

TRIPLE-NET (NNN) FAMILY DOLLAR

Ennis, TX

JAMESCAPITAL
ADVISORS



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

James Capital Advisors
Marketing Package

Family Dollar

726 N. Kaufman Street Ennis, TX 75119

PROPERTY INFO

Tenant	Family Dollar
Street Address	726 N Kaufman Street
City	Ennis
State	TX
Zip	75119
APN	25.2002.024.011.01.903
GLA	8,320 SF
Lot Size	1.25 AC
Year Built	2017



James Capital Advisors

The Offering

FINANCIAL SUMMARY

Purchase Price	\$1,295,790
Cap Rate	7.15%
Net Operating Income	\$92,649
Price / SF	\$155
Rent / SF	\$11
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 eleven years with six, five-year options to extend the lease until 03/31/2058, indicating a strong commitment to the site.

Family Dollar

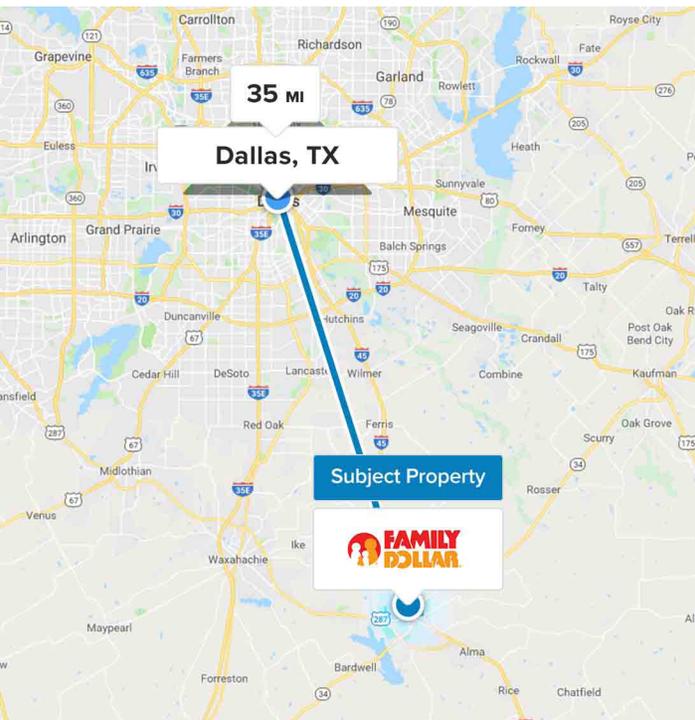
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LEASE SUMMARY

Lease Type	Triple-Net (NNN)
Type of Ownership	Fee Simple
Original Lease Term	11 Years
Commencement Date	March 13, 2017
Lease Expiration	March 31, 2028
Term Remaining	8.75 Years
Increases	5% Every Option
Options	Six, Five-Year Options
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

This 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.

Excellent Site-Level Visibility

Ideally located off of Kaufman Street and E Tyler Street, this property has visibility from over 9,800 vehicles per day.

Infill Dallas MSA

Downtown Dallas, located only 35 minutes from the subject property, is a thriving metropolitan area with population growth more than double the country's average. In 2018, Dallas' population reached a record high with over 1.3 million total residents.





RENT SCHEDULE

	PERIOD	ANNUAL RENT	MONTHLY RENT	INCREASE	RENT / SF	CAP RATE
03/13/2017-03/31/2028	Base Term	\$92,649	\$7,720	-	\$11.14	7.15%
04/01/2028-03/31/2033	Option 1	\$97,281	\$8,106	5.00%	\$11.69	7.51%
04/01/2033-03/31/2038	Option 2	\$102,146	\$8,512	5.00%	\$12.28	7.88%
04/01/2038-03/31/2043	Option 3	\$107,253	\$8,937	5.00%	\$12.89	8.28%
04/01/2043-03/31/2048	Option 4	\$112,615	\$9,384	5.00%	\$13.54	8.69%
04/01/2048-03/31/2053	Option 5	\$118,246	\$9,853	5.00%	\$14.21	9.13%
04/01/2053-03/31/2058	Option 6	\$124,159	\$10,346	5.00%	\$14.92	9.58%

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Rent Schedule

Family Dollar

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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 strived 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

8,000+

STATES

46

EMPLOYEES NATIONWIDE

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

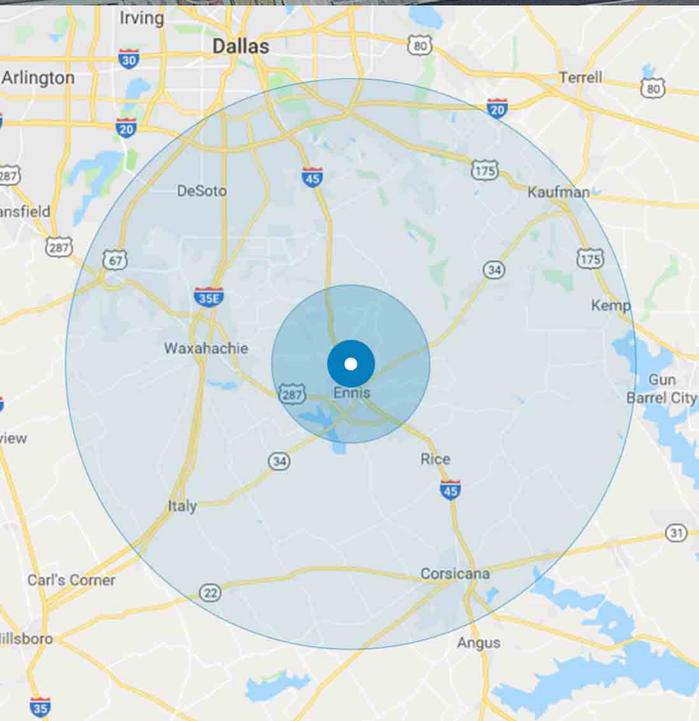
In mid-2015, Family Dollar was acquired by Dollar Tree in an \$8.5 billion cash-and-stock deal.

Family Dollar

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ENNIS, TX



LOCATION OVERVIEW

Ellis County

Ellis County is located right outside of Dalls-Forth Worth area and had an estimated population of 188,870 in Q4-FY'18, which is expected to grow by 4% YoY.

Ennis EDC approved budget of \$7.8M FY'19

The Economic Development Corporation has an approved budget of \$7.8M for FY'19 including various initiatives supporting growth in the city.

The Texas Motorplex

Ennis is home to the Texas Motorplex, a quarter-mile drag racing facility built in 1986 which hosts the annual NHRA O'Reilly Fall Nationals attracting hundreds of competitors.

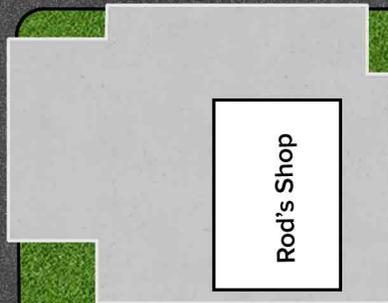
Popular Tourist Attraction

The Bluebonnet Trails Festival is located half a mile from the subject property, celebrating the magnificent trails which attracts thousands of visitors annually.

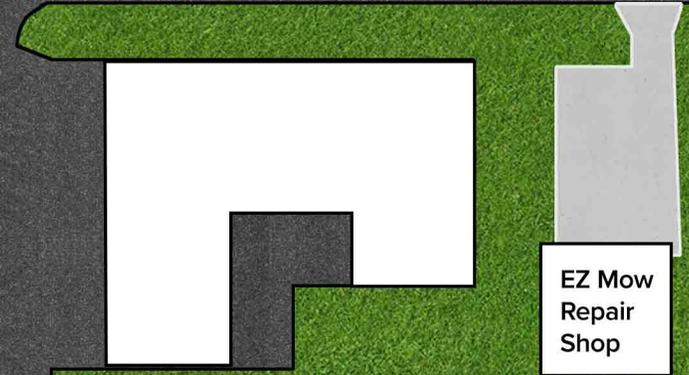




N Kaufman St



1.25 AC

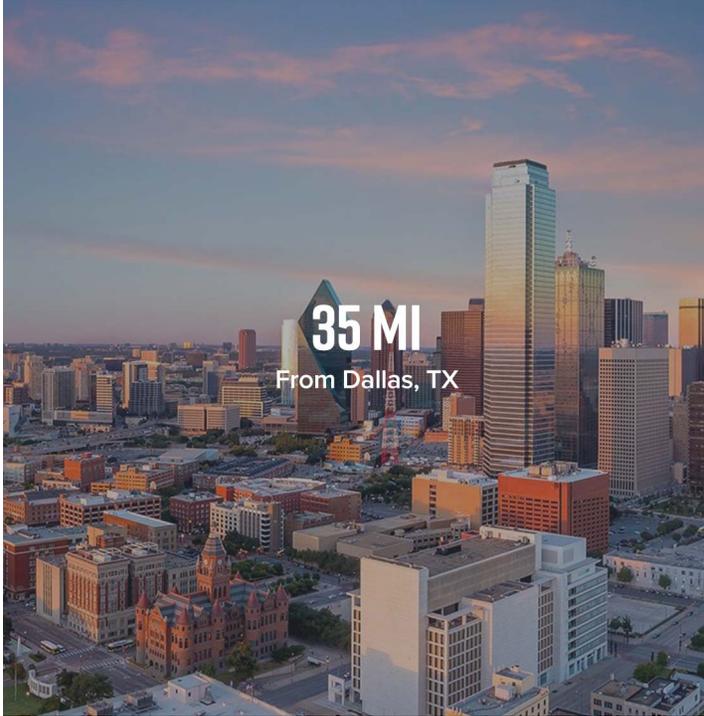
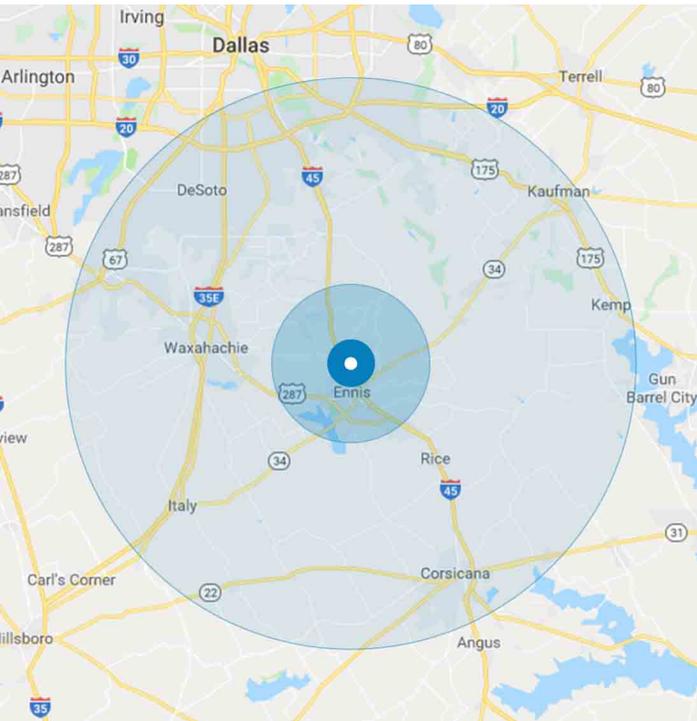


DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE	10 MILE
2023 Projection	9,672	22,330	25,651	42,230
2018 Estimate	8,687	20,150	23,089	37,892
2010 Census	7,977	19,156	21,561	33,944
Growth 2018 - 2023	11.34%	10.82%	11.10%	11.45%
Growth 2010 - 2018	8.90%	5.19%	7.09%	11.63%

Ellis County

Ellis County, located right outside of the Dallas-Forth Worth area, had an estimated population of 188,870 in Q4-FY'18 and the population is expected to grow by 4% year-over-year.



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	10 MILE
2023 Projection	3,134	7,389	8,548	14,067
2018 Estimate	2,816	6,671	7,698	12,620
2010 Census	2,600	6,364	7,209	11,304
Growth 2018 - 2023	11.29%	10.76%	11.04%	11.47%
Growth 2010 - 2018	8.31%	4.82%	6.78%	11.64%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	10 MILE
Avg. HH Income	\$62,919	\$66,141	\$69,994	\$71,176
Med. HH Income	\$43,849	\$47,617	\$51,006	\$56,520

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