



# FAMILY DOLLAR

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PARSHALL, ND



CAPITAL PACIFIC





**BRAND NEW 10-YEAR LEASE ON NEWLY  
CONSTRUCTED FAMILY DOLLAR**





## FAMILY DOLLAR

3870 72ND AVENUE NW, PARSHALL, ND 58770 

**\$1,230,000**

**PRICE**

**8.50%**

**CAP**

LEASABLE SF

**9,180 SF**

LAND AREA

**1.10 AC**

LEASE TYPE

**NN**

LEASE EXPIRATION

**12/31/2029**

YEAR BUILT

**2019**

PARKING

**29 SPACES**

- **New construction 10-year lease featuring six 5-year options**
- **Subject property is an hour drive away from Minot International Airport**
- **Located in Mountrail County with growth rates of 4.6%**
- **Average household incomes exceeding \$103K within a 10-mile radius**

# Investment Highlights

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**THE OFFERING** provides an opportunity to acquire a brand new construction Family Dollar located in Parshall, ND. The lease features a new 10-year lease with six 5-year options to extend.

**THE SUBJECT PROPERTY** is located in an oil town which boasted taxable sales and purchases more than tripling over 2017, growing from \$5 million to \$22 million. The property is located an hour drive from the Minot International Airport, and just over an hour drive from Minot Air Force Base, which is home to an estimated 7,599 active duty Air Force families, military retirees, DOD civilian employees, and the general public.

Parshall, ND is a small community of an estimated 1,250 residents in Mountrail County. Located 11 miles from the Van Hook Arm of Lake Sakakawea, the city offers plenty of outdoor activities such as fishing, hunting, biking, and swimming. Within ten miles of Parshall, there are 1,894 residents with an average household income exceeding that of \$103,000.

**FAMILY DOLLAR WAS ACQUIRED** by Dollar Tree, Inc. in 2015. The acquisition price for Family Dollar was \$9 billion in cash and Dollar Tree stock. The combined Dollar Tree-Family Dollar entity is now the largest discounter in North America with over 13,000 stores in 48 states and Canada with annual sales over \$20 billion. Both brands continue to operate separately.

## Contact the team

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**ZANDY SMITH**

[zsmith@capitalpacific.com](mailto:zsmith@capitalpacific.com)

**PH: 415.274.2707**

**CA DRE# 01734525**

**IN CONJUNCTION WITH  
ND LICENSED BROKER:**

Goldmark Commercial Real Estate

Lori Ibach

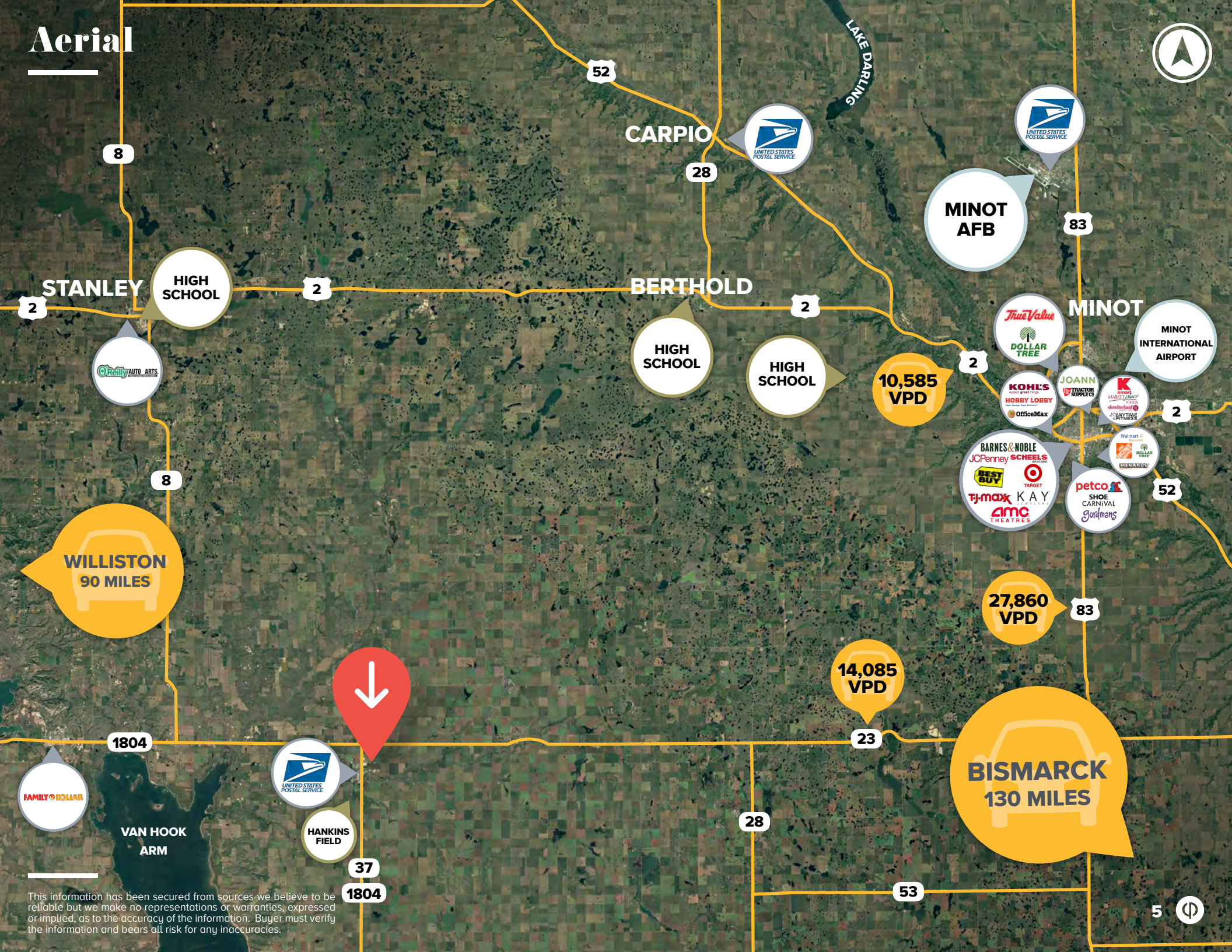
[lori.ibach@goldmark.com](mailto:lori.ibach@goldmark.com)

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**FAMILY DOLLAR HAS OVER 8,100 LOCATIONS IN  
47 STATES AND THE DISTRICT OF COLUMBIA**





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# Income & Expense

**PRICE** **\$1,230,000**

**Capitalization Rate:** **8.50%**

Building Size (SF): 9,180

Lot Size (SF): 1.10

## STABILIZED INCOME PER SQUARE FOOT

Scheduled Rent \$11.49 \$105,500

Effective Gross Income \$11.49 \$105,500

## LESS PER SQUARE FOOT

Taxes NNN \$0.00

Insurance NNN \$0.00

Roof & Structure Reserve (\$0.10) (\$918.00)

Total Operating Expenses NNN (\$918.00)

**EQUALS NET OPERATING INCOME** **\$104,582**



# Rent Roll

TENANT INFO		LEASE TERMS		RENT SUMMARY				
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEAR RENT/FT
Family Dollar	9,180	1/1/2019		\$105,500	\$8,792	\$105,500	\$0.96	\$11.49
	1st Option	1/1/2030	12/31/2035		\$9,231	\$110,775	\$1.01	\$12.07
	2nd Option	1/1/2036	12/31/2041		\$9,693	\$116,314	\$1.06	\$12.67
	3rd Option	1/1/2042	12/31/2047		\$10,177	\$122,129	\$1.11	\$13.30
	4th Option	1/1/2048	12/31/2053		\$10,686	\$128,236	\$1.16	\$13.97
	5th Option	1/1/2054	12/31/2059		\$11,221	\$134,648	\$1.22	\$14.67
	6th Option	1/1/2060	12/31/2065		\$11,782	\$141,380	\$1.28	\$15.40
TOTALS:	9,180			\$105,500	\$8,792	\$105,500	\$0.96	\$11.49

# Site Plan



9,180  
RENTABLE SF



1.10  
ACRES



29  
SPACES



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# Tenant Overview



## ABOUT FAMILY DOLLAR

With over 8,200 stores in 48 states and Canada, Family Dollar is the nation's second largest dollar store. The company also operates nine distribution centers that are each over 900,000 SF.

Family Dollar stores are low-format and are located in low and middle-income rural and urban areas. Most goods and groceries (national brands, Family Dollar private labels, and unbranded items) are sold at a variety of discounted prices, the majority of which are under \$10. Consumables (food, health, beauty aids, and household items) account for about two-thirds of sales. Family Dollar also sells apparel, shoes, and linens.

In July 2015, Family Dollar was acquired by Dollar Tree, Inc. The acquisition price for Family Dollar was \$9 billion in cash and Dollar Tree stock. The combined Dollar Tree-Family Dollar entity is now the largest discounter in North America with over 15,000 stores in 48 states and Canada with annual sales over \$219 billion. Both brands continue to operate separately.

For fiscal 2018, Family Dollar's net sales were at a record \$22.82 billion.


8,200+

LOCATIONS IN 48  
STATES AND CANADA




# Demographics

## POPULATION

	3-MILES	5-MILES	10-MILES
2010	986	1,022	1,441
2018	1,177	1,265	1,894
2023	1,349	1,450	2,173

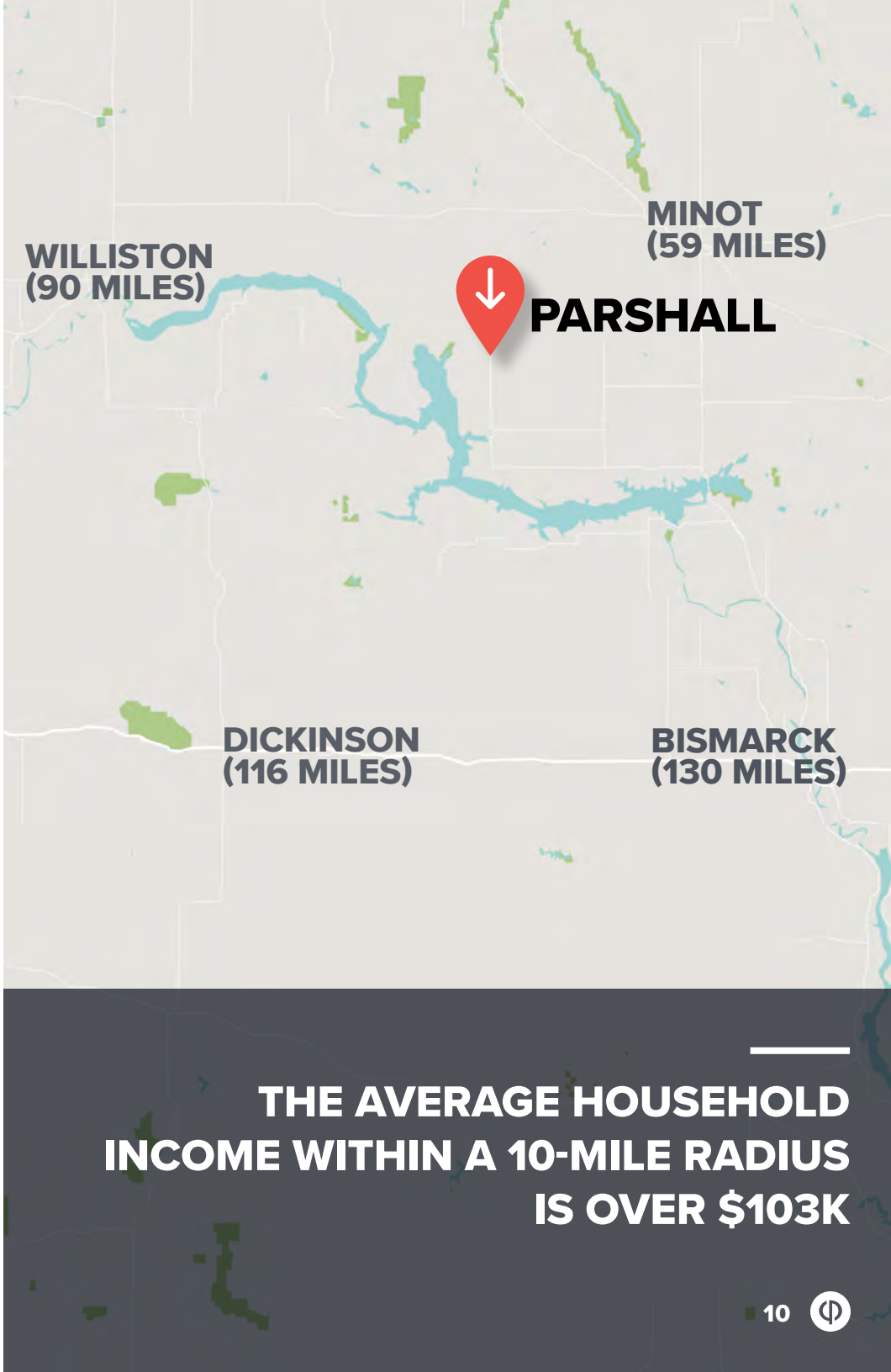
## 2018 HH INCOME

	3-MILES	5-MILES	10-MILES
Average	\$96,644	\$97,564	\$103,055
Median	\$69,875	\$71,227	\$75,403

## TOP EMPLOYERS IN MOUNTRAIL COUNTY

EMPLOYER	INDUSTRY
Three Affiliated Tribes	Government
Four Bears Casino & Lodge	Recreation
United Quality Cooperative	Gasoline
New Town Public School District	Education
Mountrail County	Government

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**THE AVERAGE HOUSEHOLD  
INCOME WITHIN A 10-MILE RADIUS  
IS OVER \$103K**



# PARSHALL, NORTH DAKOTA

LAKE SAKAKAWEA

**PARSHALL, ND** lies within the jurisdictional boundaries of the Mandan, Hidatsa, and Arikara Nation. It is located on the Fort Berthold Indian Reservation in Mountrail County, North Dakota. Parshall's location near the Missouri River and Lake Sakakawea offers residents and visitors a variety of recreational activities including boating, fishing, hunting, bird watching, and more. The city is also home to the Paul Broste Rock Museum, which displays rock specimens from all over the world. The unemployment rate in Parshall is 1.7%, which is well below the U.S. national average of 3.9%.

Parshall is located 59 miles southwest from Minot, ND.

**MINOT** is the county seat of Ward County, North Dakota. It is most widely known for the Air Force base located approximately 15 miles north of the city. With a population of 47,822 residents, Minot is the fourth-largest city in the state and a trading center for a large portion of northern North Dakota, southwestern Manitoba, and southeastern Saskatchewan. The city is home to the annual North Dakota State Fair, as well as the annual Norsk Hostfest, which is a tribute to the Scandinavian heritage in the area and the largest festival of its kind in North America. The festival attracted over 70,000 people from around the world in 2018.

47,822



**MINOT  
POPULATION**



# We'd love to hear from you.

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**ZANDY SMITH**

[zsmith@capitalpacific.com](mailto:zsmith@capitalpacific.com)

PH: 415.274.2707

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Lori Ibach

[lori.ibach@goldmark.com](mailto:lori.ibach@goldmark.com)

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**CAPITAL PACIFIC COLLABORATES.  
CLICK [HERE](#) TO MEET OUR  
SAN FRANCISCO TEAM:**

**ZEB RIPPLE**

**CHRIS KOSTANECKI**

**CHRIS PETERS**

**JOHN ANDREINI**

**JOE CACCAMO**

**DAVE LUCAS**

**JUSTIN SHARP**

**RICK SANNER**

**JACK NAVARRA**

**ZANDY SMITH**

**JUSTIN STARK**

**SAMANTHA TULLIO**

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