



DOLLAR TREE – NEW CONSTRUCTION

107 US-59, ATLANTA, TX 75551

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TX #9004477

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INVESTMENT SUMMARY

List Price:	\$1,616,541
Current NOI:	\$107,500
Initial Cap Rate:	6.65%
Land Acreage:	1.25+-
Year Built	2019
Building Size:	10,000 SF
Price PSF:	\$161.65
Lease Type:	NN Lease
Lease Term:	10 Year

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 10,000 SF Dollar Tree store located at 107 US-59 Atlanta, TX 75551. The property is encumbered with a double net lease, leaving minimal landlord responsibilities. The lease contain three (3) five (5) year options to renew, each with \$0.50 PSF rent increase. The lease is corporately guaranteed by Dollar Tree Corporation which holds a credit rating of “BBB-” which is classified as investment grade.

This Dollar Tree is highly visible as it is strategically positioned on US 59 with over 17,500 vehicles per day. The five-mile population exceeds 9,000 residents with the average household income exceeding \$59,500. These are above-average demographics for a Dollar Store. The five mile average home value exceeds \$105,000. Surrounding retail tenants include Walmart, Anytime Fitness, CVS, Federal Credit Union among many others.

This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, one of the nation’s top dollar stores. List price reflects a 6.65% cap rate based on NOI of \$107,500.



PRICE \$1,616,541



CAP RATE 6.65%



LEASE TYPE NN Lease



TERM 10 Year

INVESTMENT HIGHLIGHTS

- Brand New Featuring Modern Prototype Construction
- 10 Year NN Lease Requiring Minimal Landlord Responsibilities
- Situated adjacent to a Walmart with over 17,500 VPD
- Investment Credit Tenant | Standard & Poor's: 'BBB-'
- Over 9,000 Residents within 5 Mile Radius
- Three (3), 5-Year Options with \$0.50 PSF Rent Increase
- Ideal Dollar Store Surrounding Demographics
- Dollar Tree Out Positions Other Retailers in Market

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FINANCIAL SUMMARY

INCOME		PER SF
Dollar Tree Rent	\$107,500	\$10.75
Gross Income	\$107,500	\$10.75
EXPENSE		PER SF
Dollar Tree Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$107,500	\$10.75

PROPERTY SUMMARY

Year Built:	2019
Lot Size:	1.25+- Acres
Building Size:	10,000 SF
Traffic Count:	17,500+
Roof Type:	Standing Seam Metal
Zoning:	Commercial Retail
Construction Style:	Protoypical
Parking Lot:	Consumer Parking-Concrete Dumpster Area - Concrete
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar Tree
Lease Type:	NN
Primary Lease Term:	10 Years
Annual Rent:	\$107,500
Initial Rent PSF:	\$10.75
Landlord Responsibilities:	Yes
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	12/1/2019
Lease Expiration Date:	12/1/2029
Lease Term Remaining:	10 Years
Rent Bumps:	\$0.50 P/FT Each Option
Renewal Options:	3- Five Year options
Lease Guarantor:	Dollar Tree Corp
Lease Guarantor Strength:	Investment Grade Credit
Tenant Website:	www.DollarTree.com



GROSS SALES:
\$22.25B



STORE COUNT:
15,000+



GUARANTOR:
DOLLAR TREE

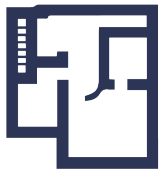


S&P:
BBB-

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar Tree	10,000	12/1/2019	12/1/2029	\$107,500	100.0	\$10.75
Totals/Averages				\$107,500		\$10.75



TOTAL SF
10,000



TOTAL ANNUAL RENT
\$107,500



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$10.75



NUMBER OF TENANTS
1



OVERVIEW

Company:	Dollar Tree
Founded:	1986
Total Revenue:	\$22.25 Billion
Net Income:	\$1.714 Billion
Headquarters:	Chesapeake, Virginia
Website:	www.DollarTree.com

TENANT HIGHLIGHTS

- \$20+ Billion Market Capital in 2018
- Same Store Sales Increases 3.7% in 2017
- Ranked #136 on Fortune 500
- Recently Opened its 15,000th store in the USA
- Boasts a staggering revenue exceeding \$5.5 billion

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	RENT BUMP
1-10	\$107,500	\$8,958	-
Option 1 (11-15)	\$112,500	\$9,375	\$0.50 P/Ft
Option 2 (16-20)	\$117,500	\$9,791	\$0.50 P/Ft
Option 3 (21-25)	\$122,500	\$10,208	\$0.50 P/Ft

COMPANY PROFILE

Dollar Tree, Inc. operates discount retail stores in the United States and Canada. The company operates in two segments, Dollar Tree and Family Dollar. The Dollar Tree segment offers merchandise at the fixed price of \$1.00. It provides consumable merchandise, including candy and food, and health and beauty care products, as well as everyday consumables, such as household paper and chemicals, and frozen and refrigerated food; various merchandise.

This segment operates under the Dollar Tree, Dollar Tree Canada, Deals, and Dollar Tree Deals brands, as well as 10 distribution centers in the United States and 2 in Canada, and a store support center in Chesapeake, Virginia. A Fortune 500 Company, Dollar Tree is headquartered in Chesapeake, Virginia and was founded in 1953. The name of the company Only \$1.00 was changed to Dollar Tree Stores in 1993 and, shortly thereafter, in 1995, the company went public with a market value of \$225 million. Today, Dollar Tree is a \$20+ billion dollar company and a premier operator in its industry.

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 FORTIS NET LEASE™



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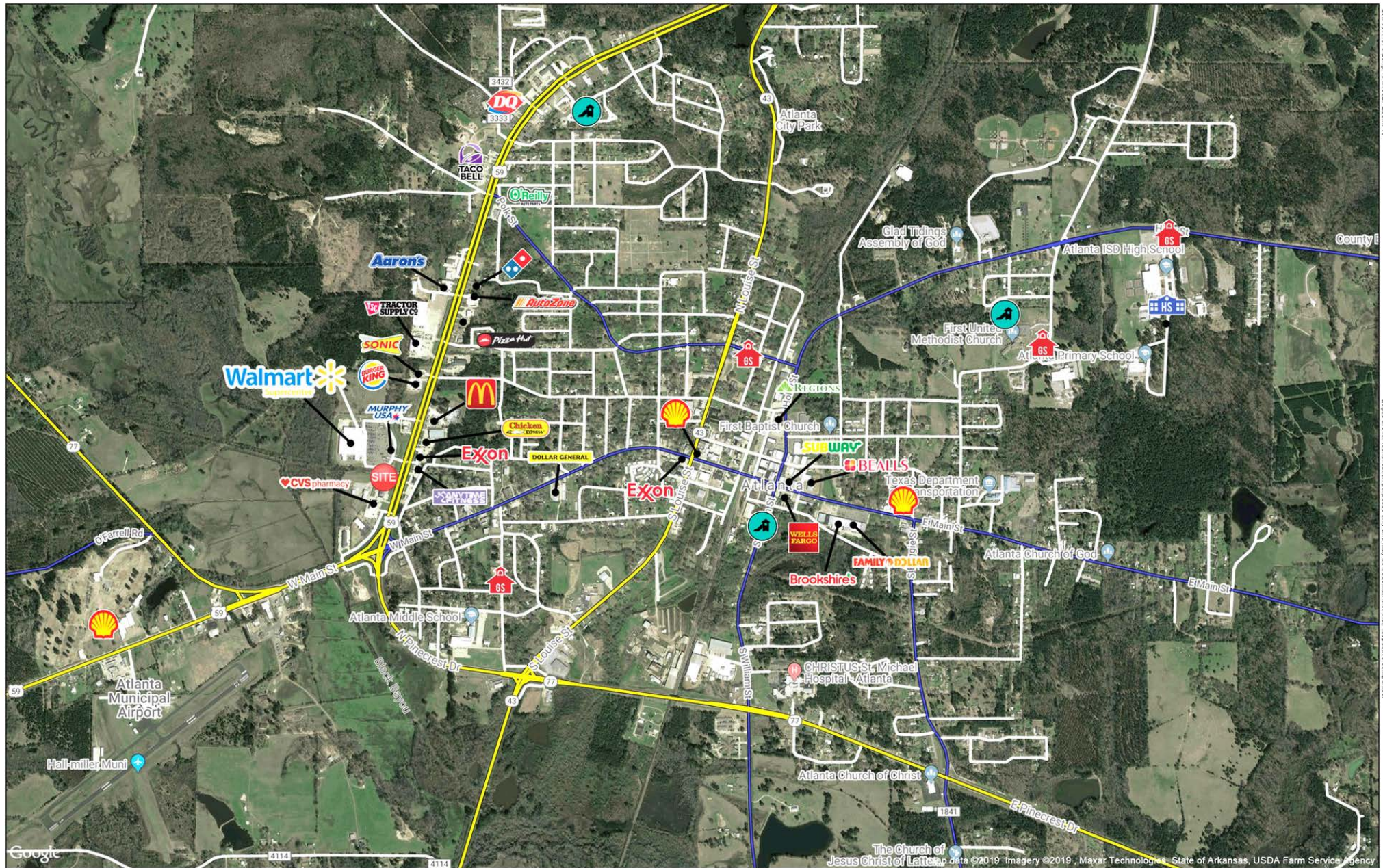


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 FORTIS NET LEASE™

PROXIMITY TO REGIONAL ATTRactions



47 Miles
Shreveport Airport



2 Miles
City Park



45 Miles
Shreveport, LA



9 Miles
Atlanta
State Park

DOLLAR GENERAL®

Atlanta, TX

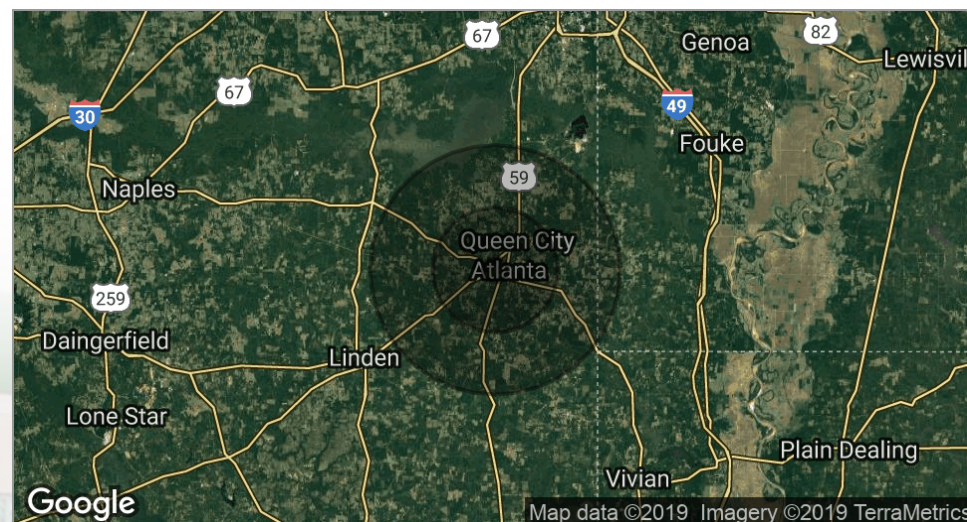
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Atlanta is a city in Cass County, northeastern Texas, United States. Atlanta was established in 1871 with the building of the Texas and Pacific Railway and was named for Atlanta, Georgia, former home of many early settlers. Atlanta is located in eastern Cass County. It is bordered to the north by Queen City. U.S. Route 59 bypasses the city to the west, leading north 25 miles to Texarkana and southwest 14 miles to Linden. Texas State Highway 77 passes through the southern side of the city, leading southeast 10 miles to the Louisiana border and northwest 13 miles to Douglassville. Texas State Highway 43 passes through the center of Atlanta and leads south 47 miles to Marshall. Atlanta is located 58 miles northwest of Shreveport, LA.

Located just 25 miles from Atlanta, Texarkana is a city in Bowie County, Texas, United States, located in the Ark-La-Tex region. It is a twin city with neighboring Texarkana, Arkansas. Texarkana is at the junction of Interstate 30 and U.S. highways 59, 67, 71, and 82 in extreme northeastern Texas on the Texas Arkansas border. It was named for its location on the state line between Bowie County, Texas, and Miller County, Arkansas, only a short distance above the Louisiana boundary. The three parts of its name honor the three states.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2018	6,641	9,201	16,966
Average Age	35.4	32.3	34.6
# Of Persons Per HH	2.4	2.4	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,676	3,707	6,877
Average HH Income	\$55,851	\$59,824	\$59,226
Median House Value	\$112,013	\$105,919	\$97,548
Consumer Spending (Thousands)	\$56,075	\$81,642	\$158,818





TOTAL SALES VOLUME

\$5.5B

PROPERTIES SOLD

2,500+

BROKER & BUYER REACH

345K

STATES SOLD IN

40

Click to Meet Team Fortis

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