

Dollar Tree

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Investment Overview



IEB Real Estate is pleased to present for sale a Corporate backed Dollar Tree in Memphis, Tennessee.

Asking Price:	\$1,325,000	Lot Size:	.86 Acres
NOI:	\$99,840	Building Size:	8,320 Square Feet
Cap Rate:	7.53%	Lease Term:	6.5+ Years

* EXTREMELY LOW Rent/Sales Ratio of 5.8%

Lease Type: NNN – Minimal Landlord Responsibilities (Roof and Structure, Parking Lot repair/replacement over \$2,000)

Build to Suit in 2010 – Newly Resurfaced Parking lot in 2017

Remodel/Rebranding in 2015

Lease Guarantor: Dollar Tree Corporate (DLTR)

Lease Expiration Date: January 31, 2026

Lease Options: 3, 5-Year, 10% increases

Lease Option Overview



Annualized Operating Data

Years	Annual Rent	Monthly Rent
Year 1-7	\$99,840	\$8,320
<u>Option 1</u>		
Year 8	\$136,125	\$11,343.75
Year 9	\$136,125	\$11,343.75
Year 10	\$136,125	\$11,343.75
Year 11	\$136,125	\$11,343.75
Year 12	\$136,125	\$11,343.75
<u>Option 2</u>		
Year 13	\$149,737.08	\$12,478.09
Year 14	\$149,737.08	\$12,478.09
Year 15	\$149,737.08	\$12,478.09
Year 16	\$149,737.08	\$12,478.09
Year 17	\$149,737.08	\$12,478.09
<u>Option 3</u>		
Year 18	\$164,711.04	\$13,725.92
Year 19	\$164,711.04	\$13,725.92
Year 20	\$164,711.04	\$13,725.92
Year 21	\$164,711.04	\$13,725.92
Year 22	\$164,711.04	\$13,725.92

Dollar Tree Stores, Inc, formerly known as Only \$1.00, is an American chain of discount variety stores that sells items for \$1 or less. Headquartered in Chesapeake, Virginia, it is a Fortune 150 company and operates 14,835 stores throughout the 48 contiguous U.S. states and Canada. Its stores are supported by a nationwide logistics network of eleven distribution centers. The company operates one-dollar stores under the names of Dollar Tree and Dollar Bills. The company also operates a multi-price-point variety chain under Family Dollar.

Dollar Tree competes in the dollar store and low-end retail markets. Each Dollar Tree stocks a variety of products including national, regional, and private-label brands. Departments found in a Dollar Tree store include health and beauty, food and snacks, party, seasonal decor, housewares, glassware, dinnerware, household cleaning supplies, candy, toys, gifts, gift bags and wrap, stationery, craft supplies, teaching supplies, automotive, electronics, pet supplies, and books. Most Dollar Tree stores also sell frozen foods and dairy items such as milk, eggs, pizza, ice cream, frozen dinners, and pre-made baked goods. In August 2012, the company began accepting manufacturer's coupons at all of its store locations.

On July 28, 2014, Dollar Tree announced that a deal had been reached and approved by both parties to purchase Family Dollar for \$8.5 billion plus acquisition of the \$1 billion in debt currently held by Family Dollar.

Area Overview: Memphis, TN 38104



Memphis is located along the Mississippi River in southwestern Tennessee. The 2017 city population was 652,236 and a metropolitan area population of 1,348,260. The city is the anchor of West Tennessee and the greater Mid-South region, which includes portions of neighboring Arkansas and Mississippi.

Memphis is the seat of Shelby County, the most populous county in Tennessee. As one of the most historic and cultural cities of the southern United States, the city features a wide variety of landscapes and distinct neighborhoods.

Today, Memphis is a regional center for commerce, education, media, art, and entertainment. The city has long had a prominent music scene, with historic blues clubs on Beale Street originating the unique Memphis blues sound during early 20th century. The city's music has continued to be shaped by a multi-cultural mix of influences across the blues, country, rock n' roll, soul, and hip-hop genres. Memphis barbecue has achieved international prominence, and the city hosts the World Championship Barbecue Cooking Contest, which attracts over 100,000 visitors to the city annually.

Demographics Overview

Demographics

1 mile 3 miles 5 miles

Population

12,233 87,544 206,961

Avg Household Income

\$47,692 \$52,124 \$64,148

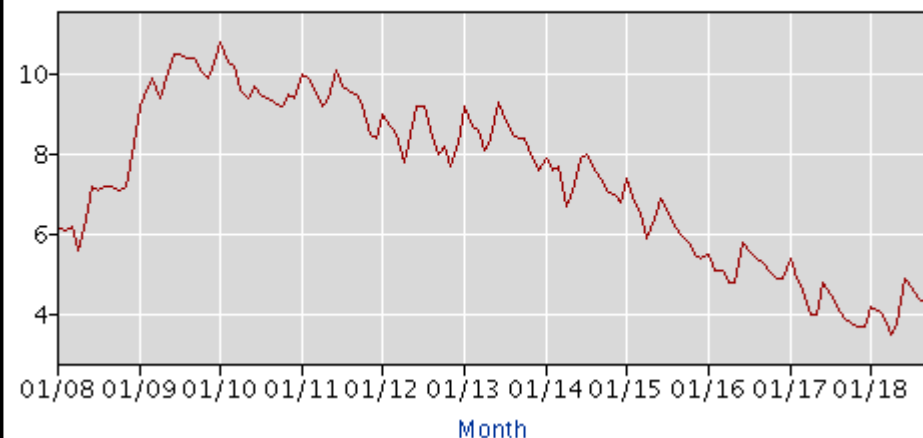
Median Age

31.5 32.6 34.6

Daytime Employment

5,274 76,920 176,620

unemployment rate



Angled Parcel View



.86 Acres

14,586 Vehicles Per Day

20,506 Vehicles Per Day



Pictures



Contact Information



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IEB Real Estate is dedicated to creating long-term relationships with its clients, demonstrating integrity and ingenuity in all its interactions, and above all - providing unparalleled, client-centric service.