



ACTUAL SITE PHOTO



**DOLLAR TREE | NET LEASED OFFERING**

151 PROMINENCE POINT PKWY, CANTON, GEORGIA 30114

OFFERING MEMORANDUM presented in conjunction with:

**SAR**Enterprises

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# INVESTMENT OVERVIEW

The subject property is a 8,814 square foot, single tenant Dollar Tree property in Canton, Georgia. The property was built in 2008 and leased to Dollar Tree on a net lease that expires at the end of December, 2023. The tenant has four, 5-year options to renew beyond the initial term. The landlord is responsible for roof, structure, and limited exterior maintenance.



ACTUAL SITE PHOTO

## INVESTMENT HIGHLIGHTS

NET LEASED OFFERING

S&P RATED BBB- INVESTMENT GRADE CREDIT

CORPORATE GUARANTY - NASDAQ: DLTR

100% FEE SIMPLE INTEREST

MINIMAL LANDLORD OBLIGATIONS

LANDLORD RESPONSIBLE FOR ROOF, STRUCTURE AND LIMITED EXTERIOR MAINTENANCE

DOLLAR TREE RECENTLY RENEWED LEASE, SHOWING COMMITMENT TO THE LOCATION

## DEAL SPECIFICATIONS

PRICE \$1,365,000

CAP RATE 7.75%

NET OPERATING INCOME \$105,768

SQUARE-FOOTAGE 8,814

YEAR BUILT 2008

# FINANCIAL SUMMARY

## DOLLAR TREE | NET LEASED OFFERING

151 PROMINENCE POINT PKWY, CANTON, GEORGIA 30114  
\$1,365,000 | 7.75% CAP  
FEE SIMPLE OWNERSHIP

### SUMMARY

TENANT NAME	DOLLAR TREE
SQUARE FOOTAGE	8,814
LEASE BEGINS	10/8/2008
LEASE ENDS	12/31/2023
ANNUAL RENT	\$105,768
OPTIONS	FOUR, 5 YEAR (THREE REMAINING)
INCREASES	AT OPTIONS

### OPERATING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT (OPTION 1)	\$105,768	7.75%
OPTION 2	\$132,522	9.71%
OPTION 3	\$145,775	10.68%
OPTION 4	\$160,352	11.75%

# TENANT OVERVIEW

## DOLLAR TREE

Dollar Tree Stores, Inc., formerly known as Only \$1.00, is an American chain of discount variety stores that sells items for \$1 or less. Headquartered in Chesapeake, Virginia, it is a Fortune 150 company and operates 14,835 stores throughout the 48 contiguous U.S. states and Canada. Its stores are supported by a nationwide logistics network of eleven 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 Family Dollar.

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. In August 2012, the company began accepting manufacturer's coupons at all of its store locations.



15,000+  
LOCATIONS



OPERATES IN 48  
STATES + CANADA



PUBLICLY  
TRADED





# LOCATION AERIAL





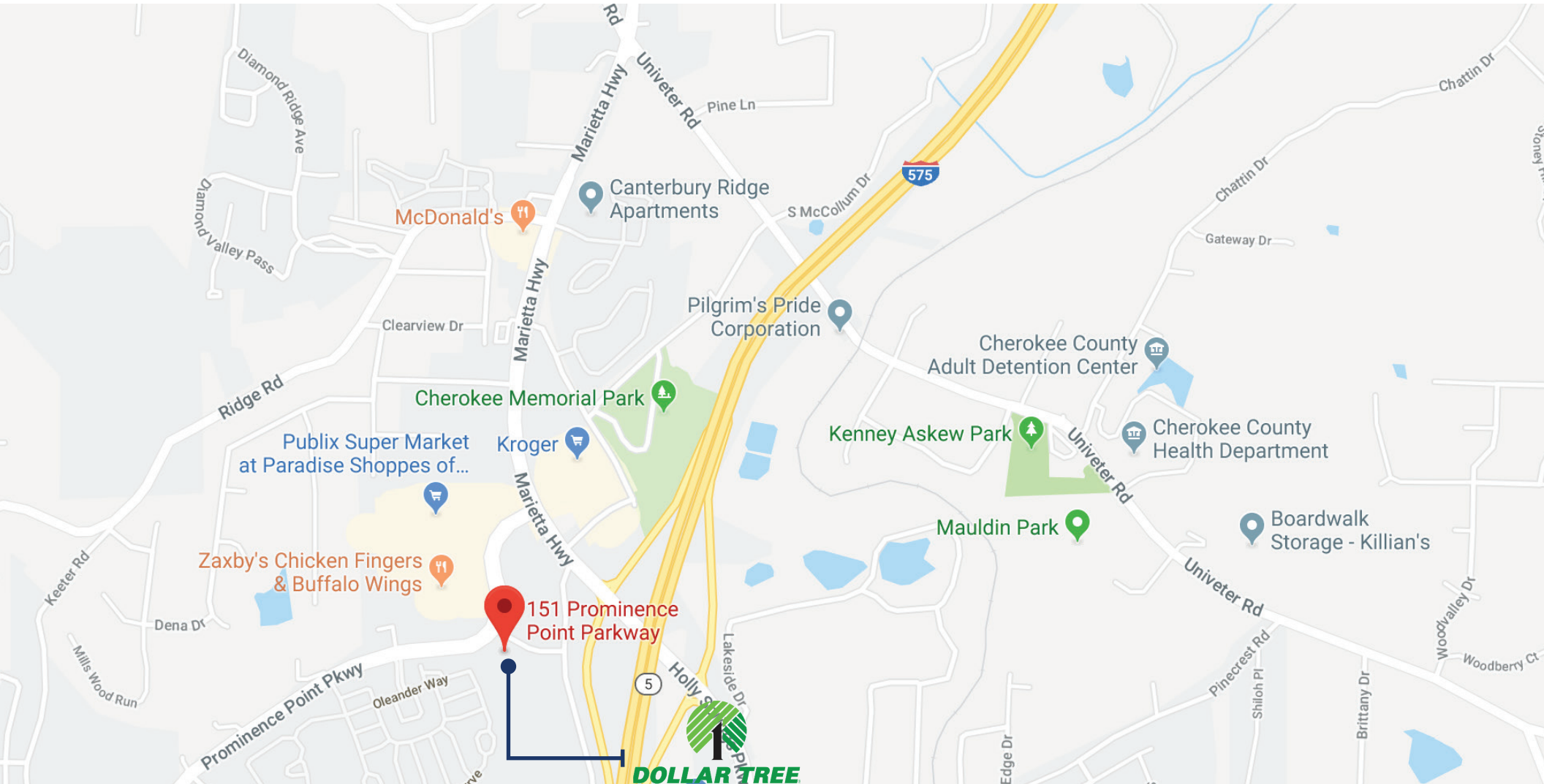
## PROPERTY PHOTOS





# DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
TOTAL POPULATION	8,203	39,559	87,115
TOTAL HOUSEHOLDS	3,086	13,769	30,044
AVERAGE HOUSEHOLD INCOME	\$75,349	\$92,089	\$99,652
AVERAGE AGE	33.90	36.40	36.90



# AREA OVERVIEW

## CANTON, GEORGIA

Canton is a vibrant community that offers a welcoming blend of charm, progressive spirit and endless opportunities for all. In Canton, you'll find exciting and new possibilities for growth within an authentic, inviting community that deeply cares about the City's future and unrivaled quality of life. Conveniently between Atlanta and the Blue Ridge Mountains, the city offers scenic views of foothills and the Etowah River, flowing through the City. Canton has great shopping, dining, events, arts and exceptional parks. Canton holds something for everyone.



### DEMOGRAPHICS

1 MILES

3 MILES

5 MILES

TOTAL POPULATION

8,203

39,559

87,115

TOTAL HOUSEHOLDS

3,086

13,769

30,044

PERSONS PER HOUSEHOLD

2.70

2.80

2.90

AVERAGE HOUSEHOLD INCOME

\$75,349

\$92,089

\$99,652

AVERAGE HOUSE VALUE

\$186,143

\$233,501

\$254,166

AVERAGE AGE

33.90

36.40

36.90

WHITE

6,670

35,041

77,366

BLACK

1,054

2,810

5,887

AM. INDIAN & ALASKAN

21

167

474

ASIAN

232

685

1,472

HAWAIIAN & PACIFIC ISLAND

11

51

129

OTHER

215

805

1,787





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