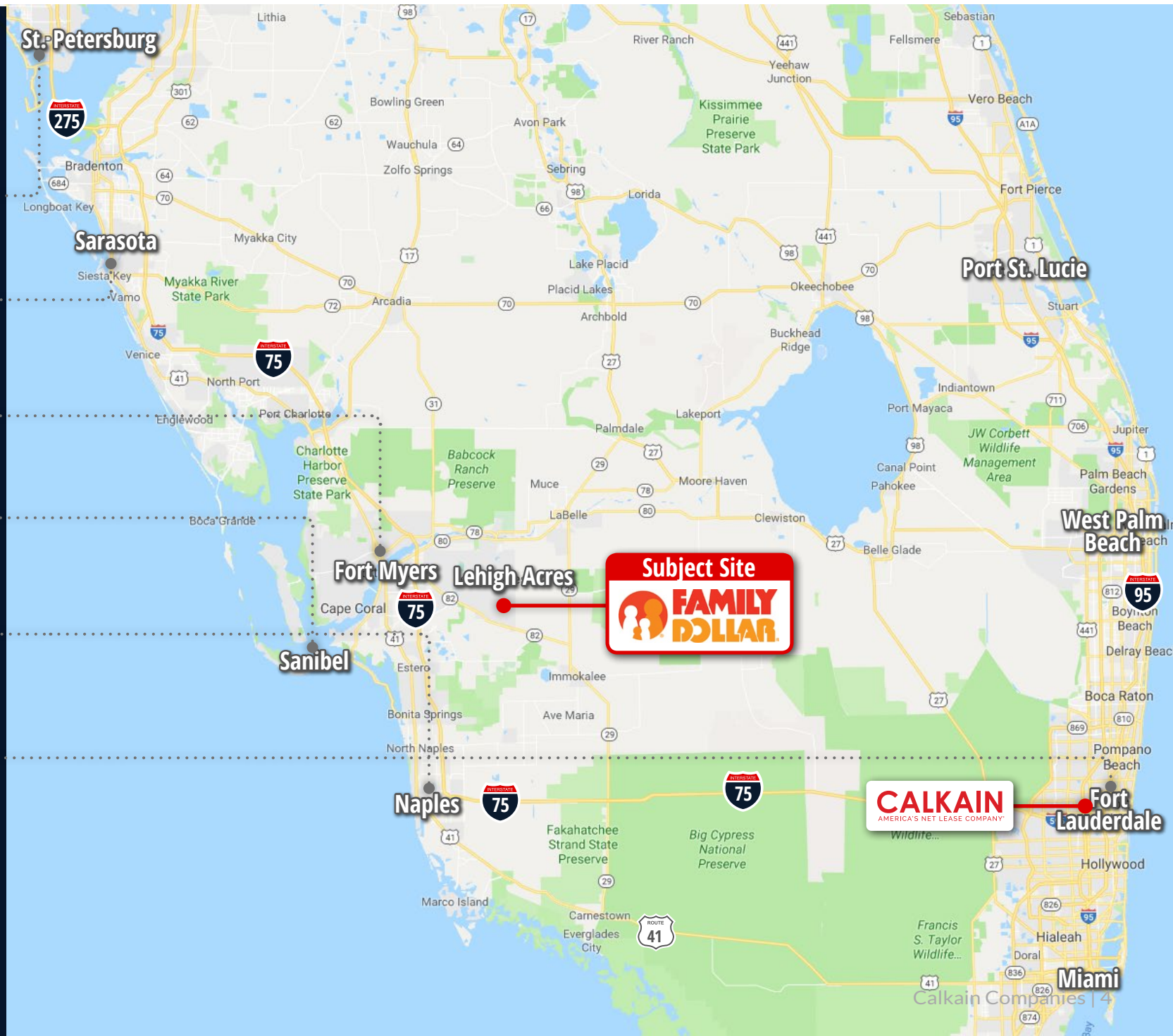
34 miles

Naples

47 miles

Fort  
Lauderdale

117 miles



Subject Site

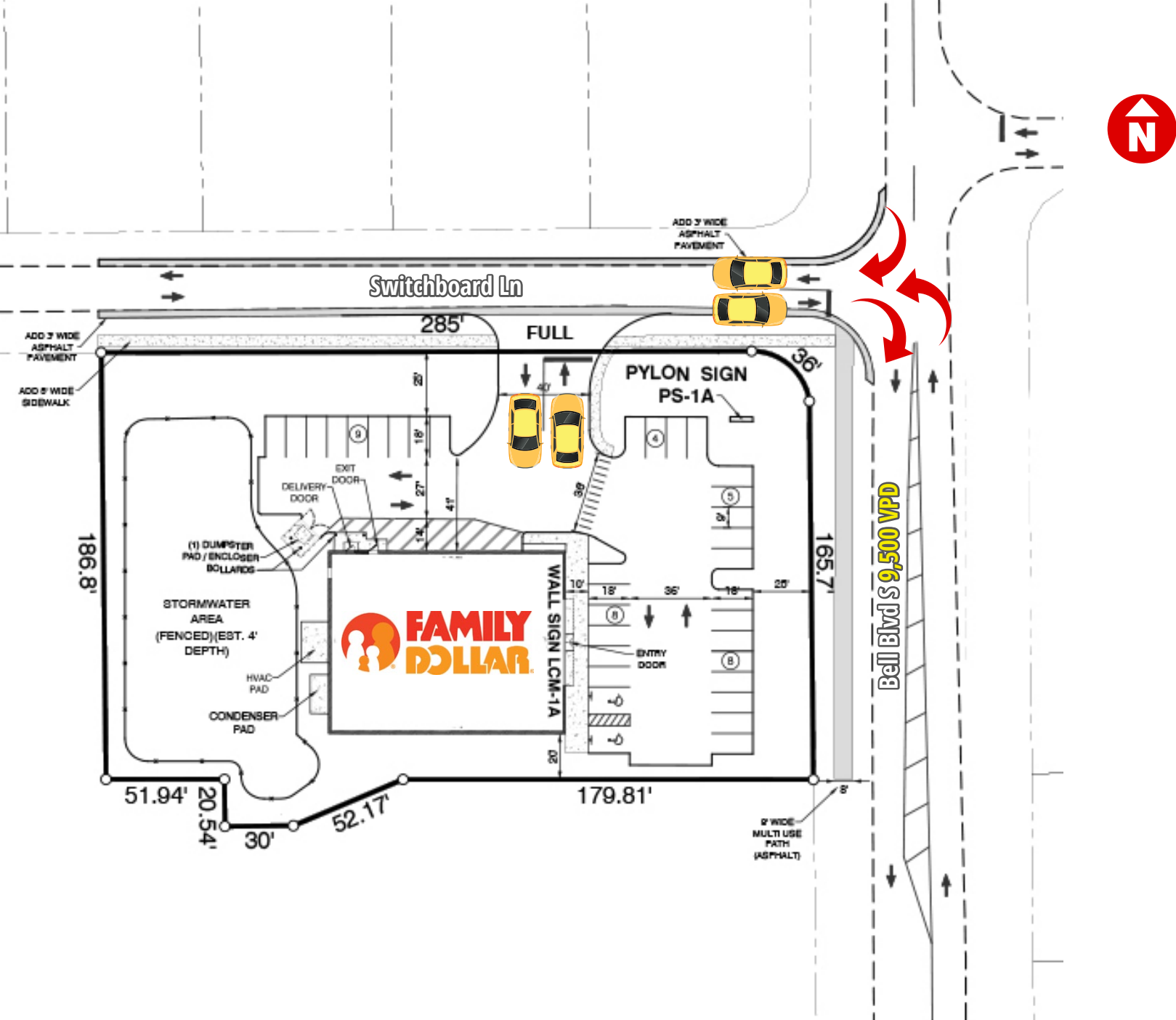


**CALKAIN**  
AMERICA'S NET LEASE COMPANY

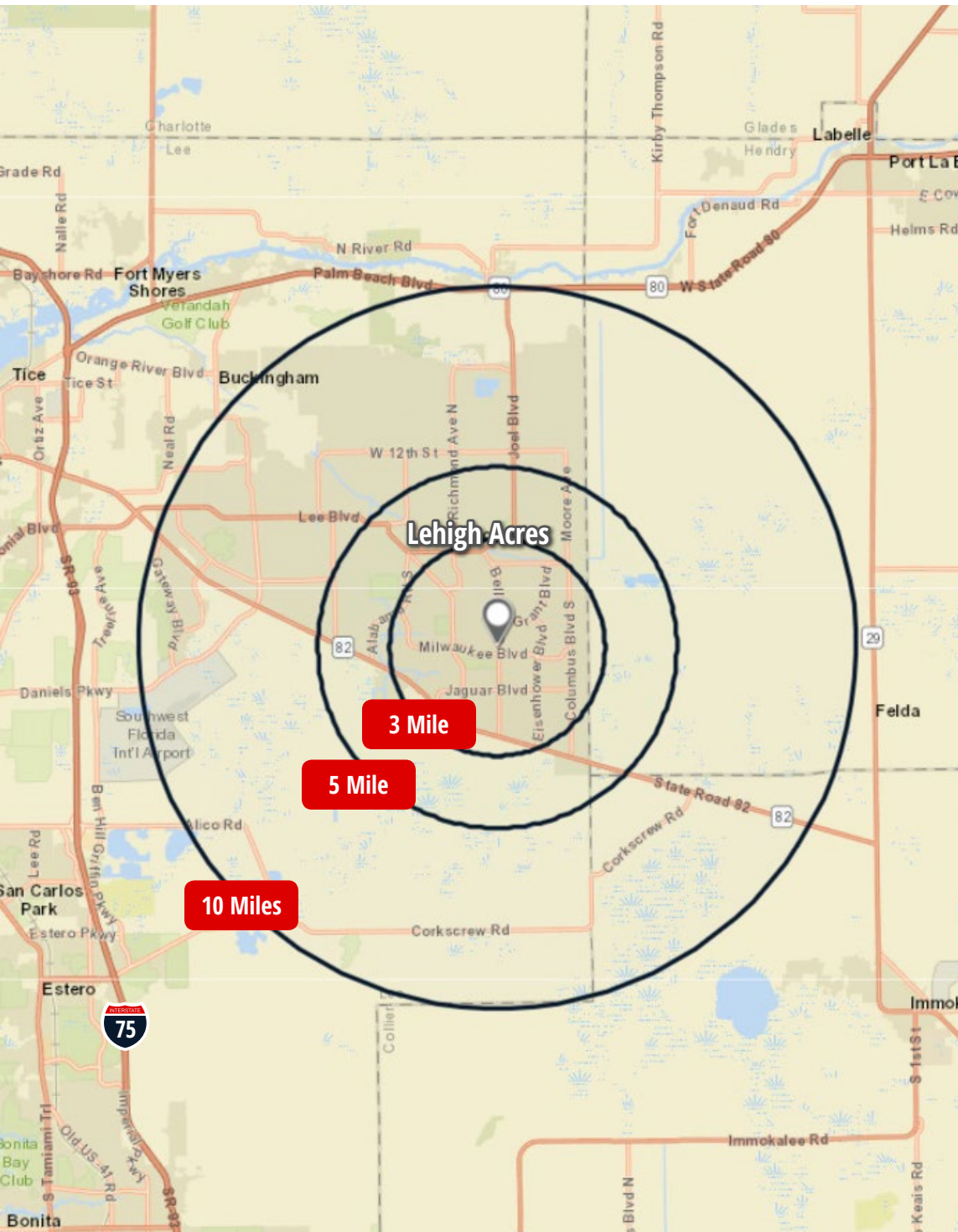








## Location Overview, 3/5/10 Miles



**3 Miles    5 Miles    10 Miles**

### Population

2018 Population	21,090	48,909	118,145
2023 Population	24,018	55,093	133,819
2018 Median Age	36.6	37.8	34.7

### Households

2018 Total Households	7,272	17,522	39,656
2023 Total Households	8,214	19,612	44,761

### Median Household Income

2018 Median HH Income	\$49,653	\$49,150	\$53,394
2023 Median HH Income	\$55,445	\$55,040	\$60,083

### Average Household Income

2018 Average HH Income	\$64,129	\$62,150	\$70,120
2023 Average HH Income	\$77,260	\$74,219	\$83,361

### Lehigh Acres, FL

Lehigh Acres, a diverse community of 112,279 residents (1.85% growth between 2015 & 2016). Just 12 miles east of Fort Myers, Lehigh Acres boasts ponds, lakes and canals. With 175 miles of canals and 16 well-stocked lakes, Lehigh Acres is a perfect destination for both fishing enthusiasts and beginners alike. For a change of pace, the Gulf of Mexico and its nearby barrier islands provide spectacular saltwater fishing opportunities, with bountiful grouper, mackerel, redfish, snapper, snook and trout. For a challenge on the green, visit one of Lehigh Acres' four championship golf courses. With parks, lakes, tennis, and safe roads for bicycling or walking, this charming suburban enclave is the ideal retreat for families or seniors seeking an affordable and laid-back vacation.

## About Us

Calkain Companies LLC is a boutique commercial real estate investment banking firm that provides consulting and brokerage services to both private and institutional clientele with a focus on single tenant net lease investments. We pride ourselves on being an innovative leader by providing our clients a full array of commercial real estate investment brokerage and asset management solutions, including advisory, research, debt and equity placement and wealth management.

Calkain has built solid, lasting relationships that have been the cornerstone of how we do business. Calkain approaches each assignment with an eye toward each client's individual needs. Whether private or institutional investors, Calkain delivers real estate solutions that maximize value while building wealth for all of our clients.

At Calkain, our foresight and innovation are leading the net lease investment industry.

To learn more about how to build a solid foundation for your investment portfolio, visit [calkain.com](https://calkain.com) or call us at:

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Atlanta

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Fort Lauderdale

Nashville

New York

Philadelphia



**\$12 Billion**  
in Closed Transactions

**\$400 Million**  
in Active Listings

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