



representative  
photo

**FAMILY DOLLAR**

1024 S 78th Street | Tampa, FL

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New York | Florida | California



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This Confidential Memorandum has been prepared by Kentwood Capital Advisors ("KCA") and is being furnished to you solely for the purpose of your review of the commercial property located at 1024 S 78th Street | Tampa, FL (the "Property"). The material contained in this Offering Memorandum shall be used for the purposes of evaluating the Property for acquisition and shall not be used for any purpose or made available to any other person without the express written consent of Kentwood Capital Advisors ("Broker").

By accepting the Confidential Memorandum, you acknowledge and agree that: (1) all of the information contained herein and any other information you will be receiving in connection with this transaction, whether oral, written or in any other form (collectively, the "Materials"), is confidential; (2) you will not reproduce the Confidential Memorandum in whole or in part; (3) if you do not wish to pursue this matter, you will return this Confidential Memorandum to KCA as soon as practicable together with all other materials relating to the Property which you may have received from KCA; and (4) any proposed actions by you which are inconsistent in any manner with the foregoing agreements will require the prior written consent of KCA.

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# EXECUTIVE OVERVIEW



PRICE

**\$2,550,000**



CAP

**5.25%**



NOI

**\$133,875**

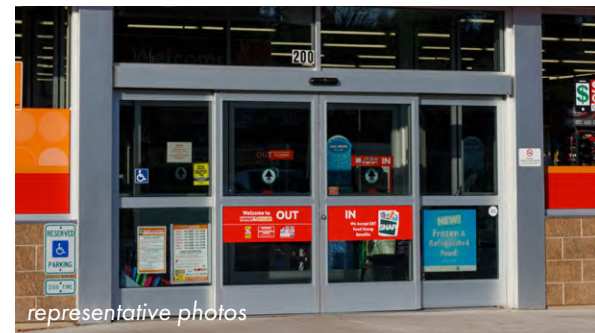
**Kentwood Capital Advisors** is pleased to offer for sale to qualified investors this recently built single-tenant Family Dollar property located in Tampa, Florida. The property was built in 2017 and has been successfully operating under a 15 year absolute net lease with no landlord maintenance responsibilities. There are currently 12.5 Years remaining in the base term. As the Family Dollar lease structure is changing, this will be one of the few, brand new 15-year absolute net, Family Dollar properties to be developed. Centrally located in the fast growing market of Tampa, surrounded by schools and traffic, this Family Dollar is specifically located for success. National Tenants in the surrounding market include 7-Eleven, Wawa, Top Golf, Bass Pro Shops, Walmart, Costco, Kohl's, Westfield Mall of Brandon, Lowe's, Publix and many more.





# INVESTMENT HIGHLIGHTS

- Absolute Triple-Net (NNN) Investment Opportunity with Zero Landlord Maintenance Responsibilities
- New 2017 Construction
- Rare 15 Year Absolute Net Lease with 12.5 Years Remaining
- Less than 15 Minutes from Downtown Tampa | Over 30K Residents in 2-Mile Radius
- Senior Secured Note Rated Baa3 and BBB- (Moody's and S&P) Revenues Exceeding \$10.49 Billion
- Seven Schools within a 3.5-Mile Radius | Enrollment of Nearly 6,000 Students
- Tampa is ranked #8 in Forbes' America's Fastest-Growing Cities 2017



# LEASE ABSTRACT

<b>Tenant Name</b>	Family Dollar
<b>Offering Price</b>	\$2,550,000
<b>Cap Rate</b>	5.25%
<b>Property Type</b>	Dollar Store
<b>Lot Size</b>	58,780 SF (1.35 Acres)
<b>Rentable SF</b>	8,320 SF
<b>Current NOI</b>	\$133,856
<b>Lease Expire</b>	6/30/2032
<b>Lease Term</b>	15 Years
<b>Term Remaining</b>	12.5 Years
<b>Rent Bumps</b>	10% in 7/1/2027
<b>Escalations</b>	10% in year 10, & every option thereafter
<b>Lease Type</b>	NNN

## RENT SCHEDULE

<b>Year 1 - 10</b>	\$133,856
<b>Year 11-15</b>	\$147,241.60
<b>Option 1</b>	\$161,965.76
<b>Option 2</b>	\$178,162.34
<b>Option 3</b>	\$195,978.57
<b>Option 4</b>	\$215,576.43
<b>Option 5</b>	\$237,134.07
<b>Option 6</b>	\$260,847.48

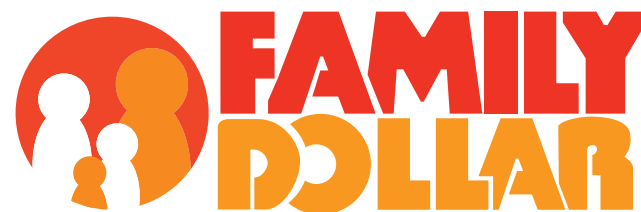


## TENANT OVERVIEW

**Family Dollar Stores, Inc.** (NYSE: DLTR) is the second largest dollar store chain in the United States, operates a chain of variety stores in 48 states, providing consumers with a wide selection of merchandise in neighborhood stores. Family Dollar offers a focused assortment of merchandise in a number of core categories, such as health and beauty aids, packaged food and refrigerated products, home cleaning supplies, housewares, stationery, seasonal goods, apparel, and home decor.

On July 6th, 2015, Dollar Tree (NASDAQ: "DLTR") officially acquired Family Dollar for \$8.5 billion. With this acquisition, the company has over 13,000 stores in 48 states and five Canadian provinces and sales of over \$18 billion.

For more information, please visit [www.familydollar.com](http://www.familydollar.com).



<b>Tenant Name</b>	Family Dollar Stores, Inc.
<b>Headquartered</b>	Matthews, NC
<b>No. of Locations</b>	13,000+
<b>Stock Symbol</b>	DLTR (NYSE)
<b>Annual Sales</b>	\$18 Billion
<b>Website</b>	<a href="http://www.familydollar.com">www.familydollar.com</a>

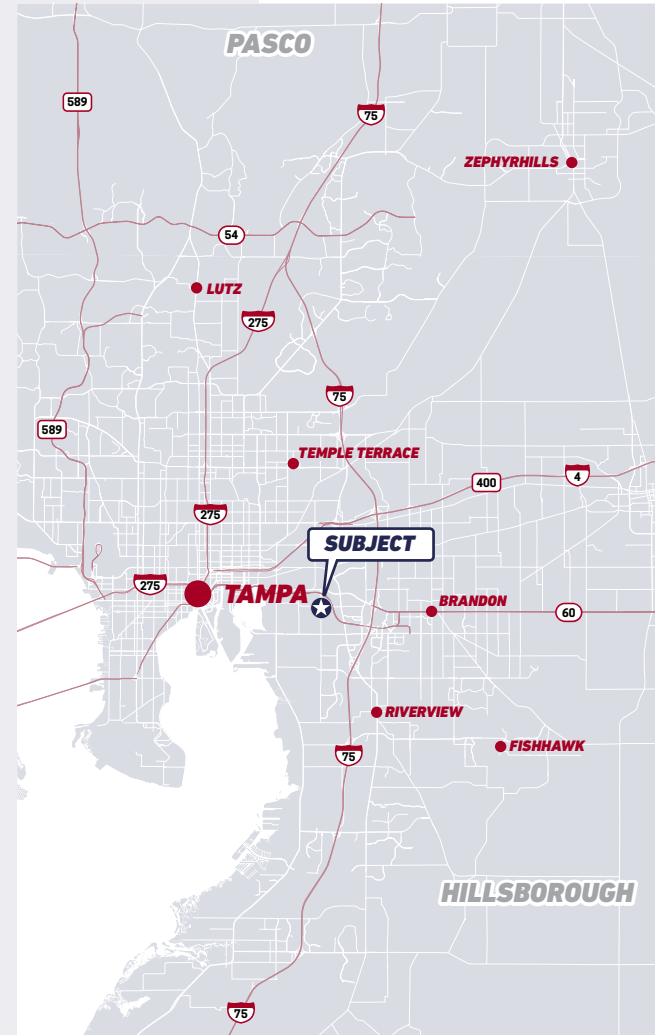


# LOCATION OVERVIEW

The asset is located in Tampa, Florida. The City of Tampa is the largest city in Hillsborough County, is the county seat and is the third most populous city in Florida. It is located on the west coast of Florida, approximately 200 miles northwest of Miami, 180 southwest of Jacksonville, and 20 miles northeast of St. Petersburg. The population of the city represents approximately one-third of the total population of Hillsborough County. Tampa's economy is founded on a diverse base that includes tourism, agriculture, construction, finance, health care, government, technology, and the port of Tampa. Contributing to the success of our community is the way businesses, City government, and citizens work together to make Tampa a better place to live.

## Demographics

	1 mile	3 mile	5 mile
<b>Population:</b>	<b>12,104</b>	<b>46,826</b>	<b>139,702</b>
<b>Households:</b>	<b>3,829</b>	<b>18,615</b>	<b>52,886</b>
<b>Average HH Income:</b>	<b>\$51,794</b>	<b>\$56,459</b>	<b>\$60,363</b>







# MARKET AERIAL





# CLOSE UP AERIAL





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