



DOLLAR TREE | TOLEDO, OH
2522 S Reynolds Rd, Toledo, OH 43614
\$1,470,179 | CAP RATE 7.00%

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EXECUTIVE SUMMARY



INVESTMENT OFFERING

The subject property is 10,542 square foot Dollar Tree store located in Toledo, OH. The property was constructed in 2014 and was originally a 9,100 square foot Dollar Tree and a 1,452 square foot vacancy. Dollar Tree expanded into the vacant space to make it a single tenant asset in 2017 and signed a new 10-year lease. There are two billboards on the property with long-term leases with Lamar Advertising, the largest billboard company in the country. With high traffic between the intersection of Heathersdown Blvd and Highway-20, along with visibility from Interstate 90, this property has long term staying power in a dense retail market.

INVESTMENT HIGHLIGHTS

- **OVER 8 YEARS OF LEASE TERM REMAINING**
- **VISIBILITY FROM THE INTERSTATE**
- **2014 CONSTRUCTION**
- **TENANT EXPANDED DUE TO HIGH STORE SALES**
- **HIGH TRAFFIC COUNTS**
- **NNN LEASE** (LL responsible for roof and structure)

FINANCIAL SUMMARY

PURCHASE PRICE	\$1,470,179
NOI	\$102,912.5**
CAP RATE	7.00%
LEASE TYPE	NNN
LEASE EXPIRATION	05/31/2027
BUILDING SIZE	10,542 SF



FINANCIAL SUMMARY



RENT ROLL

TENANT INFO		LEASE TERMS		RENT SUMMARY					
TENANT	SQ. FEET	BEGIN	END	CURRENT	RPF	TAXES	CAM	INS.	ANNUAL RENT
DOLLAR TREE	10,542	10/05/27	05/21/27	\$7,687	\$8.75	NET	NET	NET	\$92,243
LAMAR BB 1			11/30/25						\$6,950
LAMAR BB 2			11/30/25						\$3,000
TOTAL RENTAL INCOME									\$102,193

INCOME & EXPENSES

PRICE		\$1,470,179
CAP RATE		7.00%
SQ. FEET		10,542
LOT SIZE (AC)		2.008 AC
EXPENSES	PER SF	TOTAL
TAXES	\$3.84	\$40,500.00
INSURANCE	\$0.25	\$2,600.00
CAM	\$1.56	\$16,430.00
TOTAL EXPENSES		\$59,530.00
REIMBURSEMENTS		\$59,530.00
NET OPERATING INCOME		\$102, 192.50

RENT RENEWAL

RENEWAL OPTIONS	TOTAL	RPF
FIRST RENEWAL TERM (11-15):	\$97,513.50	\$9.25
SECOND RENEWAL TERM (16-20):	\$102,784.50	\$9.75
THIRD RENEWAL TERM (21-25):	\$108,055.50	\$10.25

TENANT OVERVIEW



Dollar Tree is the nation's leading operator of single-price-point dollar stores. With the recent acquisition of Family Dollar, there are more than 14,500 + stores strong and growing, with stores in all 48 contiguous states, 5 Canadian provinces and roots going back more than 60 years. Dollar Tree Inc. operates under the brands of Dollar Tree, Dollar Tree Canada, Deals and Family Dollar.

To move and maintain status with the evolving economy, you can now conveniently shop online with Dollar Tree Direct for case-quantities of the same items you'd find in our stores. They continue to offer their customers products they need at extreme values! They carry a broad, exciting mix of merchandise that includes many trusted national and regional brands. Some of the product departments you'll find at Dollar Tree include housewares, glassware, dinnerware, cleaning supplies, candy, snacks, food, health and beauty, toys, gifts, gift bags and wrap, party supplies, stationery, craft supplies, teaching supplies, books, seasonal décor, and more! Everything you need for every day, every holiday, every occasion... and every single item is only \$1 (or less)! And with a mission to operate profitably, empower their associates to share in its opportunities, rewards and successes; and deal with others in an honest and considerate way; the company's mission will be consistent with measured and profitable growth.

ATTITUDE

Responsibility, Integrity, Courtesy

Attitude is everything, and often contagious, which is why we strive to keep a positive attitude in every situation. Whether we are serving customers or working with fellow associates, we are courteous, act responsibly, and carry ourselves with integrity.

JUDGEMENT

Do the Right Thing For The Right Reason

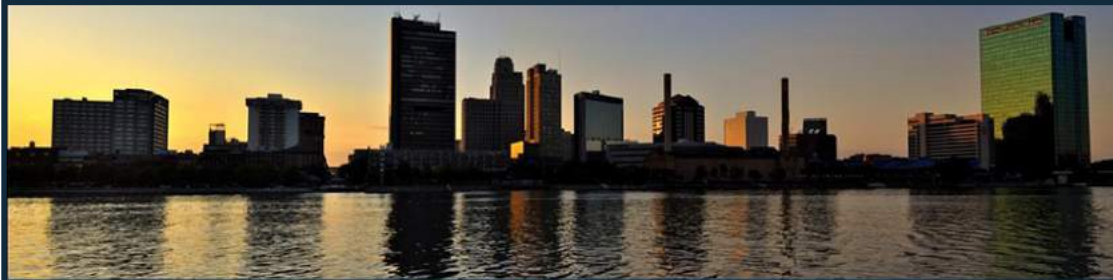
What is best for our customers and what is best for our company and associates are guiding principles in every business decision we make.

COMMITMENT

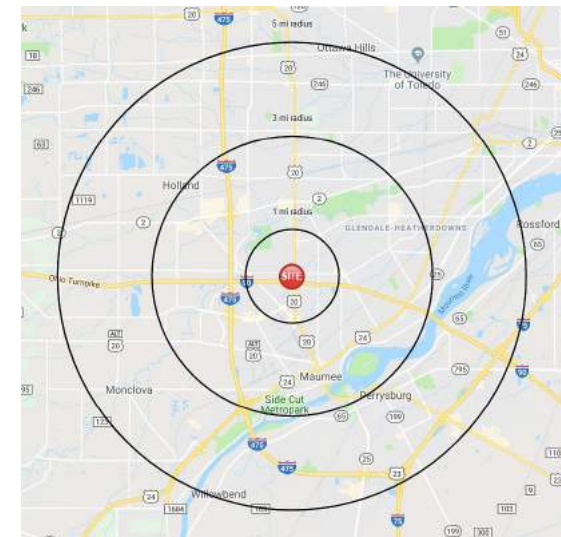
Honor and Respect for Self & Company

From customer to coworking, Dollar Tree associates treat everyone with whom we interact with the dignity and respect that they deserve.

MARKET OVERVIEW



Toledo, Ohio is located in Lucas County on the southern shore of Lake Erie. With a population of over 650,000 residences in the greater metropolitan area, Toledo is one of the largest cities in Ohio, and is home to eight Fortune 1000 company headquarters. Additionally, there are two universities in the greater Toledo area in which over 15,000 students attend respectively. Given its close proximity to Cleveland (115 miles) and Detroit (60 miles), Toledo also poses as a great place for people in the Great Lakes region to visit while traveling. Toledo is also home to one of the largest Fiat-Chrysler manufacturing plants in the United States, which will provide large amounts of economic growth in the coming years due to the company's plans to boost production.



2018 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	9,264	59,206	144,167
HOUSEHOLDS	4,986	28,421	65,684
AVG. HH INCOME	\$64,406	\$76,233	\$80,743

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