



Millenia Partners | Wright Investment Group
Commercial Real Estate

Exclusive Investment Opportunity

Net Lease Investment | Atlanta, GA



Representative Photo

Virginia I. Wright, CCIM
Principal & Director | Millenia Partners - Wright Investment Group
Atlanta Office (470) 239-7769
VWright@Millenia-Partners.com
www.WrightInvestmentGroup.com
GA License #66445

Asking Price: \$1,520,000

Virginia I Wright, CCIM | Office: (470) 239-7769 | VWright@Millenia-Partners.com

www.WrightInvestmentGroup.com

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Executive Summary

The subject property is a net lease investment located in **Atlanta, GA**. The initial (10) ten-year lease term commenced in April 2014. There are three (3) x 5 year options to renew with \$6,000 annual rent increases. Built in 2013, the building is 14,280+/- SF on a corner 1.9 acres.

With convenient access off Interstate 85, this Dollar Tree is situated in a dominant retail corridor with traffic counts of over 270,720 vehicles per day. It is surrounded by several national and regional retailers including: BP Gas, Shell Gas, Wendy's, McDonalds, Captain D's, Advance Auto Parts, Crossroads Shopping Center and more.

The demographics of this Atlanta suburb (population over 221,000 within 5 miles) are enhanced by the neighboring schools, major colleges, Atlanta Zoo, parks, outdoor venues and sports stadium; All of which add to the appeal of this Dollar Store investment, offering investors a reliable, steady cash flow.



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Investment Overview

Property Summary

Address	2044 Metropolitan Pkwy Atlanta, GA 30315
County	Fulton
Building Area	+/- 14,280 Sq Ft
Land Area	+/- 1.92 Acres
Year Built	2013



Financial Summary

Sale Price	\$1,520,000
Current NOI	\$114,000
Cap Rate	7.5%
Years Remaining	5

Tenant Highlights

- ▶ Strong Established Tenant
- ▶ Consolidated Sales of \$6.21 Billion in Fiscal Year 2018
- ▶ Same Store Sales Increased 3.2% in 2018
- ▶ Renovated 865+ Stores Since Acquiring Family Dollar in 2015
- ▶ Dollar Tree is a Fortune 500 Company and Operates Over 14,835 Stores Across 48 States

Location Highlights

- ▶ Located Directly Off of Interstate 85 with Traffic Counts Over 270,720 vpd
- ▶ Surrounded by National and Regional Retailers
- ▶ Surrounded by Local Schools, Colleges, Atlanta Zoo, Parks, Venues and Stadiums
- ▶ Located off of Heavily Trafficked Route with Traffic Counts Over 25,000 vpd
- ▶ Close Proximity to Downtown Atlanta

Market Highlights

- ▶ Strong Demographics
- ▶ Population Over 221,000 within 5 Miles
- ▶ One of the Fastest Growing Economical Markets
- ▶ County Seat with Many Tourist Attractions

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Lease Abstract

Lease Summary

Tenant Trade Name	Dollar Tree
Lease Guarantor	Dollar Tree Stores, Inc.
Lease Term	10 Years
Lease Term Remaining	5 Years
Lease Commence	April 14, 2014
Lease Expiration	April 30, 2024
Lease Type	NN
Renewal Options	Three (3) - 5 Year Options
Rent Increase	In Options
Current Annual Rent	\$114,000
Rent / Sq Ft	\$7.98 / Sq Ft
Repairs & Maintenance	Tenant
Property Tax	Tenant
Insurance	Tenant
Roof & Structure	Landlord

Estimated Operating Information

Income

Gross Potential Rent	\$114,000
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Effective Gross Income	\$114,000
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Less: Expenses

Net Operating Income	\$114,000
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Rent Schedule

Lease Year	Date	Monthly Rent	Annual Rent
1 - 10	04/14/2014 - 04/30/2024	\$9,500	\$114,000
Option 1			
11 - 15	05/01/2024 - 05/01/2029	\$10,000	\$120,000
Option 2			
16 - 20	05/01/2029 - 05/01/2034	\$10,500	\$126,000
Option 3			
21 - 25	05/01/2034 - 05/01/2039	\$11,000	\$132,000



Actual Property

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Tenant Overview

Company Profile

Year Founded 1986

Headquarters Chesapeake, VA

of States Operated 48

of Stores 14,835+

Revenues (2018) 22.24+ Billion

Website www.DollarTree.com

About

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.

Dollar Tree has substantial growth opportunities as it works to jump-start Family Dollar, a chain it bought in 2015. While the company expected to post a slight decline in earnings as it invested in Family Dollar, it is projecting growth in earnings per share of 14% to 18% in 2020. Dollar Tree has already said it has mitigated most of the expected China tariff impact by winning concessions from suppliers, changing product sizes and specifications, and switching vendors, among other initiatives.



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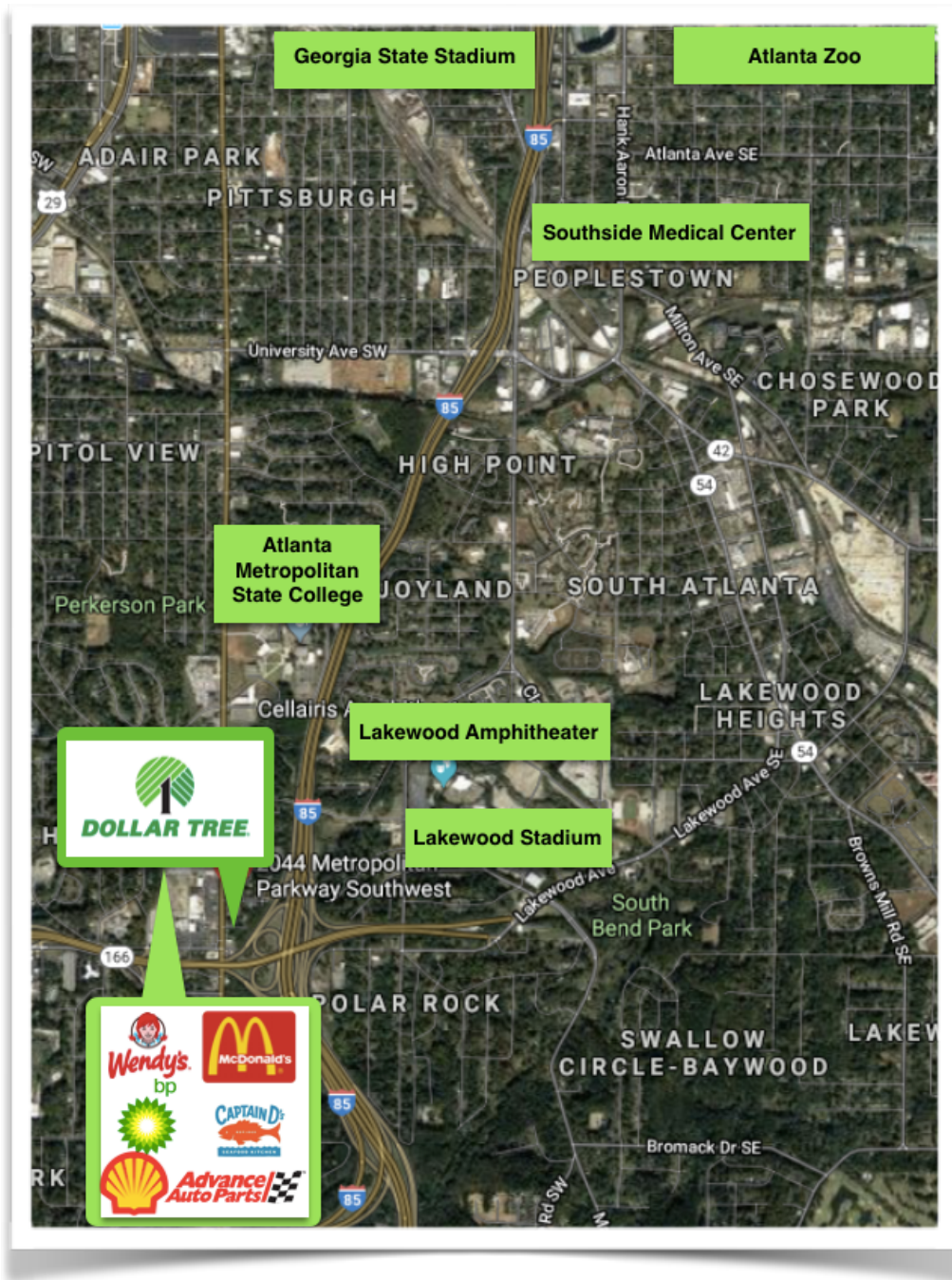


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Retail Map

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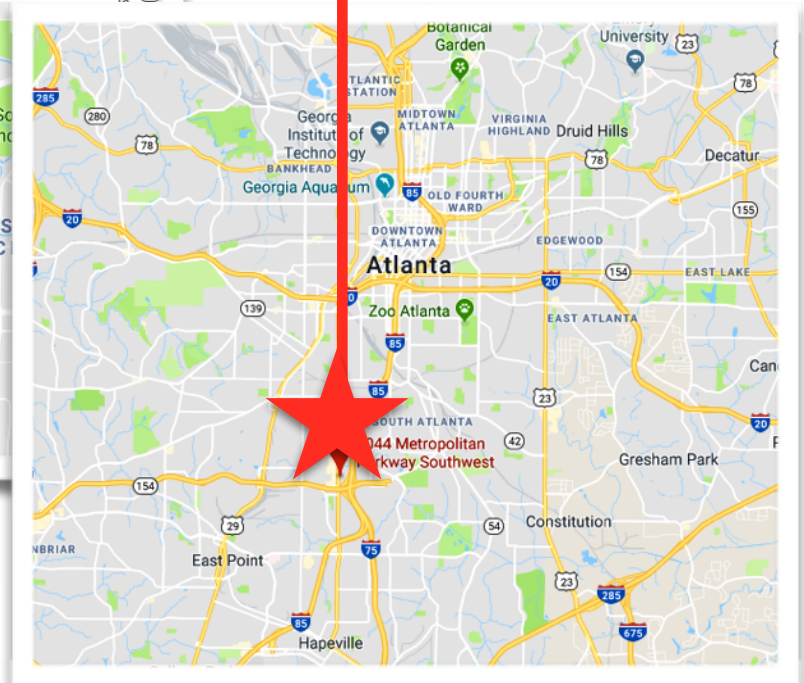
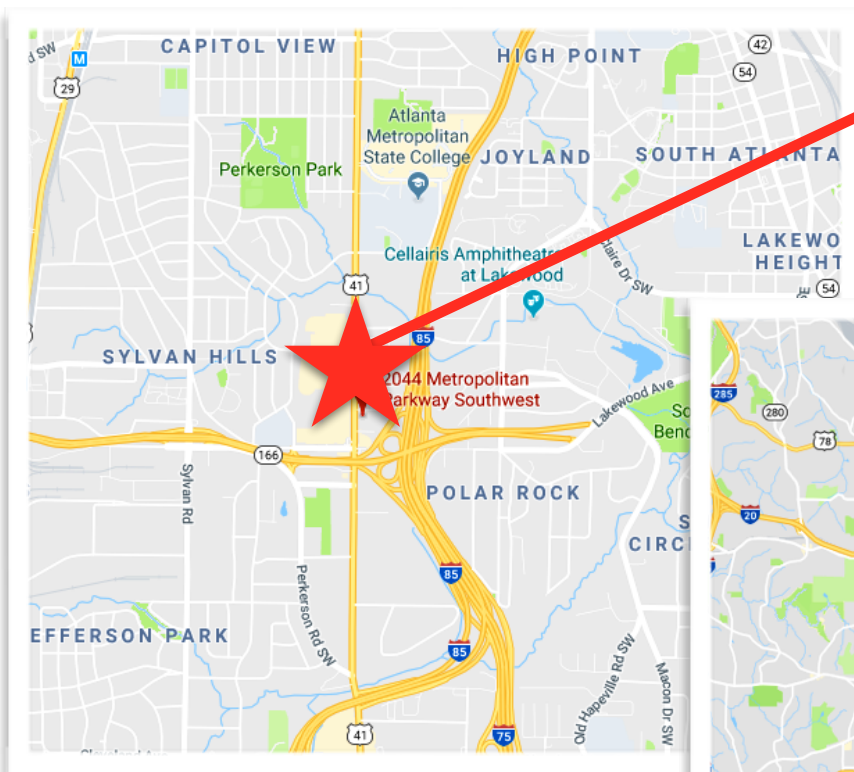


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Location Maps

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Location Overview

The City of Atlanta, GA

Atlanta is the sprawling capital of Georgia. It played an important part in both the Civil War and the 1960s Civil Rights Movement. Atlanta History Center chronicles the city's past, and the Martin Luther King Jr. National Historic Site is dedicated to the African-American leader's life and times. Downtown, 21-acre Centennial Olympic Park, built for the 1996 Olympics, encompasses the massive Georgia Aquarium.

In the past two decades, Atlanta has experienced unprecedented growth -- the official city population remains steady, at about 445,000, but the metro population has grown in the past decade by nearly 40 percent, from 2.9 million to over 4 million people. A good measure of this growth is the ever-changing downtown skyline, along with skyscrapers constructed in the Midtown, Buckhead, and outer perimeter (fringing I-285) business districts.

2018 Demographics (STDB)	
1 Mile	
Population	8,229
Households	3,353
Average Household Income	\$36,109
3 Mile	
Population	91,363
Households	34,979
Average Household Income	\$43,107
5 Mile	
Population	221,720
Households	87,416
Average Household Income	\$56,425

Statistics	Atlanta, GA
Population	447,841
Median Age	33.1
Median Home Value	\$200,900
Median Household Income	\$46,485
Average Household Size	2.14
Area	132.4 Sq Mi



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Broker Profile



Virginia I. Wright, CCIM

Virginia is Principal and Director of the Atlanta office of Millenia Partners Capital Group, bringing over 25 years of marketing, communications, finance, sales, and operational management experience to the firm. Specializing in the single tenant net lease retail segment, she is also experienced in industrial and medical as well as sale leasebacks. Throughout her real estate career, Virginia has developed exceptional underwriting and negotiation skills while closing over \$150MM in net lease transactions in 8 states.

She provides advisory, acquisition and disposition services to numerous corporate, institutional and private clients, private equity groups, preferred developers, franchisees, REITS, and build-to-suit specialists nationwide, with a focus on assisting buyers and sellers through the intricacies of 1031 exchanges.

As a result of her extensive transaction experience and knowledge, Virginia has established herself as a premier broker that is committed to providing superior client service, while embracing a philosophy of integrity and professionalism. This has enabled her to cultivate and foster long lasting relationships with her clients.

Recent Transactions Include:

Lowe's (Charlotte, NC)	\$7,700,000
Arizona's Steakhouse (Lithonia, GA)	\$2,730,000
Buddy's Rents-Leaseback (Portfolio of 9 stores)	\$11,908,235
Rader Building (Duncan, SC)	\$3,295,000
Lear Building (Duncan, SC)	\$10,750,000
Medical Building (Austell, GA)	\$5,610,000
FedEx Ground (Crestview, FL)	\$6,125,000
Golden Corral (Austell, GA)	\$3,300,000
Holiday Inn (Atlanta, GA)	\$6,100,000
CVS Pharmacy (Lawrenceville, GA)	\$2,600,000
Walgreens (Anderson, SC)	\$3,800,000

As a Certified Commercial Investment Member (CCIM) of the CCIM Institute, Virginia has achieved the highest designation in the field of commercial real estate. Only 6% of commercial real estate broker/agents nationwide have the CCIM designation. Virginia is also a member of various professional organizations including the National and Atlanta Commercial Board of Realtors, the International Council of Shopping Centers, and the CCIM Georgia Chapter.

Professional Affiliations: Virginia I. Wright, CCIM

- Certified Commercial Investment Member (CCIM)
- GA CCIM Chapter Member
- International Council of Shopping Centers (ICSC)
- GA Real Estate License
- FL Real Estate License
- SC Real Estate License

Principal & Director | Atlanta Office

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Confidentiality Agreement

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Prospect"), the owner of the subject property (the "Seller") and undersigned agent Millenia Partners, LLC ("Broker"). Now therefore in consideration of the privileges granted to Prospect with respect to receiving certain confidential information, and other good and valuable consideration, the Prospect hereby agrees to the following:

I. Confidential Information:

Prospect will receive confidential information regarding property referred to as **2044 Metropolitan Pkwy, Atlanta, GA 30315**. Prospect agrees to not disclose to any person that the Property or the note may be available for sale or lease, or that discussions or negotiations are taking place concerning a possible purchase of the Property or the note, nor any terms, conditions, or other facts with respect to the Property or the note, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Prospect agrees to not contact the Seller, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal

Prospect hereby warrants that it is acting as a principal only, and not as a broker or agent, regarding this contemplated transaction. Prospect acknowledges and agrees that Millenia Partners, LLC., will act in an agency capacity representing the Seller, and will be used as the sole broker or agent in connection with the purchase of the property. Millenia Partners, LLC, will be paid a commission by the Seller. Prospect agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in or control of the property, unless Millenia Partners, LLC is included as the selling agent and is compensated as described herein. Prospect reserves the right to involve any lender, underwriter, equity partners, attorney or other advisor in the transaction provided said party is paid by the Prospect, and said party has agreed in writing to this confidentiality agreement.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia. Accepted and agreed to this _____ day of _____, **2019**.

Signature _____
Printed Name _____
Title _____
Phone _____
Fax _____
Company Name _____
Address _____
Email _____

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