



DOLLAR TREE
1905 WAYNE AVENUE
DAYTON, OH 45410

OFFERING SUMMARY

Price	\$1,232,000
Net Operating Income	\$86,428
Capitalization Rate	7.02%
Price/SF	\$121.16
Net Cash Flow	7.02% / \$86,428
Down Payment	All Cash
Cash on Cash Return	7.02%
Rent/SF	\$8.50
Gross Leasable Area	10,168 SF
Year Built/Renovated	1985 / 2017
Lot Size	0.8 acre(s)

LEASE SUMMARY


Tenant	Dollar Tree
Credit Rating	B1
Lease Type	NN
Lease Commencement	9/1/2001
Lease Expiration	1/31/2028
Lease Term Remaining	8.5 Years
Options	Two Five-Year Options w/\$.50 per sq. ft. increase



EXCLUSIVELY LISTED BY:

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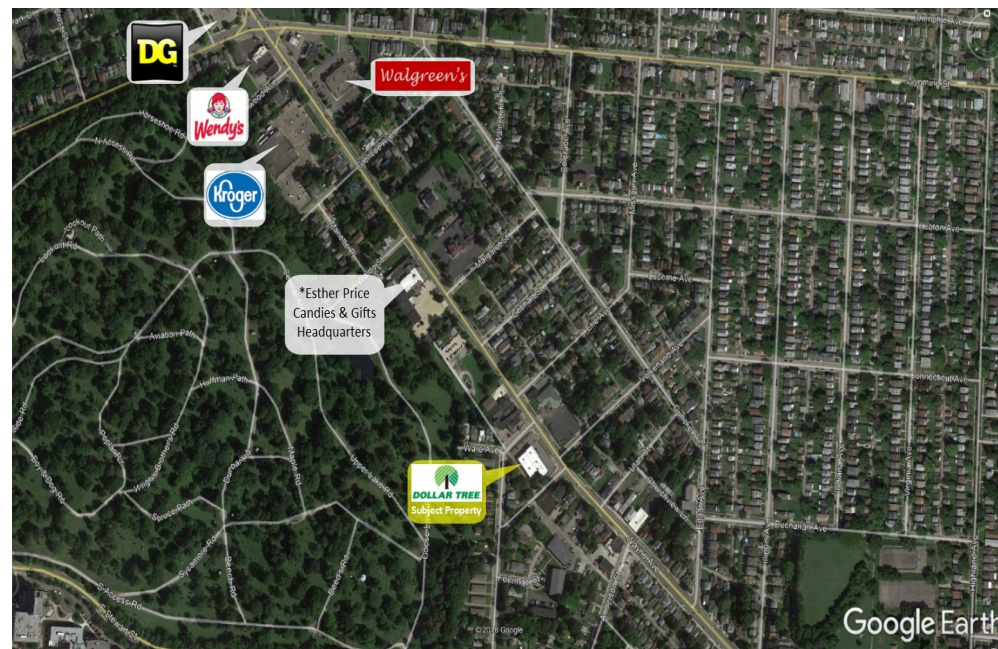
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RENT SCHEDULE

Annual Rent	Annual Rent/SF	Monthly Rent	Year	Percent Increase
\$86,428	\$8.50	\$7,202	Current	N/A
\$91,512	\$9.00	\$7,626	Years 6-10	5.88%
\$96,596	\$9.50	\$8,050	Option 1 Years 1-5	5.56%
\$101,680	\$10.00	\$8,473	Option 2 Years 6-10	5.26%

INVESTMENT HIGHLIGHTS

- Nineteen Year Operating History
- New 10-Year Lease Extension in 2017
- Building Completely Renovated in 2017
- One Block from Esther Price Candies and Gifts Headquarters and Manufacturing Facility



*Esther Price Candies & Gifts Headquarters is expanding their headquarters from 53,400 SF to 73,000 SF in 2018-19

DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
2018 Population	21,912	108,276	223,209
2010 Population	21,410	107,659	222,767
2018 Households	6,443	44,993	92,953
2010 Households	6,474	45,303	93,677
Average HH Income	\$50,624	\$54,999	\$57,680