

SINGLE TENANT NNN

Investment Opportunity



KENTUCKY HIGHWAY 28
CHAVIES KENTUCKY

REPRESENTATIVE PHOTO





EXCLUSIVELY MARKETING BY

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INVESTMENT SUMMARY



SRS National Net Lease Group is pleased to present the opportunity to acquire the fee simple interest (land and building ownership) in a NNN leased, corporate guaranteed, Family Dollar investment property located in Chavies, Kentucky. The tenant, Family Dollar Stores of Kentucky, LP, recently executed a brand new 11-year lease with 6 (5-Year) option periods to extend. The lease features 4% rental increases at the beginning of each option period, growing NOI and hedging against inflation. The lease is corporate guaranteed by Family Dollar Stores, Inc., a nationally recognized and established tenant with 15,000+ locations. The lease is NNN with landlord responsibilities limited to roof and structure, making it an ideal, low-management investment opportunity for an out-of-state investor. The building is currently under construction and slated to open April 2020

The subject property is strategically located on the main thoroughfare in town, Kentucky Highway 28. Chavies is located 183 miles south of Cincinnati, OH, 183 miles southeast of Louisville, KY & 273 miles northeast of Nashville, TN. The 7-mile trade area is supported by a population of more than 7,500 residents with an average household income of \$44,032.



OFFERING SUMMARY



Parcel Map

Offering

PRICING	\$1,353,000
NET OPERATING INCOME	\$103,500
CAP RATE	7.65%
GUARANTY	Corporate
TENANT	Family Dollar Stores of Kentucky, LP
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	Roof and Structure

Property Specifications

RENTABLE AREA	9,180 SF
LAND AREA	1.25 Acres
PROPERTY ADDRESS	Kentucky Highway 28 Chavies, KY 41701
YEAR BUILT	Slated To Open April 2020
PARCEL NUMBER	Undergoing Reparcelization
OWNERSHIP	Fee Simple (Land & Building)



INVESTMENT HIGHLIGHTS

New Corporate Guaranteed Lease | Options To Extend | Slated To Open March 2020

- Brand new 11-year lease with 6 (5-year) option periods to extend
- The lease features 4% rental increases at the beginning of each option
- The building is currently under construction using high quality materials
- Slated to open April 2020

NNN Lease | Limited Landlord Responsibilities:

- Tenant reimburses for maintenance, insurance, and taxes
- NNN with landlord responsibilities limited to roof and structure
- Tenant responsible for maintaining, repairing, and replacing the HVAC systems
- Ideal, low-management investment for an out-of-state, passive investor

Proximity to Major Cities:

- Louisville, Kentucky | 183 Miles
- Cincinnati, Ohio | 188 Miles
- Nashville, Tennessee | 273 Miles

Trade Area Demographics:

3-Mile

- 1,714 Residents
- \$41,512 Average Household Income

5-Mile

- 3,848 Residents
- \$42,605 Average Household Income

7-Mile

- 8,279 Residents
- \$44,032 Average Household Income

Tenant:

- 15,012 stores in 48 states as of February 2019
- Dollar Tree is a Fortune 200 Company (Ranked #136 for 2017)
- Family Dollar announced plans for a store optimization program – Includes rolling out a new model for both new and renovated Family Dollar Stores (Includes installing adult beverages in approximately 1,000 stores and expanding freezers & coolers in approximately 400 stores)

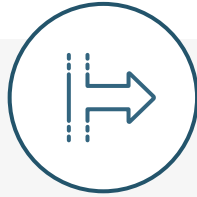


PROPERTY OVERVIEW



Location

Located in
Perry County



Access

State Highway 28
1 Access Point



Traffic Counts

State Highway 28
3,400 Cars Per Day



Improvements

There will be approximately
9,180 SF of existing
building area



Parking

There are approximately
39 parking spaces
on the owned parcel.

The parking ratio is
approximately 4.25 stalls per
1,000 SF of leasable area.



Parcel

Parcel Number:
Undergoing Reparcelization
Acres: 1.25
Square Feet: 54,599 SF



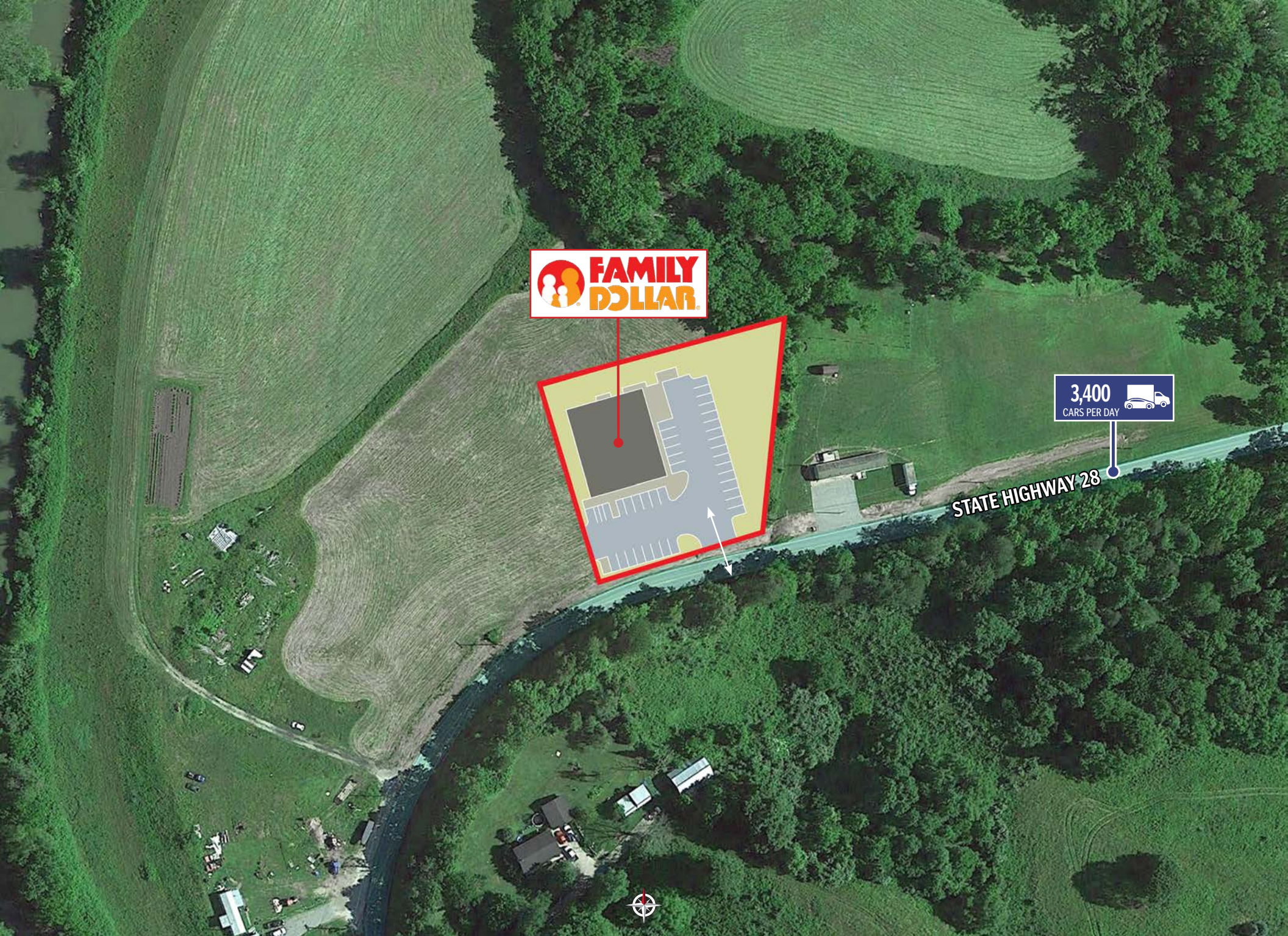
Year Built

Slated To Open April 2020



Zoning

Commercial



3,400
CARS PER DAY



STATE HIGHWAY 28





STATE HIGHWAY 1110

COMBS BRANCH RD.



DUFF AIRPORT

STATE HIGHWAY 28

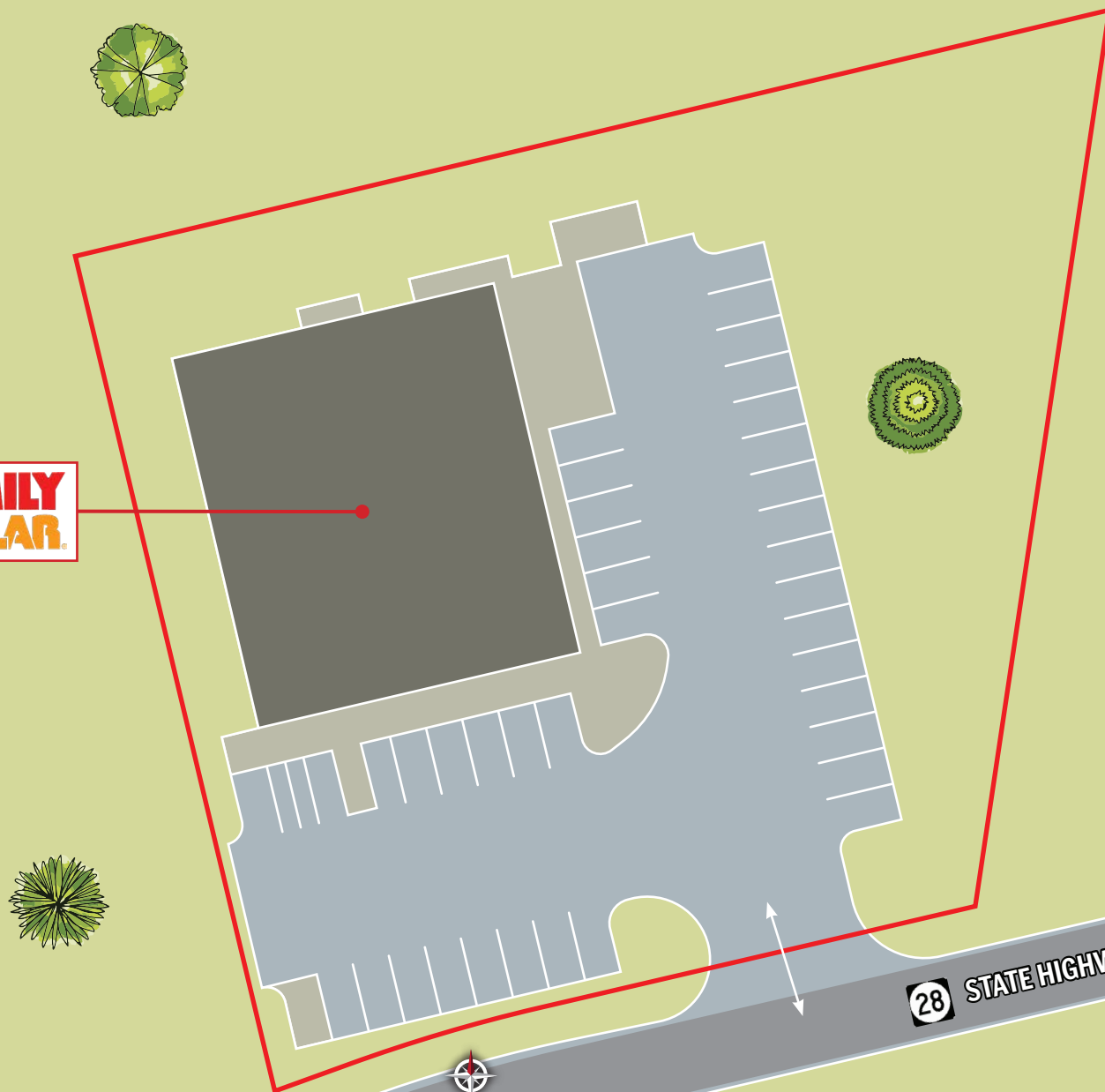


3,400
CARS PER DAY



STATE HIGHWAY 451





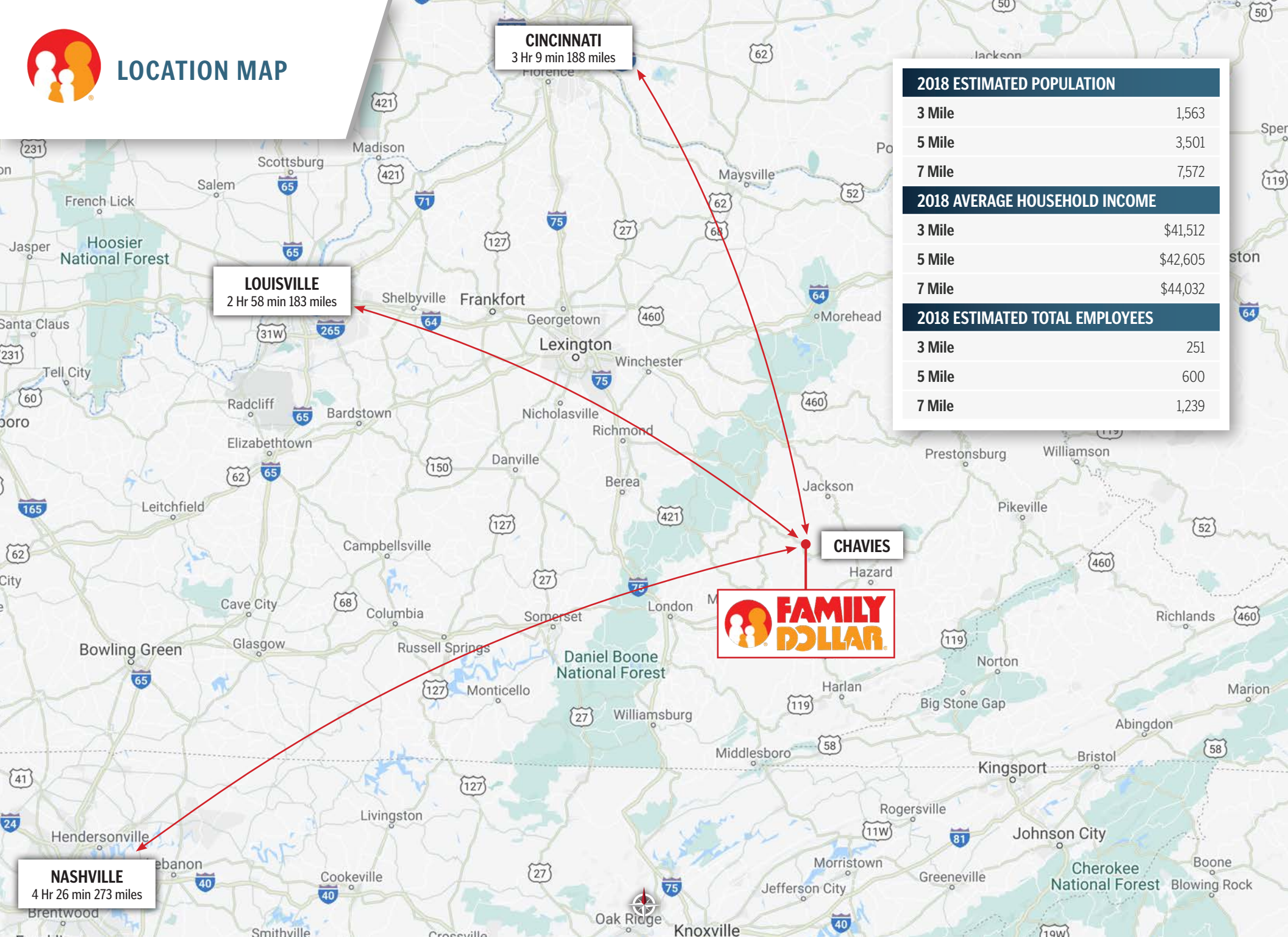
3,400
CARS PER DAY



28 STATE HIGHWAY 28



LOCATION MAP





AREA OVERVIEW



Chavies, Kentucky

Chavies is a residential hamlet with a U.S. Post Office located in Perry County, Kentucky, United States.

Perry County is a county located in the U.S. state of Kentucky. As of the 2018 census, the population was 26,092. Its county seat is Hazard. The county was founded in 1820. Both the county and county seat are named for Commodore Oliver Hazard Perry, a naval hero in the War of 1812.

Thirty years after the admission of Kentucky into the Union in 1792, Perry County was formed from portions of Floyd and Clay Counties in Eastern Kentucky. In 1824 a post office was established in a small settlement on the banks of the north fork of the Kentucky River and called Perry Court House. The settlement was founded by Elijah Combs and his seven brothers. Perry County is proud to be a part of the Work Ready initiative. Kentucky has the most rigorous certification program in the nation to allow communities to demonstrate their workforce quality.



AREA DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
2019 Estimated Population	1,714	3,848	8,279
2024 Projected Population	1,748	3,932	8,430
2010 Census Population	1,563	3,501	7,572
Projected Annual Growth 2019 to 2024	0.39%	0.43%	0.36%
Historical Annual Growth 2010 to 2019	1.03%	1.06%	0.99%
2019 Estimated Households	638	1,453	3,177
2024 Projected Households	652	1,486	3,237
2010 Census Households	579	1,317	2,898
Projected Annual Growth 2019 to 2024	0.44%	0.45%	0.37%
Historical Annual Growth 2010 to 2019	1.08%	1.10%	1.03%
2019 Estimated White	98.10%	97.90%	98.00%
2019 Estimated Black or African American	0.20%	0.30%	0.30%
2019 Estimated Asian or Pacific Islander	0.10%	0.10%	0.20%
2019 Estimated American Indian or Native Alaskan	0.40%	0.30%	0.20%
2019 Estimated Other Races	0.70%	0.70%	1.00%
2019 Estimated Hispanic	1.20%	1.30%	1.10%
2019 Estimated Average Household Income	\$41,512	\$42,605	\$44,032
2019 Estimated Median Household Income	\$27,965	\$29,209	\$30,474
2019 Estimated Per Capita Income	\$15,571	\$16,063	\$16,924
2019 Estimated Total Businesses	22	52	109
2019 Estimated Total Employees	251	600	1,239





RENT ROLL

TENANT NAME	Lease Term					Rental Rates					
	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
Family Dollar Stores of Kentucky, LP	9,180	4/1/2020	3/31/2031	4/1/2020	-	\$8,625	\$0.94	\$103,500	\$11.27	NNN	6 (5-Year)
(Corporate Guaranty)										4% Rental Increases at the Beginning of Each Option Period	

FINANCIAL INFORMATION

Price	\$1,353,000
Net Operating Income	\$103,500
Cap Rate	7.65%
Lease Type	NNN

PROPERTY SPECIFICATIONS

Year Built	Slated To Open April 2020
Rentable Area	9,180 SF
Land Area	1.25 Acres
Address	Kentucky Highway 28 Chavies, KY 41701



For financing options and loan quotes:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com.



BRAND PROFILE

Family Dollar familydollar.com

Family Dollar Stores, Inc. operates a chain of general merchandise retail discount stores primarily for low- and middle-income consumers in the United States. For more than 55 years, Family Dollar has been providing value and convenience to customers in easy-to-shop neighborhood locations. Family Dollar's mix of name brands, and quality, private brand merchandise appeals to shoppers in more than 15,000 stores in rural and urban settings across 46 states. Helping families save on the items they need with everyday low prices creates a strong bond with customers who refer to their neighborhood store as "my Family Dollar." Family Dollar, headquartered in Matthews, North Carolina, is a wholly-owned subsidiary of Dollar Tree, Inc. of Chesapeake, Virginia.



COMPANY TYPE

Subsidiary

PARENT

Dollar Tree

2019 EMPLOYEES

57,200

2019 REVENUE

\$22.82 B

2019 ASSETS

\$13.5 B

2019 EQUITY

\$5.64 B

CREDIT RATING

S&P: BBB-



NATIONAL NET LEASE GROUP

SRS NATIONAL NET LEASE GROUP IS THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS.

275+

**RETAIL
PROFESSIONALS**

25+

OFFICES

#1

**LARGEST REAL ESTATE
SERVICES FIRM**
in North America
exclusively dedicated to retail

1500+

RETAIL LISTINGS
in 2018

\$2.6B

**TRANSACTION
VALUE**
in 2018

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.

*Statistics are for 2018

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