



DOLLAR TREE | ST. LOUIS MSA

233 HEALTH WAY DRIVE, POTOSI, MO 63664

REPRESENTATIVE STORE

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

EXCLUSIVELY LISTED BY:

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ADAM BLUE

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INVESTMENT SUMMARY

List Price:	\$1,493,259
Current NOI:	\$103,781.50
Initial Cap Rate:	6.95%
Land Acreage:	+/- 1.0
Year Built	2020
Building Size:	9,979 SF
Price PSF:	\$149.64
Lease Type:	Double Net (NN)
Lease Term:	10 Years
Average CAP Rate:	7.18%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,979 SF Dollar Tree store located in Potosi, Missouri. The property is encumbered with a ten (10) year double net lease, leaving minimal landlord responsibilities. The lease contain five (5) year options to renew, each with \$0.50 PSF rent increase, including each option. 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 the corner of State Highway 21 which sees 6,142 vehicles per day and State Highway 8 which sees 20,861. The site sits adjacent to Washington County Memorial Hospital, a general medicine and surgical facility, which has 25 beds. The ten mile population has 23,652 residents with the three mile average household income at \$47,723. These are above-average demographics for a Dollar Store.

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 6.95% cap rate based on NOI of \$103,781.50.



PRICE \$1,493,259



AVERAGE CAP RATE 7.18%



LEASE TYPE Double Net (NN)



TERM REMAINING 10 Years



RENT INCREASES \$0.50 PSF Every 5 Years

INVESTMENT HIGHLIGHTS

- **Brand New Featuring Modern Prototype Construction**
- 10 Year NN Lease Requiring Minimal Landlord Responsibilities
- **\$0.50 PSF Rental Rate Increase in Year 6**
- **Saint Louis, MO MSA**
- Five (5 Year) Options with \$0.50 PSF Rent Increase
- **20,861 Vehicles Per Day on State Highway 8**
- 6,142 Vehicles Per Day on State Highway 21
- Investment Credit Tenant | Standard & Poor's: 'BBB-'
- Ten Mile Population 23,652
- Three Mile Average Household Income \$47,723
- **Dollar Tree Out Positions Other Retailers in Market**

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$104,779	\$10.50
Gross Income	\$104,779	\$10.50
EXPENSE		PER SF
Reserve	\$998	\$0.10
Gross Expenses	\$998	\$0.10
NET OPERATING INCOME	\$103,781	\$10.40

PROPERTY SUMMARY

Year Built:	2020
Lot Size:	+/- 1.0 Acre
Building Size:	9,979 SF
Traffic Count:	20,861 on State Highway 8
Traffic Count:	6,142 on State Highway 21
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar Tree
Lease Type:	Double Net (NN)
Primary Lease Term:	10 Years
Annual Rent:	\$104,779.50
Rent PSF:	\$10.50
Landlord Responsibilities:	Minimal
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Landlord
Lease Start Date:	6/1/2020
Lease Expiration Date:	5/31/2030
Lease Term Remaining:	10 Years
Rent Bumps:	\$0.50 PSF Every 5 Years
Renewal Options:	Five (5 Years)
Lease Guarantor:	Dollar Tree Stores, Inc.
Lease Guarantor Strength:	BBB-
Tenant Website:	www.DollarTree.com



GROSS SALES:
\$22.82 BIL



STORE COUNT:
15,000+

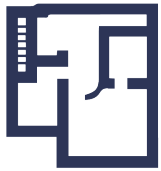


GUARANTOR:
DT CORP



S&P:
BBB-

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Dollar Tree	9,979	6/1/2020		\$104,779.50	100.0		\$10.50
			5/31/2030	\$109,769.00		6/1/2025	\$11.00
			Option 1	\$114,758.50		6/1/2030	\$11.50
			Option 2	\$119,748.00		6/1/2035	\$12.00
			Option 3	\$124,737.50		6/1/2040	\$12.50
			Option 4	\$129,727.00		6/1/2045	\$13.00
			Option 5	\$134,716.50		6/1/2050	\$13.50
Totals/Averages	9,979			\$104,780			\$10.50



TOTAL SF
9,979



TOTAL ANNUAL RENT
\$104,780



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$10.50



NUMBER OF TENANTS
1





OVERVIEW

Company:	Dollar Tree Stores, Inc.
Founded:	1986
Total Revenue:	\$22.82 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 2.4% in 2018
- 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	BUMP	YIELD
1-5	\$104,779.50	\$8,731.63	-	6.95%
6-10	\$109,769.00	\$9,147.42	\$0.50 PSF	7.35%
Option 1	\$114,758.50	\$9,563.21	\$0.50 PSF	7.68%
Option 2	\$119,748.00	\$9,979.00	\$0.50 PSF	8.02%
Option 3	\$124,737.50	\$10,394.79	\$0.50 PSF	8.35%
Option 4	\$129,727.00	\$10,810.58	\$0.50 PSF	8.69%
Option 5	\$134,716.50	\$11,226.38	\$0.50 PSF	9.02%

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™



Status as of 1/20/2020



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PROXIMITY TO LOCAL ATTRACTIONS



77 Miles
St. Louis
Lambert In't
Airport



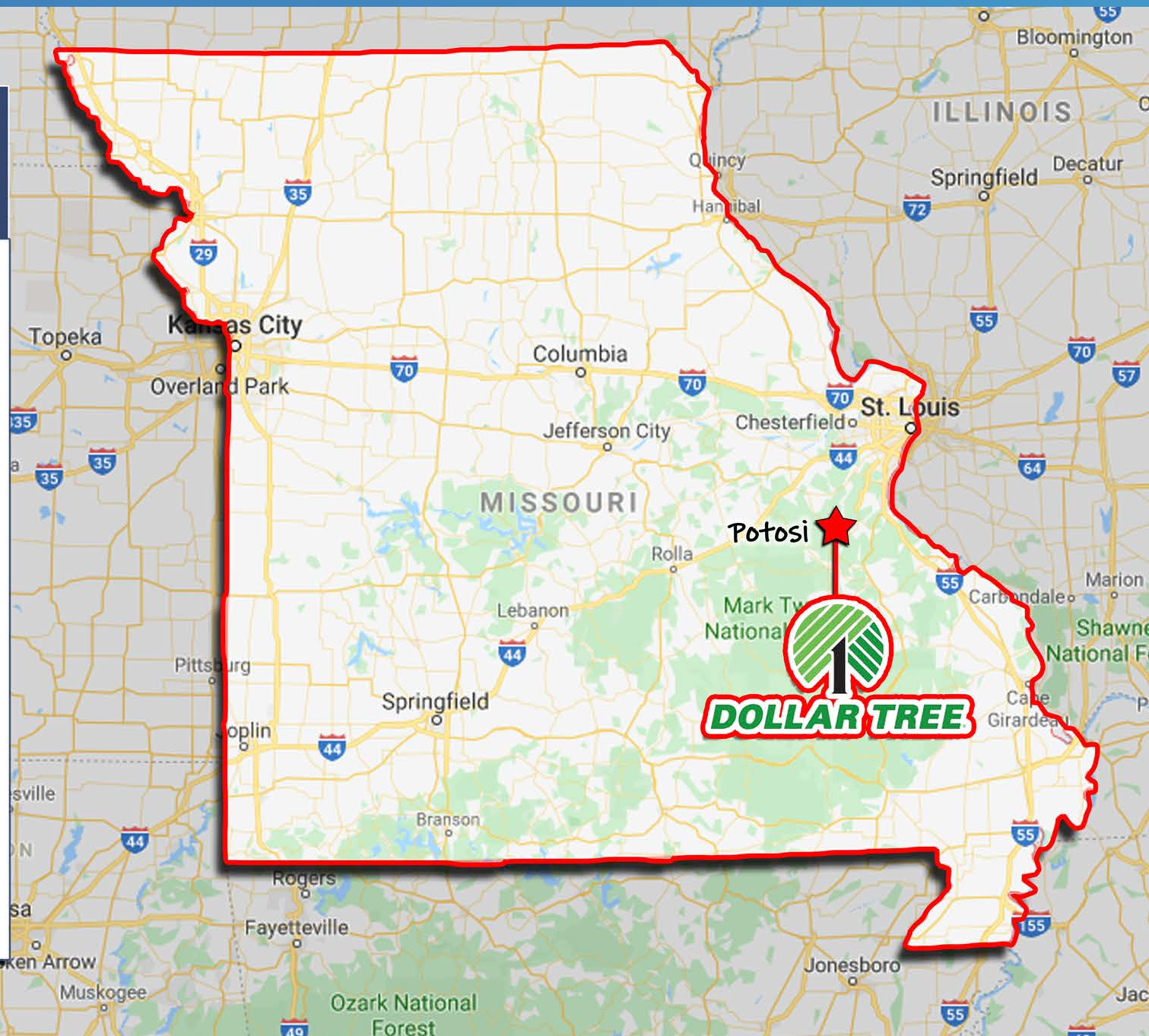
69 Miles
St. Louis,
MO



263 Miles
Kansas City,
MO



14 Miles
Washington
State Park



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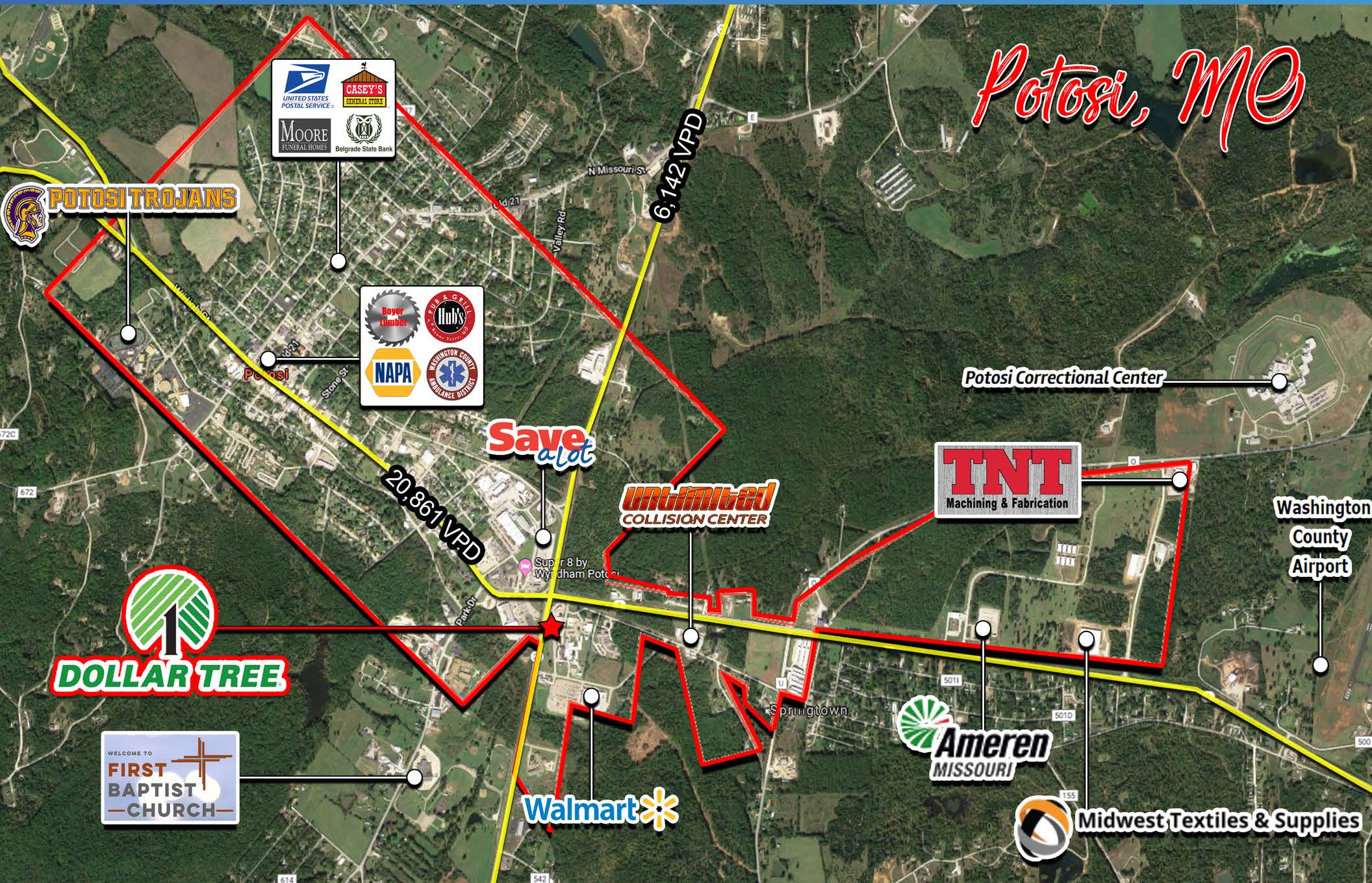
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Potosi is a city in Washington County, Missouri (County Courthouse pictured above). With its rich cultural heritage and newly established, fully certified 650-acre industrial park, the City of Potosi is indeed a frontier of the past and the future. An emerging downtown revitalization effort with vibrant shops, a new restaurant, artist gallery and collective, personifies the well earned title Entrepreneurially Friendly City as designated by the Center for Innovation and Entrepreneurship at Southeast Missouri State University.

As the home of Fortune 500 companies like Walmart, Dollar General, Yum! Brands, Republic Services, AutoZone, CenturyTel, American Family Insurance, Casey's General Stores, H&R Block, the district headquarters of Ameren, Corporation as well as the world headquarters of Purcell Tire and Rubber Company, a division of Goodyear; the manufacturing facilities of Red Wing Shoe Company and nearby Buckman Laboratories International, Potosi has proven its acumen for a healthy business climate.

The community prides itself on its beautiful historic homes, aesthetically pleasing parks and stream meandering through the heart of the city; passionate churches and engaged civic organizations and its highly accredited and dynamic school system.

The people are truly what makes the city great as evidenced by its certification as a Work Ready Community, meaning we have an educated, available and accredited workforce. People helping people is a way of life in Potosi.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2018	8,054	10,743	23,652
Average Age	39.5	39.5	39.8
# Of Persons Per HH	2.5	2.5	2.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,917	3,868	8,764
Average HH Income	\$47,723	\$49,211	\$54,483
Median House Value	\$82,303	\$83,424	\$95,280
Consumer Spending (Thousands)	\$61,018	\$83,011	\$199,663





TOTAL SALES VOLUME

\$6B

PROPERTIES SOLD

3,000+

BROKER & BUYER REACH

345K

STATES SOLD IN

43

Click to Meet Team Fortis

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