

OFFERING SUMMARY

Price	\$2,592,604
Net Operating Income	\$142,593
Capitalization Rate	5.50%
Price/SF	\$316.56
Net Cash Flow	5.50% / \$142,593
Down Payment	All Cash
Rent/SF	\$17.41
Gross Leasable Area	8,190 SF
Year Built/Renovated	2006
Lot Size	0.30 acre(s)

LEASE SUMMARY

Tenant	Dollar Tree
Credit Rating	BBB
Lease Type	NN
Lease Commencement	3/21/2012
Lease Expiration	6/30/2027
Lease Term Remaining	7.4 Years
Options	Three, Five-Year

EXCLUSIVELY LISTED BY:

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Representative Photo



Marcus & Millichap is pleased to exclusively offer for sale 1220 NW 54 Street, Miami, Florida. The retail real estate asset is backed by a net lease to Family Dollar, which is currently being rebranded to a Dollar Tree store. Dollar Tree is a Fortune 500 American discount chain that owns and operates over 15,000 stores throughout the 48 contiguous states and Canada.

The net lease provides for minimal landlord responsibility.

This Family Dollar / Dollar Tree store is located within the city of Miami, surrounded by a stable population of low to moderate-income population, which supplies an excellent demographic base for the tenant. Well situated with excellent visibility along NW 54 Street, some 23,000 vehicles pass by the store on a daily basis.

Note: Store will be rebranded to Dollar Tree. Dollar Tree will invest \$200,000 in capital improvements including but not limited to new facade, parking lot and signage.

RENT SCHEDULE

Annual Rent	Annual Rent/SF	Monthly Rent	Year	Percent Increase
\$142,593	\$17.41	\$11,883	Current	N/A

INVESTMENT HIGHLIGHTS

- Corporate Guarantee by BBB Investment Grade Tenant
- Fortune 500 Company with Over 15,000 Stores Nationwide
- Dollar Tree Recently Executed 7-Year Lease Extension
- Tenant Demonstrating Strong Commitment to Location
- Net Lease with Minimum Landlord Responsibility
- Central Miami-Dade Location | Intrinsic Value in Miami's New T-5 Zoning

