

TRIPLE-NET (NNN) FAMILY DOLLAR

Tyler, TX

JAMESCAPITAL
ADVISORS



*One of the sellers is a shareholder of James Capital Advisors and is acting solely as a principal in this transaction

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Marketing Package

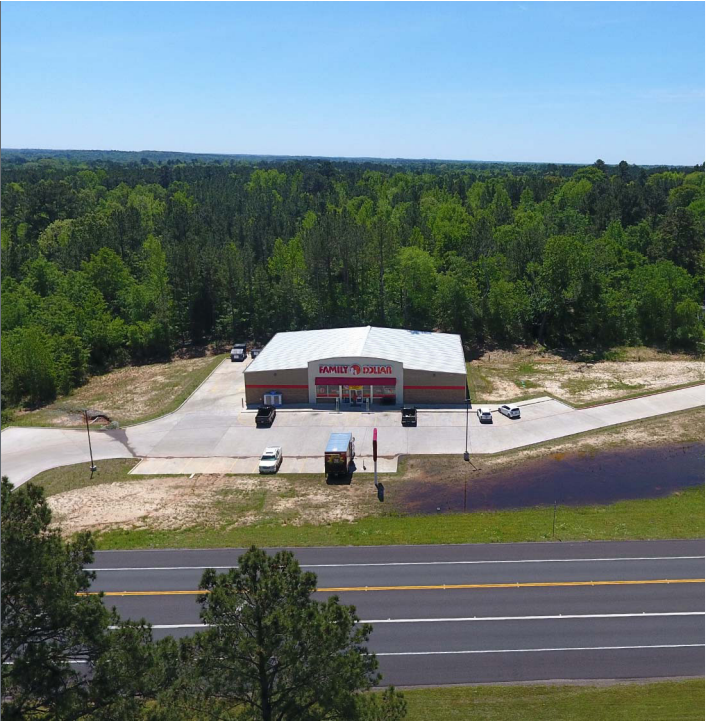
Family Dollar
17754 TX-31 Tyler, TX 75705

PROPERTY INFO

Tenant	Family Dollar
Street Address	17754 TX-31
City	Tyler
State	TX
Zip	75705
APN	1-000000-0432-00-019003
GLA	8,320 SF
Lot Size	1.50 AC
Year Built	2017

FINANCIAL SUMMARY

Purchase Price	\$1,248,532
Cap Rate	7.15%
Net Operating Income	\$89,270
Price / SF	\$150.06
Rent / SF	\$10.73
Listing Agent	Mike James
Phone Number	(424) 325-2606
Email	SUBMIT OFFER



INVESTMENT HIGHLIGHTS

Triple-Net (NNN) Investment

This property operates on a Triple-Net (NNN) lease with the tenant reimbursing for maintenance, insurance and taxes.

Corporate Guarantee

The lease is backed by Family Dollar, a nationally recognized variety store chain that has been in business for over 60 years and operates 8,000+ stores across the country.

Ample Rent Growth - 5% Increases Every Five Years

There are 5% rental increases built into the lease every five years, providing the landlord with positive rent growth and a hedge against inflation.

Strong Tenant Commitment

The lease features an initial term of ten years with six, five-year options to extend the lease until 03/31/2058, indicating a strong commitment to the site.

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The Offering

Family Dollar

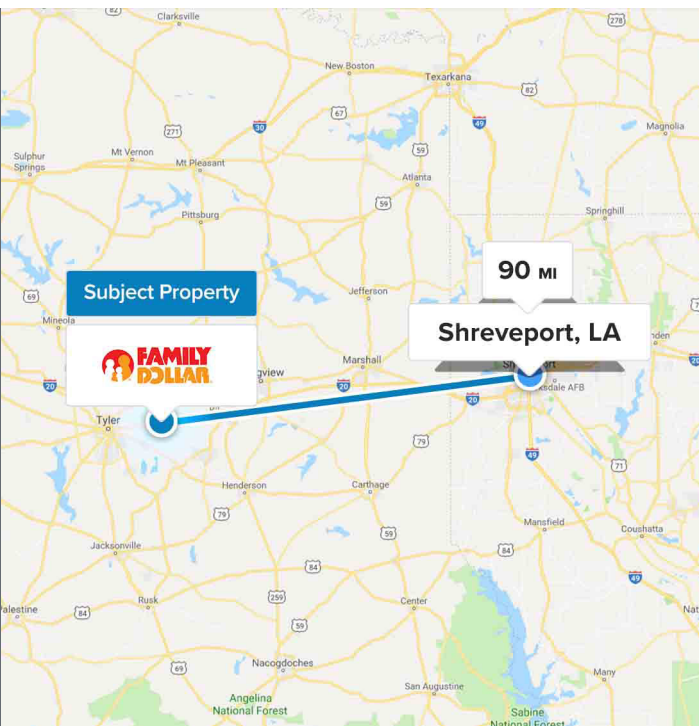
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LEASE SUMMARY

Lease Type	Triple-Net (NNN)
Type of Ownership	Fee Simple
Original Lease Term	11 Years
Commencement Date	April 18, 2017
Lease Expiration	March 31, 2028
Term Remaining	8.75 Years
Increases	5% Every Option
Options	Six, Five-Year
ROFR / ROFO	N/A

Real Estate Taxes	Tenant Reimburses
Insurance	Tenant Reimburses
Repairs & Maintenance	Tenant Reimburses
Lease Guarantor	Corporate
Company Name	Public
Ownership	Family Dollar
Years in Business	60
Number of Locations	8,000



INVESTMENT HIGHLIGHTS

Located in an Opportunity Zone

The subject property is located in an Opportunity Zone as designated by the 2017 Tax Cuts and Jobs Act and may provide certain tax benefits to the owner. Please consult your tax advisor for details.

Brand New 2017 Construction

This site was build-to-suit for Family Dollar and includes 8,320 square feet of retail space and ample parking.

Thriving Economic Hub

Tyler has become one of the major economic hubs in Eastern Texas with healthy economic growth outpacing the national average and an unemployment rate below 4%.

Excellent Site-Level Visibility

Ideally located off of Hwy 31 and the 757, this property has visibility from over 9,400 vehicles per day.

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Lease Summary

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RENT SCHEDULE

	PERIOD	ANNUAL RENT	MONTHLY RENT	INCREASE	RENT / SF	CAP RATE
04/18/2017-3/31/2028	Base Term	\$89,270.04	\$7,439.17	-	\$10.73	7.15%
04/01/2028-3/31/2033	Option 1	\$93,733.08	\$7,811.09	5.00%	\$11.27	7.51%
04/01/2033-3/31/2038	Option 2	\$98,420.04	\$8,201.67	5.00%	\$11.83	7.88%
04/01/2038-3/31/2043	Option 3	\$103,341.00	\$8,611.75	5.00%	\$12.42	8.28%
04/01/2043-3/31/2048	Option 4	\$108,508.08	\$9,042.34	5.00%	\$13.04	8.69%
04/01/2048-3/31/2053	Option 5	\$113,933.04	\$9,494.42	5.00%	\$13.69	9.13%
04/01/2053-3/31/2058	Option 6	\$119,630.04	\$9,969.17	5.00%	\$14.38	9.58%

ABOUT THE BRAND

Brand History

In 1959, Leon Levine, a 21-year-old entrepreneur, opened the first Family Dollar store in Charlotte, NC. Right from the start, Levine had a well-developed philosophy of how Family Dollar would run.

Brand Overview

Since its inception, Family Dollar has continually striven to offer customers a variety of high-quality, good value merchandise in neighborhood locations.

Family Dollar offers a compelling assortment of merchandise ranging from name-brand foods, toys, apparel for every age and beauty aids, all for everyday low prices.

Family Dollar has been providing value and convenience to customers in easy-to-shop neighborhood locations for over 50 years and is now the second ranked dollar store in the nation.

LOCATIONS	STATES	EMPLOYEES NATIONWIDE
8,000+	46	60,000+



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About the Brand

RECENT NEWS

Significant Investment in Renovations

Family Dollar has announced aggressive plans to renovate at least 1,000 Family Dollar stores in fiscal 2019.

Planned Store Openings

Dollar Tree, Inc has announced initial details in regards to their Store Optimization Program which is set to launch in 2019, including 200 new Family Dollar stores.

Notable Financial Performance

Parent company Dollar Tree, Inc reported consolidated net sales increase of 4.2% in Q3 FY'18 to \$5.54 billion from \$5.32 billion in the prior year's third quarter.



Nationwide Hiring Event of 25,000 Associates

Dollar Tree, Inc. held its third annual Nationwide Hiring Event at Dollar Tree and Family Dollar stores across the country on October 17, 2018.

Family Dollar Integration Process

Since the merger in 2015, Dollar Tree's integration program for Family Dollar is reaching finalization. "By July, we will complete the most important phase: unifying our headquarters under one roof in Virginia."

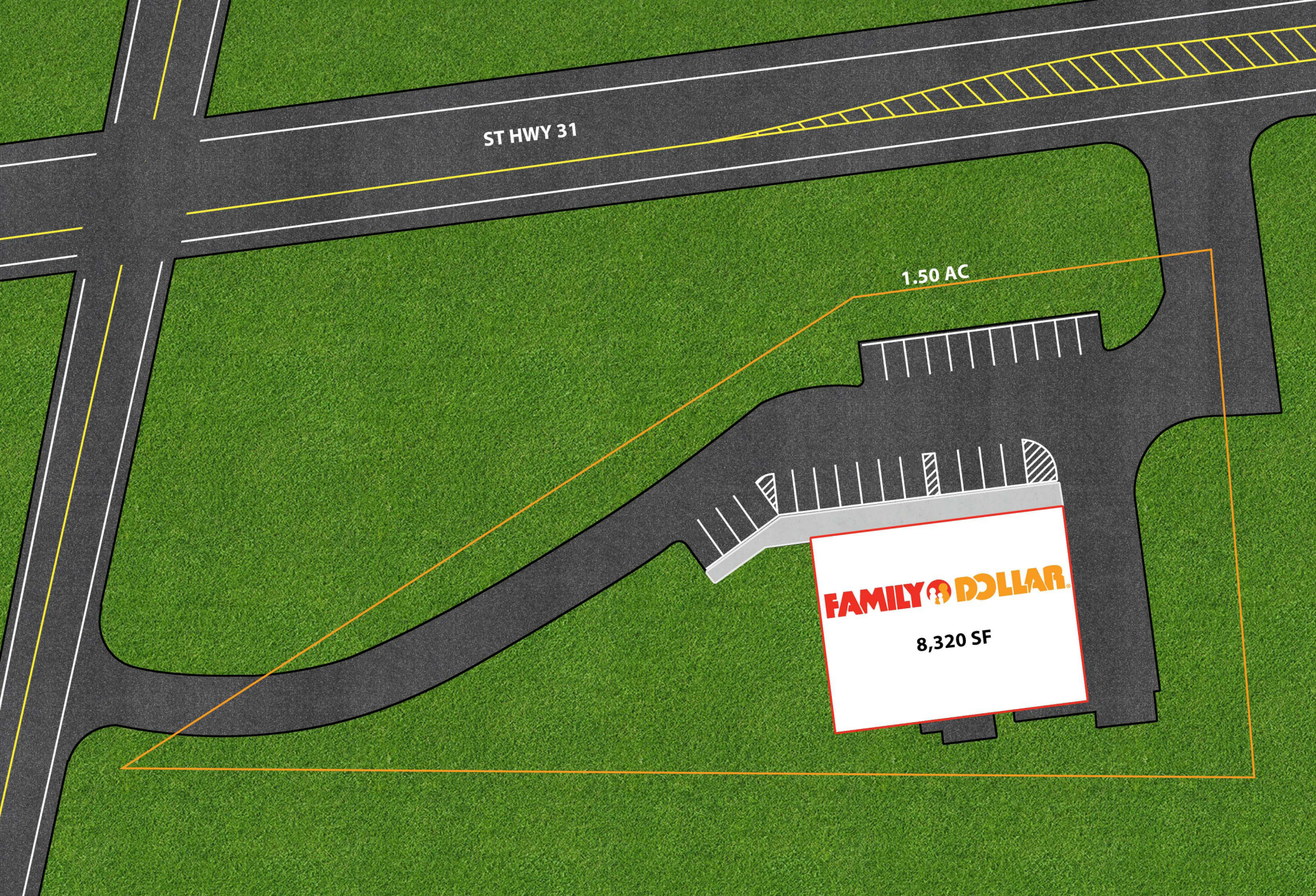
Dollar Tree Acquires Family Dollar

In mid-2015, Family Dollar was acquired by Dollar Tree in an \$8.5 billion cash-and-stock deal.

Family Dollar

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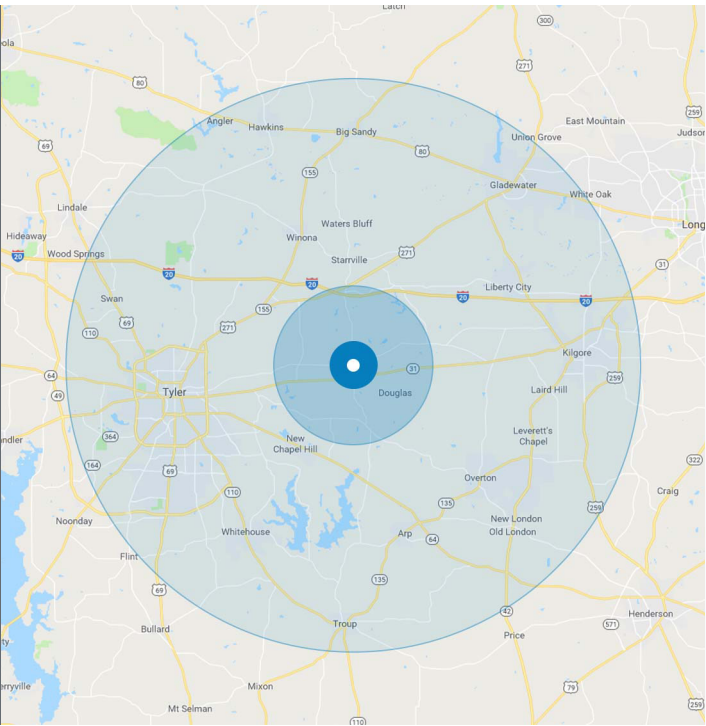


DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	10 MILE
2024 Projection	2,779	6,172	44,012
2019 Estimate	2,638	5,891	42,203
2010 Census	2,385	5,522	40,347
Growth 2019 - 2024	5.34%	4.77%	4.29%
Growth 2010 - 2019	10.61%	6.68%	4.60%

Thriving Economic Hub

Tyler has become one of the major economic hubs in Eastern Texas with healthy economic growth outpacing the national average and an unemployment rate below 4%.



HOUSEHOLDS

	3 MILE	5 MILE	10 MILE
2024 Projection	981	2,220	16,294
2019 Estimate	933	2,122	15,662
2010 Census	843	1,993	15,092
Growth 2019 - 2024	5.14%	4.62%	4.04%
Growth 2010 - 2019	10.68%	6.47%	3.78%

HOUSEHOLDS

Avg. HH Income	\$54,335	\$60,717	\$63,969
Med. HH Income	\$43,444	\$48,043	\$50,823



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