

# FAMILY DOLLAR 10-Year / Net-Lease Hartland, ME



- . 10% Asking Cap Rate
- . NN - Minimal Landlord Responsibilities
- . \$56K+ Average HHI at 5-Mile Radius
- . Limited National Competition within 10-Mile Radius

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## FAMILY DOLLAR — NN LEASE

**PURCHASE PRICE: \$942,650**

**(CAP RATE 10.00%)**



**37 Elm Street Hartland, ME 04937**

<b>Building Size:</b>	8,000 Square Feet
<b>Land Size:</b>	Approx. 0.90 Acres
<b>Parking:</b>	Adequate
<b>Area Tenants:</b>	Somerset Elementary School, Community Center, Hartland First Baptist Church



<b>Current NOI:</b>	\$94,265 (\$11.78 per building SF)
<b>Initial Rent Commencement:</b>	April 1, 2013
<b>Lease Expiration:</b>	March 31, 2023
<b>Initial Lease Term:</b>	10-Year - Net-Lease
<b>Renewal Options:</b>	Seven (7) / 5 Year Renewals
<b>Rent Increases:</b>	10% Increase in Options

<b>Demographics:</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
Population:	777	2,250	4,021
Median Income:	\$37,168	\$42,686	\$45,492
Average Income:	\$54,821	\$55,591	\$56,832

<b>Tenant Responsibility:</b>	Increases in Real Estate Taxes, Insurance above "Base Year", Minor repairs (Including parking lot maintenance and repairs up to \$1,000 / Year)
<b>Lessor Responsibility:</b>	"Base Year" Real Estate Taxes & Insurance, Roof, Structure, Major CAM/HVAC/Parking Lot
<b>Lease Guarantor:</b>	Family Dollar Corporation A wholly owned subsidiary of Dollar Tree, Inc. NASDAQ: DLTR

### CONTACT INFORMATION

**Gregory Fitzgerald**

(800) 385-6421

www.tri-oak.com

gfitz@tri-oak.com

ME Broker of Record #BA917401

Timothy McClary

Tomorrow Real Estate, Inc.



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**FAMILY DOLLAR — NN LEASE**

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**Aerial View of Site**



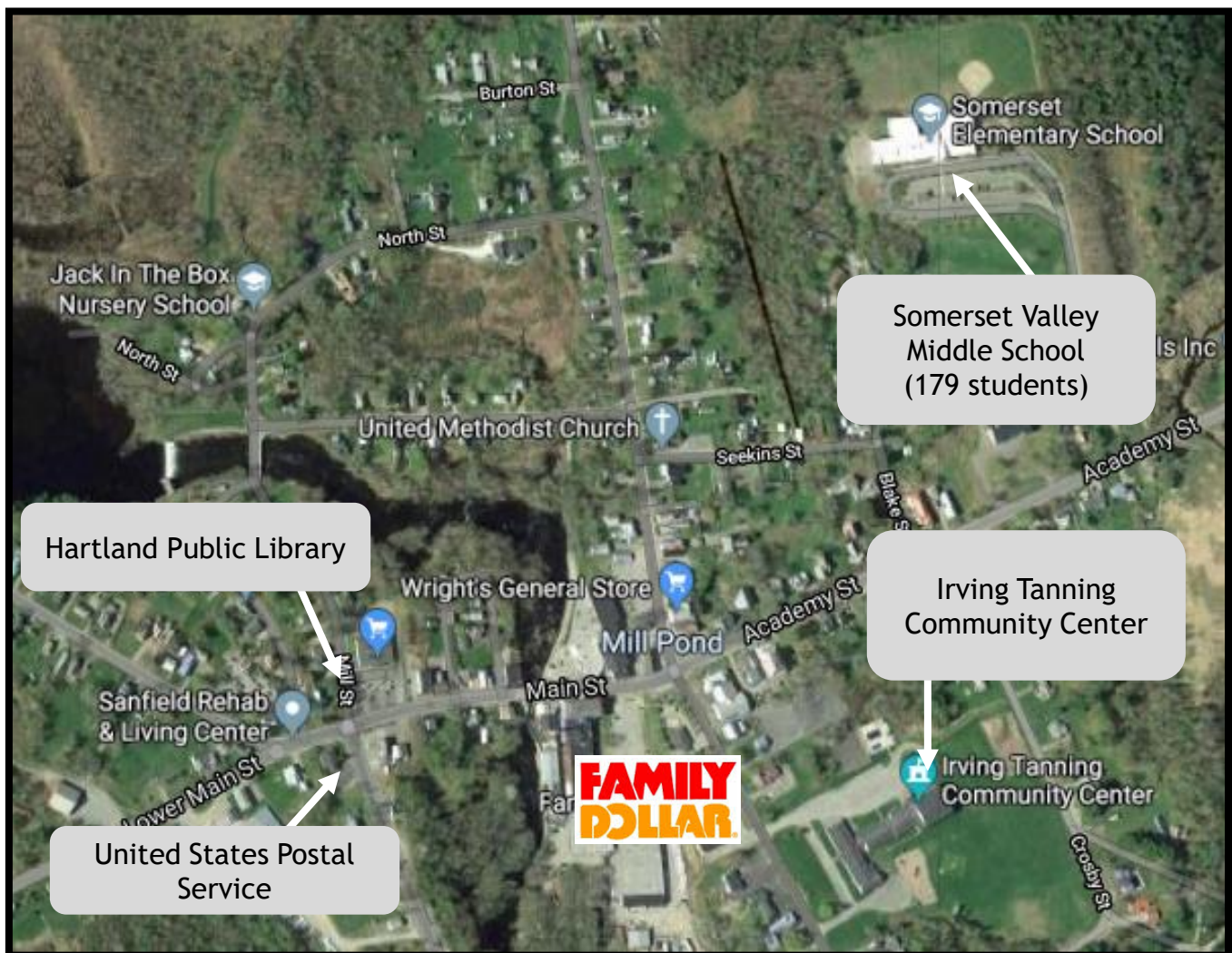
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### Aerial View with Traffic Generators



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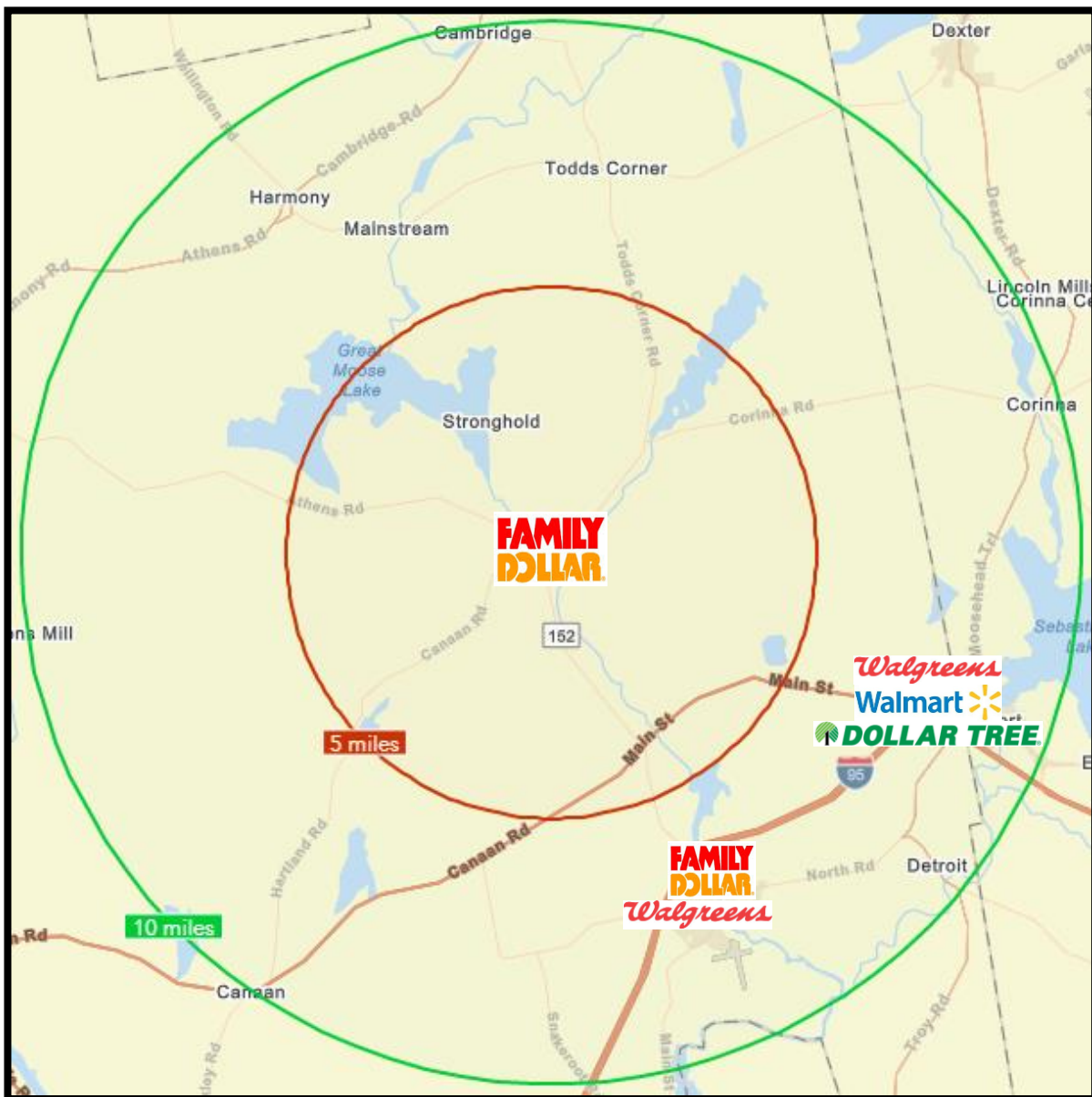
## FAMILY DOLLAR — NN LEASE

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### National Retailers Within 10-Mile Radius

Red: 5 Mile Radius

Green: 10 Mile Radius



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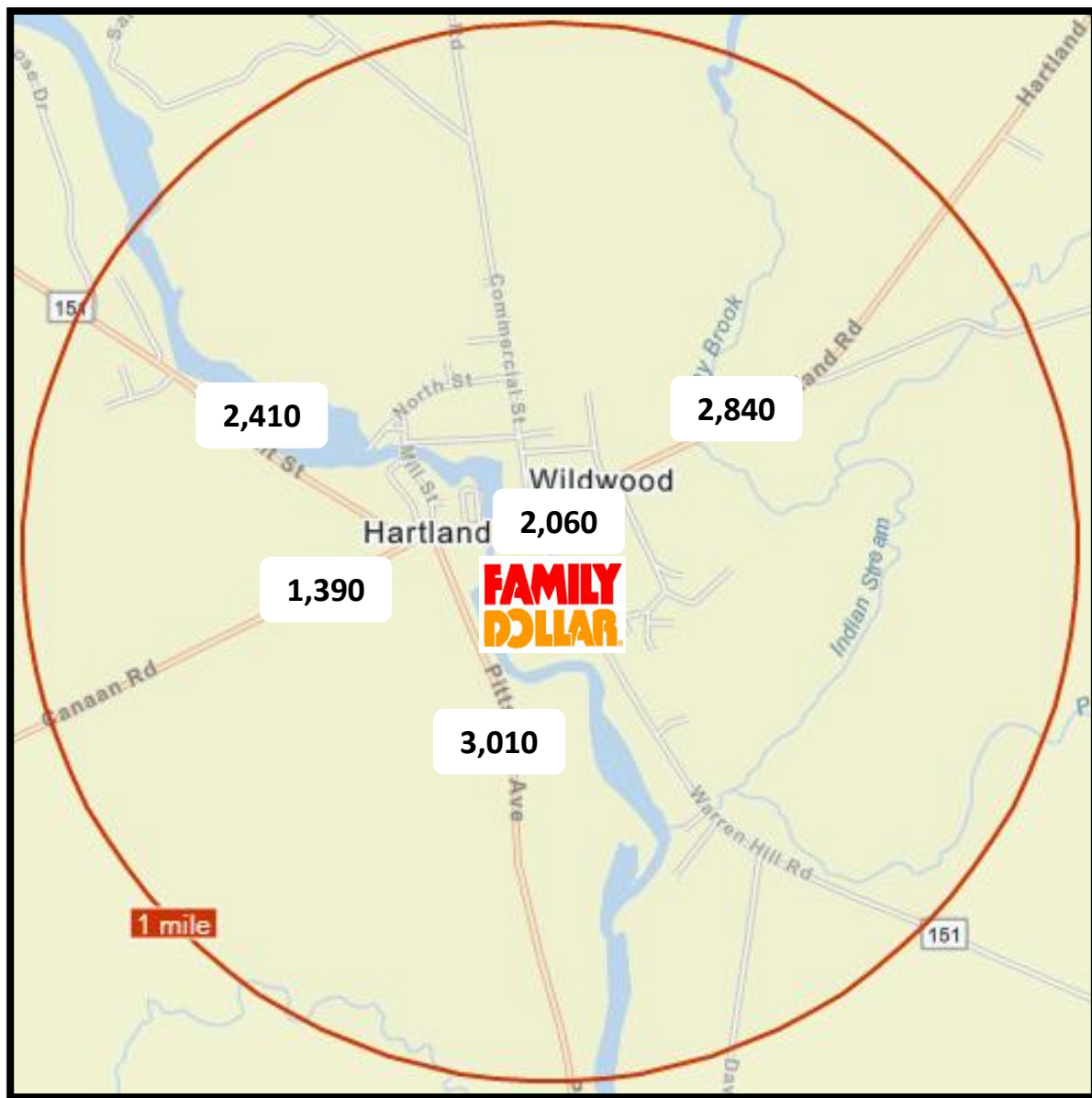
## Traffic Counts

Data from: 2004

## FAMILY DOLLAR — NN LEASE

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**Red: 1 Mile Radius**



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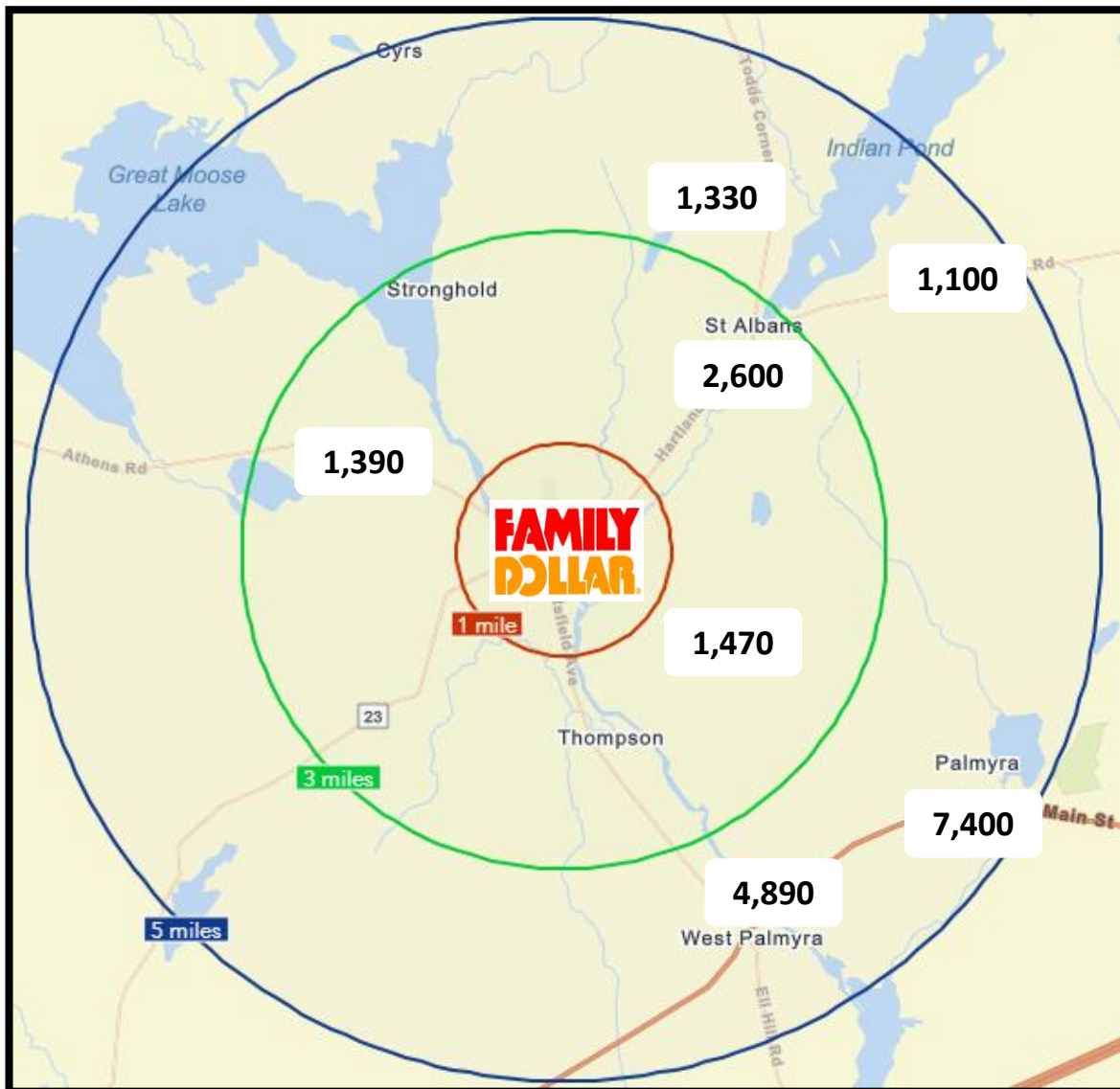
## FAMILY DOLLAR — NN LEASE

### Traffic Counts

Data from: 2004

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**Red: 1 Mile Radius**  
**Green: 3 Mile Radius**  
**Blue: 5 Mile Radius**



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## FAMILY DOLLAR — *NN LEASE*

### Photos

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**(CAP RATE 10.00%)**

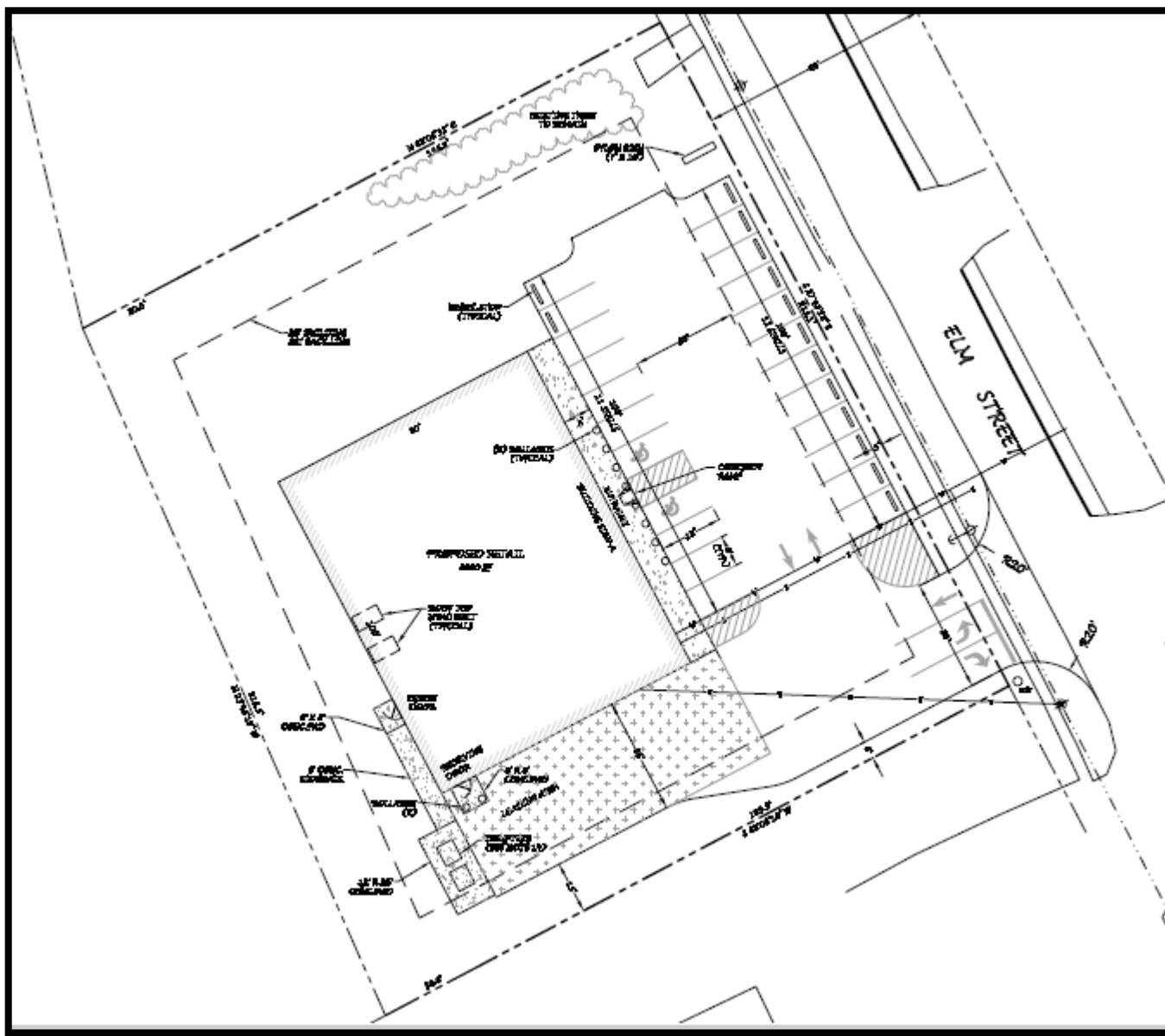


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# Site Plan

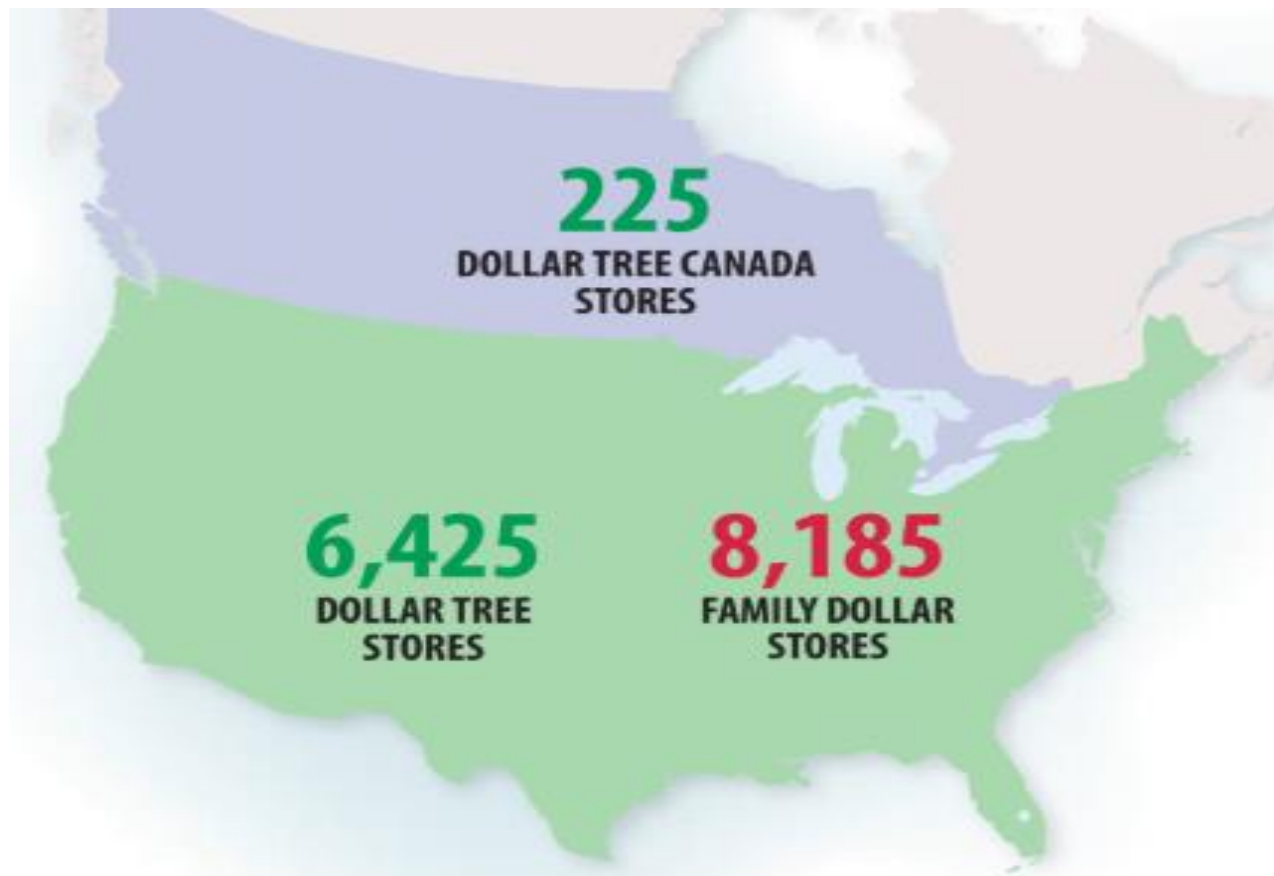
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## Retail Investment Brokerage



## Corporate Profile



### 2017 STORE COUNT INCREASE

**4.6%**  
DOLLAR TREE

**2.6%**  
FAMILY DOLLAR

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## Corporate Profile

### Business Summary

Dollar Tree, Inc. operates discount variety retail stores in the United States and Canada. It operates through 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 comprising toys, durable housewares, gifts, stationery, party goods, greeting cards, softlines, and other items; and seasonal goods, which include Valentine's Day, Easter, Halloween, and Christmas merchandise. This segment operates **6,650 stores under the Dollar Tree** and Dollar Tree Canada brands, as well as 11 distribution centers in the United States and 2 in Canada, and a store support center in Chesapeake, Virginia. The Family Dollar segment operates general merchandise discount retail stores that offer consumable merchandise, which comprise food, tobacco, health and beauty aids, household chemicals, paper products, hardware and automotive supplies, diapers, batteries, and pet food and supplies; and home products, including housewares, home décor, and giftware, as well as domestics, such as comforters, sheets, and towels. It also provides apparel and accessories merchandise comprising clothing, fashion accessories, and shoes; and seasonal and electronics merchandise, which include Valentine's Day, Easter, Halloween, and Christmas merchandise, as well as personal electronics that comprise pre-paid cellular phones and services, stationery and school supplies, and toys. This segment operates **8,185 stores under the Family Dollar brand**, 11 distribution centers, and a store support center in Matthews, North Carolina. Dollar Tree, Inc. was founded in 1986 and is headquartered in Chesapeake, Virginia.

### Dollar Tree, Inc. (DLTR)

NasdaqGS - NasdaqGS Real Time Price. Currency in USD

★ Add to watchlist

Visitors trend 2W ↑ 10W ↑ 9M ↑

**88.71** +0.40 (+0.45%)

At close: February 5 4:00PM EST

Buy

Sell

Summary

Company Outlook

Chart

Conversations

Statistics

Historical Data

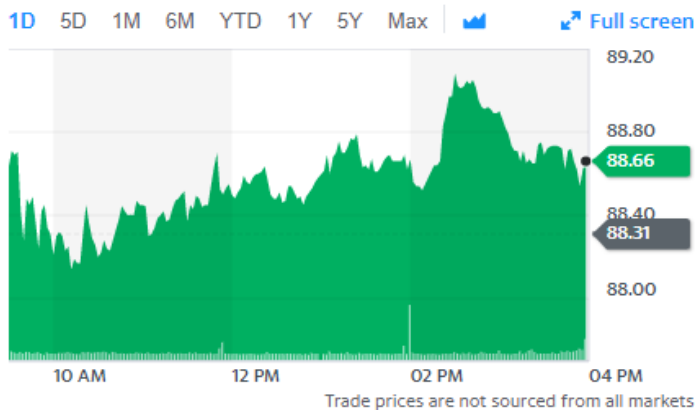
Profile

Financials

Analysis

Options

Previous Close	88.31	Market Cap	20.994B
Open	88.84	Beta (5Y Monthly)	0.41
Bid	88.21 x 900	PE Ratio (TTM)	N/A
Ask	89.94 x 1100	EPS (TTM)	-6.75
Day's Range	88.13 - 89.08	Earnings Date	Mar 04, 2020 - Mar 08, 2020
52 Week Range	85.37 - 119.71	Forward Dividend & Yield	N/A (N/A)
Volume	1,314,958	Ex-Dividend Date	N/A
Avg. Volume	3,236,448	1y Target Est	102.26



As of: 02/06/2020 - Source: <https://finance.yahoo.com/quote/DLTR?p=DLTR>

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