

OFFERING MEMORANDUM

39292 MERCER AVE | LEARY, GA 32090



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

Representative Photo

EXCLUSIVELY LISTED BY

JOSH BISHOP
VP & Director

Josh.Bishop@matthews.com
DIR (214) 692-2289
MOB (315) 730-6228
LIC # 688810 (TX)

CHAD KURZ
SVP & National Director

LIC # 01911198 (CA)

ARON CLINE
SVP & Senior Director

LIC # 01904371 (CA)

CALVIN SHORT
SVP & Senior Director

LIC # 01927216 (CA)

KYLE MATTHEWS
Broker of Record

LIC # 363764 (GA)



FAMILY DOLLAR

my family, my family dollar.

INVESTMENT HIGHLIGHTS



- Ideal 1031 exchange property
- Brand new 2018 construction completed in May
- Long-term \pm 10 Year lease
- Strong 7.70% return for a brand new construction deal
- Corporate guarantee from a multi-billion dollar organization with investment grade credit
- 20 Year transferable roof warranty
- Tenant responsible for Taxes, Insurance, HVAC, and CAM
- Attractive NNN lease structure allows for a stable source of passive income with zero landlord responsibilities
- Six, 5-year extension periods all of which include a \pm 5% rent increase
- Leary is located just 35 miles west of Albany
- Family Dollar was recently purchased by Dollar Tree, Inc. and is now considered to be the nation's largest "small-box discount retailer"
- Both Family Dollar & Dollar Tree have plans to continue expanding over the next several years
- Investment Grade Credit Tenant | Standard & Poor's rating of BBB-

FINANCIAL OVERVIEW

FINANCIAL OVERVIEW



LIST PRICE

\$1,088,559



CAP RATE

7.70%



TERM REMAINING

± 10 Years

ANNUALIZED OPERATING DATA

	Monthly Rent	Annual Rent	Increases	Cap Rate
Current - 3/31/2029	\$6,984.92	\$83,819.04		7.70%
Option 1	\$7,334.17	\$88,010.04	5%	8.09%
Option 2	\$7,700.84	\$92,410.08	5%	8.49%
Option 3	\$8,085.92	\$97,031.04	5%	8.91%
Option 4	\$8,490.25	\$101,883.00	5%	9.36%
Option 5	\$8,914.75	\$106,977.00	5%	9.83%
Option 6	\$9,360.42	\$112,325.04	5%	10.32%

EXECUTIVE SUMMARY

Property Name	Family Dollar
Address	39292 Mercer Ave Leary, GA 32090
Year Built	2018
GLA	±8,320 SF
Lot Size	±2.12 Acres

TENANT SUMMARY

Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Roof & Structure	Owner Responsibility 20 Year Warranty
Original Lease Term	10 Years
Rent Commencement Date	5/3/2018
Lease Expiration Date	3/31/2029
Term Remaining	± 10 Years
Options	Six, 5 Year Options
Increases	5% Increase at each extension

TENANT OVERVIEW



Parent Company Trade Name

Dollar Tree, Inc.



Headquartered

Matthews, North Carolina



No. of Locations

±8,000



Year Founded

1959

TENANT OVERVIEW

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. 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.

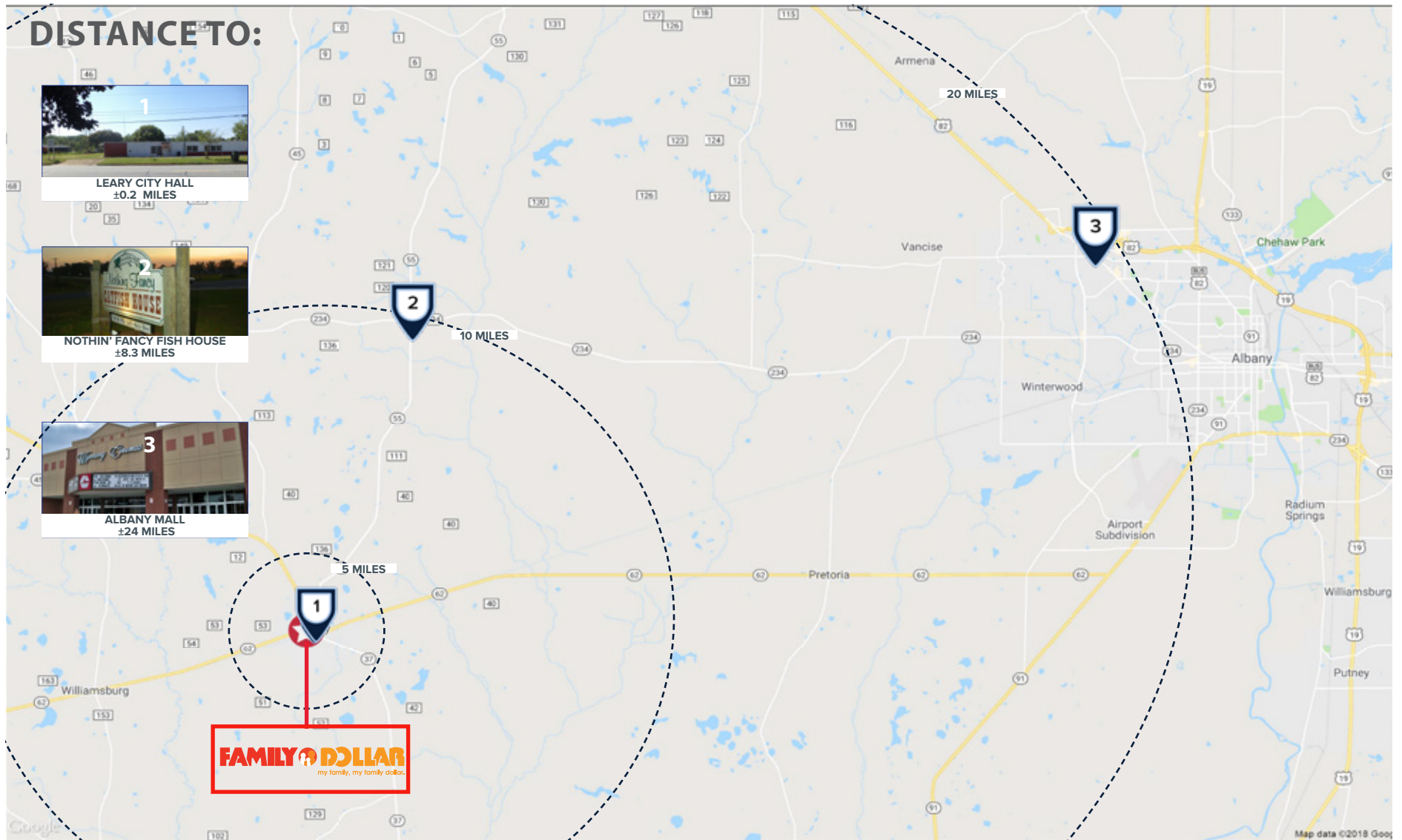
GEOGRAPHIC OUTREACH

Family Dollar serves families in more than 8,000 neighborhoods in 46 states. Texas is its largest market with 1,027 stores, followed by Florida with 584 stores. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$19 billion annually with more than 13,600 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

STRATEGY

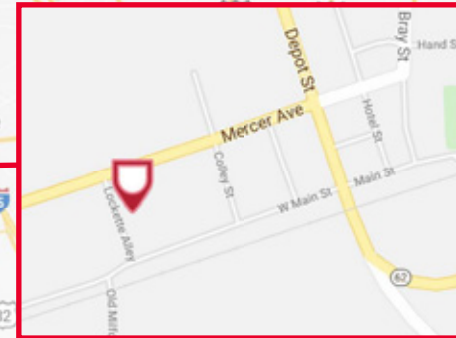
Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.

LOCATION



AREA OVERVIEW

FAMILY & DOLLAR
mv family. mv family dollar



Located in Calhoun County, Georgia, the city of Leary offers an abundance of historical sites, cultural attractions, and entertainment activities. Ranked as one of the most popular attractions, Chickasawahatchee Wma Wildlife refuge sits on a 19,700-acre property and includes a shooting range, dove field, and multiple campsites. Residents or visitors of Leary can also find enjoyment by exploring Providence Canyon State Park, having fun at Sunshine Watersports of PC and taking in some culture with White Oak Pastures.

Leary also offers authentic southern dining options from the Albany Fish Company, Red's Barbeque, Nothing Fancy Catfish House, and Red's.

AREA DEMOGRAPHICS

2018 Demographics	5-Mile	10-Mile	15-Mile
Population	631	4,619	9,624
Households	272	1,333	3,339
Average Household Income	\$86,785	\$56,458	\$68,786

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **FAMILY DOLLAR | 39292 Mercer Ave Leary, GA 32090 (“Property”)**. It has been prepared by Matthews Retail Advisors. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Retail Advisors. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Retail Advisors expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Retail Advisors or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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