



ACTUAL STORE

FAMILY DOLLAR

1566 MOUNTAINEER HIGHWAY, BRADSHAW, WV 24817

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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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STATE BROKER OF RECORD:

BRETT HAYNES, CCIM

OAKCREST COMMERCIAL

WV #004910-00

126 NORTH KENT STREET

WINCHESTER, VA 22601

540.504.0787

INVESTMENT SUMMARY

List Price:	\$1,085,262
Current NOI:	\$89,534.08
Initial Cap Rate:	8.25%
Land Acreage:	+/- 1.0
Year Built	2018
Building Size:	8,320 SF
Price PSF:	\$130.44
Lease Type:	Double Net (NN)
Lease Term:	10 Years
Average CAP Rate:	8.20%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 8,320 SF. freestanding Family Dollar store located in Bradshaw, West Virginia. The subject property is encumbered by a 10 year Double Net (NN) Lease requiring minimal landlord responsibilities. The lease is also equipped with 6 (5 year) options to renew remaining, each with a \$4,160 annual rental rate increase. The tenant is responsible for all taxes and insurance as well as common area maintenance. The landlord is responsible for maintaining the roof, structure, and capital expenses of the parking lot. The lease is corporately guaranteed by Dollar Tree Stores, Inc. which holds a credit rating of "BBB-", which is classified as Investment Grade.

This Family Dollar is highly visible as it is strategically positioned on Mountaineer Highway (also called WV-80) which sees 1,914 cars per day. The ten mile population from the site is 11,006 while the three mile average household income is \$34,134 per year, making this location ideal for a Family Dollar. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a "passive" investor to attain the fee simple ownership of a Family Dollar. 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 8.25% cap rate based on NOI of \$89,534.08.



PRICE \$1,085,262



CAP RATE 8.25%



LEASE TYPE Double Net (NN)



TERM REMAINING 8.5 Years

INVESTMENT HIGHLIGHTS

- Brand New Build-to-Suit Construction in 2018
- Double Net (NN) Lease | Minimal Landlord Responsibilities
- Concrete Parking Lot
- 6 (5 Year) Options to Renew | Increases at Each Option
- Three Mile Household Income \$34,134
- Ten Mile Population 11,006
- 1,914 VPD on Mountaineer Highway/WV-80
- Corporate Guarantee with "BBB-" Credit Rating
- E-Commerce Resistant Due to Average Household Income
- Positioned on Main Regional Thoroughfare

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$89,950	\$10.81
Gross Income	\$89,950	\$10.81
EXPENSE		PER SF
Reserve	\$416	\$0.05
Gross Expenses	\$416	\$0.05
NET OPERATING INCOME	\$89,534	\$10.76

PROPERTY SUMMARY

Year Built:	2018
Lot Size:	+/- 1.0 Acre
Building Size:	8,320 SF
Traffic Count:	1,914
Roof Type:	Standing Metal Seam
Zoning:	Commercial Retail
Construction Style:	Prototype
Parking Lot:	Concrete
Warranties	Construction
HVAC	Ground Mounted

LEASE SUMMARY

Tenant:	Family Dollar
Lease Type:	Double Net (NN)
Primary Lease Term:	10 Years
Annual Rent:	\$89,950.08
Rent PSF:	\$10.81
Landlord Responsibilities:	Roof, Structure & Lot
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	7/1/2018
Lease Expiration Date:	6/30/2028
Lease Term Remaining:	8.5 Years
Rent Bumps:	\$4,160 Each Option Period
Renewal Options:	6, 5-Year Options
Lease Guarantor:	Corporate
Lease Guarantor Strength:	BBB-
Tenant Website:	www.FamilyDollar.com



GROSS SALES:
\$10.7 BILLION



STORE COUNT:
8,000+



GUARANTOR:
DOLLAR TREE

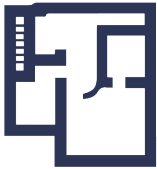


S&P:
BBB-

FAMILY DOLLAR

1566 MOUNTAINEER HIGHWAY, BRADSHAW, WV 24817

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Family Dollar	8,320	7/1/2018	6/30/2028	\$89,950.08	100.0	\$10.81
Totals/Averages	8,320			\$89,950		\$10.81



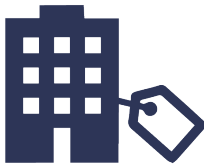
TOTAL SF
8,320



TOTAL ANNUAL RENT
\$89,950



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$10.81



NUMBER OF TENANTS
1



OVERVIEW

Company:	Dollar Tree
Founded:	1986
Total Revenue:	\$22.2 Billion
Net Income:	\$1.7 Billion
Net Worth:	\$16.3 Billion
Headquarters:	Norfolk, VA
Website:	www.DollarTree.com

TENANT HIGHLIGHTS

- S&P Rating of BBB- | Investment Grade Credit
- Recently Acquired by Dollar Tree for \$9.5 Billion
- Operates in 44 States Over 8,000 Locations
- \$22.246 Billion in Company Revenue
- Ranked #134 on Fortune 500

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
1-10	\$89,950	\$7,495.83	-	8.25%
11-15	\$94,110	\$7,842.50	\$4,160	8.63%
16-20	\$98,270	\$8,189.17	\$4,160	9.02%
21-25	\$102,430	\$8,535.83	\$4,160	9.40%
26-30	\$106,590	\$8,882.50	\$4,160	9.78%
31-35	\$110,750	\$9,229.17	\$4,160	10.17%
36-40	\$114,910	\$9,575.83	\$4,160	10.55%

FAMILY DOLLAR

Family Dollar was founded in 1959 by Leon Levine, a 21-year-old entrepreneur. In November of that year, the company's first store was opened, in Charlotte, North Carolina. In 1961, their first store in South Carolina Opened, followed by stores in Georgia and Virginia, which were opened in 1962 and 1965, respectively. During the 1960's, the store company was largely a southern United States operation. By 1969, there were fifty stores in Charlotte alone.

On July 28, 2014, Dollar Tree announced that it would acquire Family Dollar for \$74.50 per share, a deal valuing Family Dollar at \$8.5 billion, and that Dollar Tree would also assume \$1 billion in debt currently owed by Family Dollar, for a total of \$9.5 billion.

Headquartered in Chesapeake, VA, Dollar Tree is the largest and most successful single-price-point retailer in North America, operating thousands of stores across 48 contiguous U.S. states and five Canadian provinces, supported by a solid and scalable logistics network.

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 FORTIS NET LEASE™



FAMILY DOLLAR

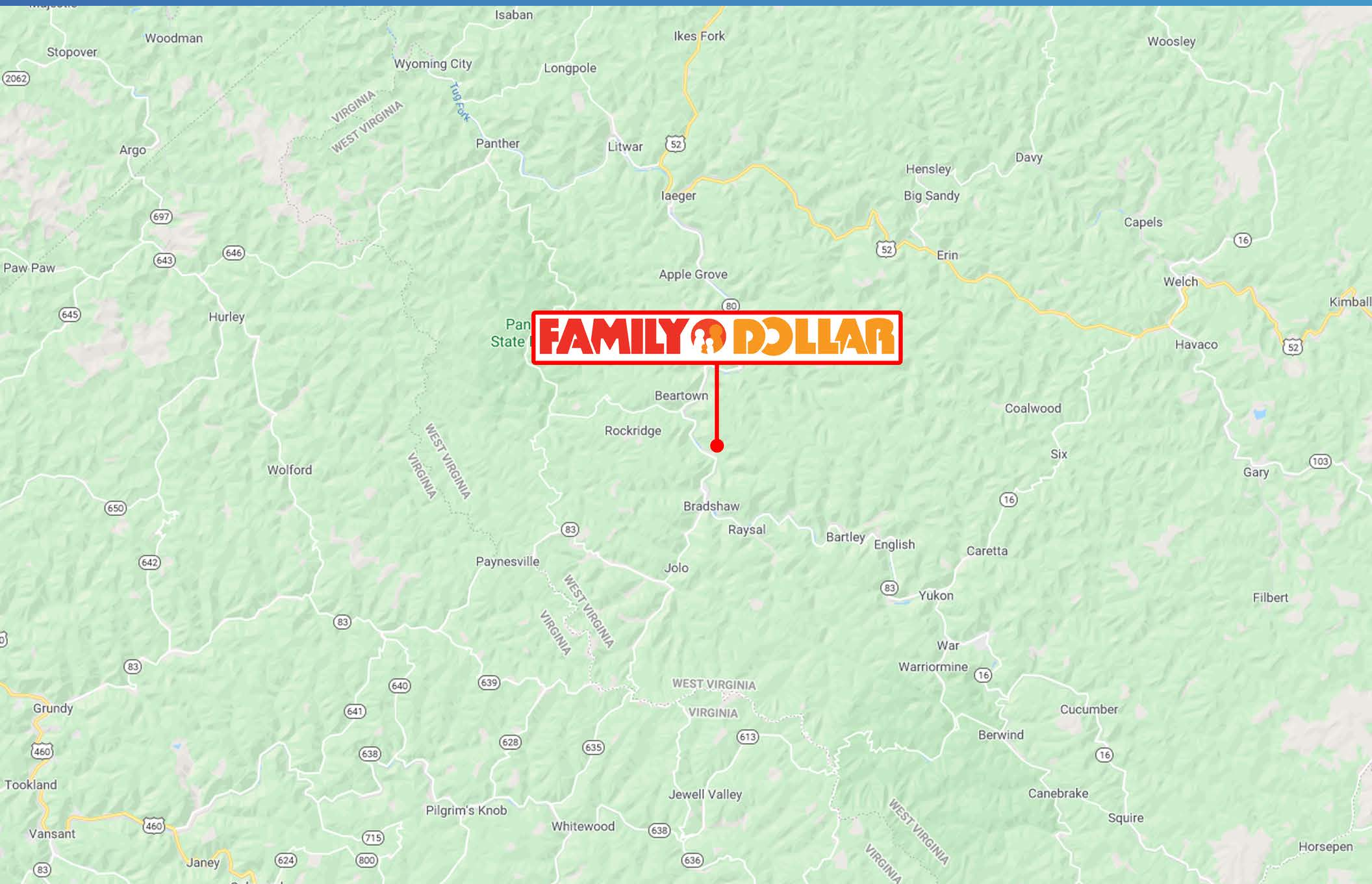
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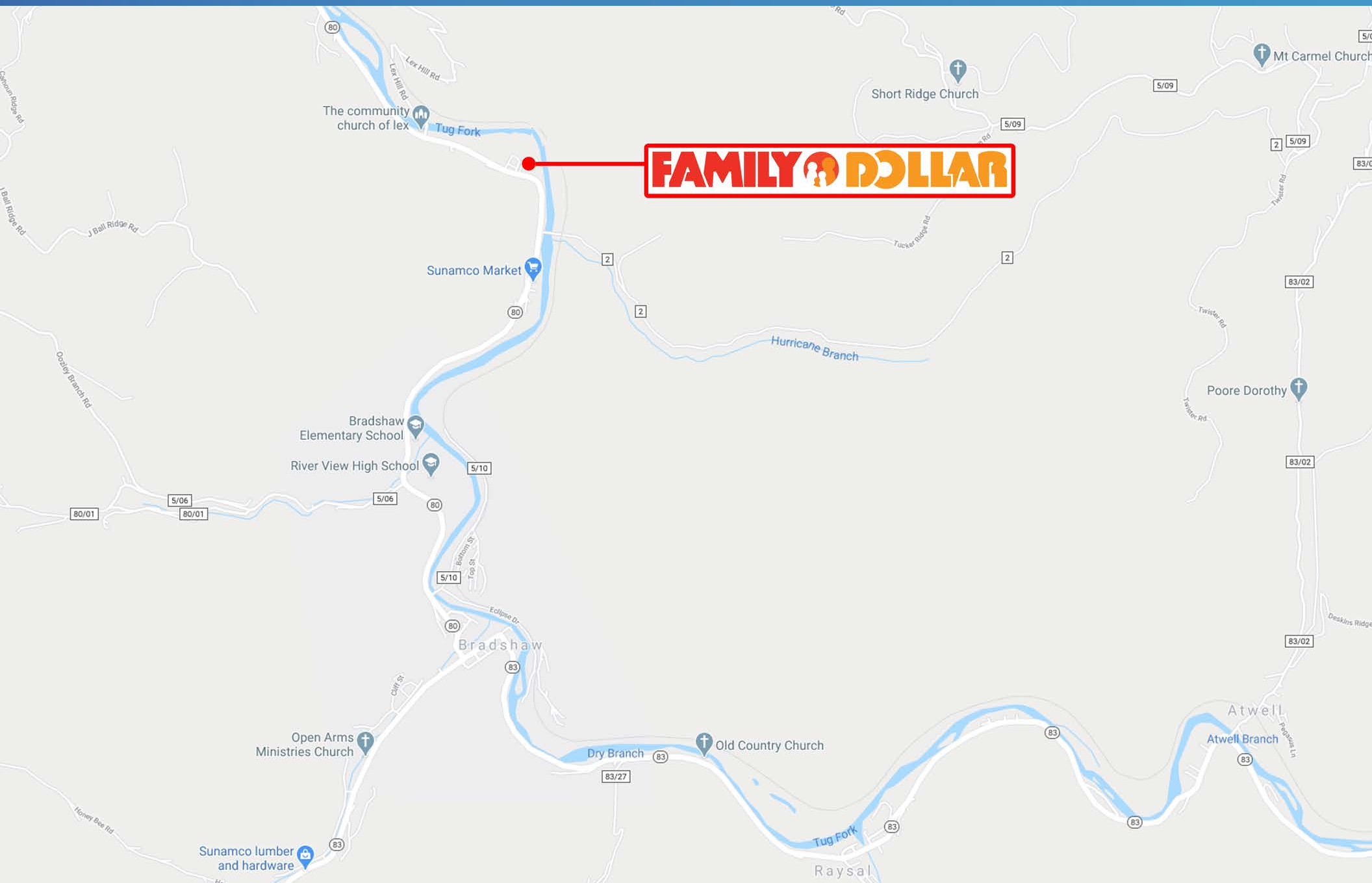
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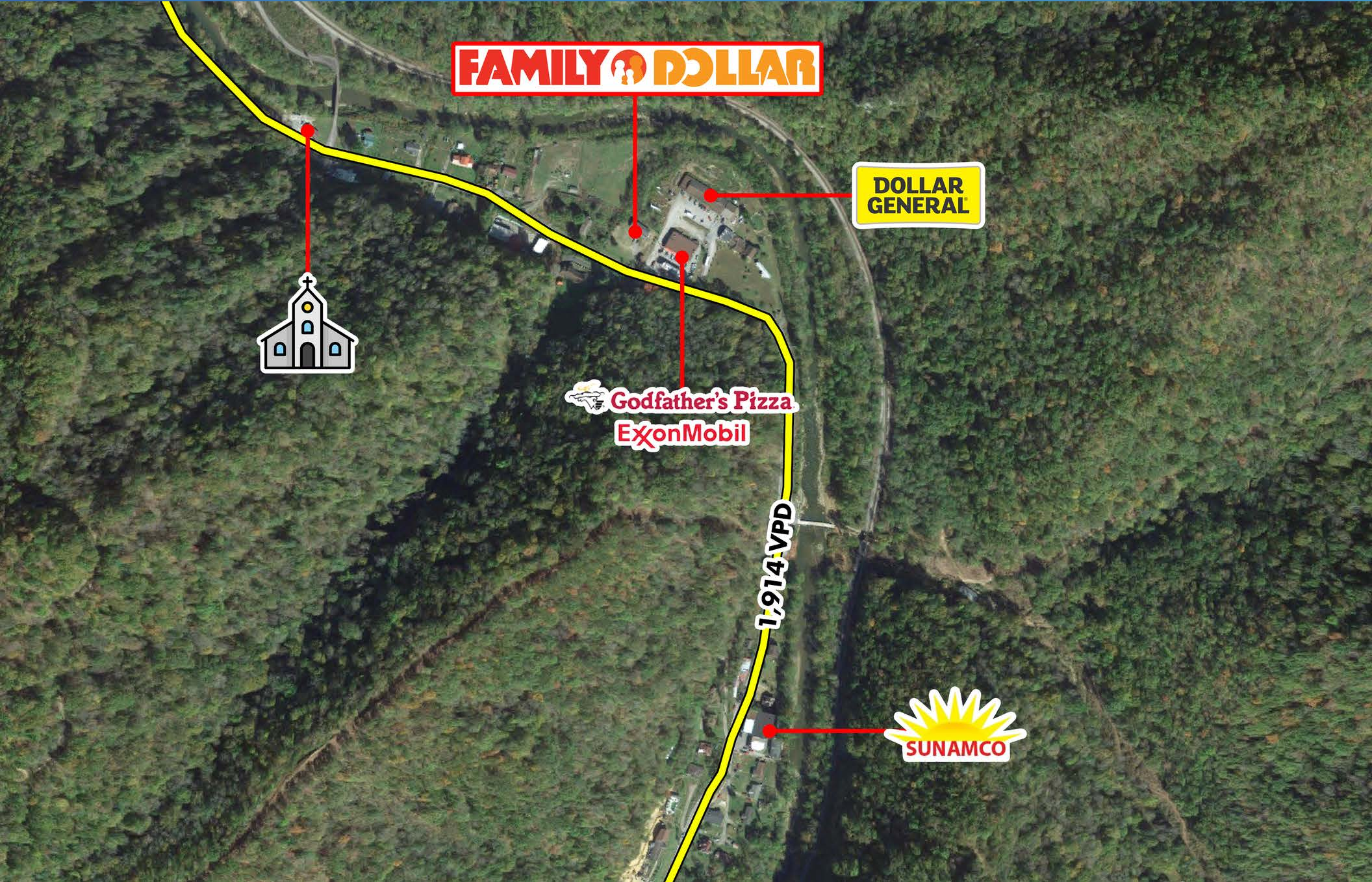
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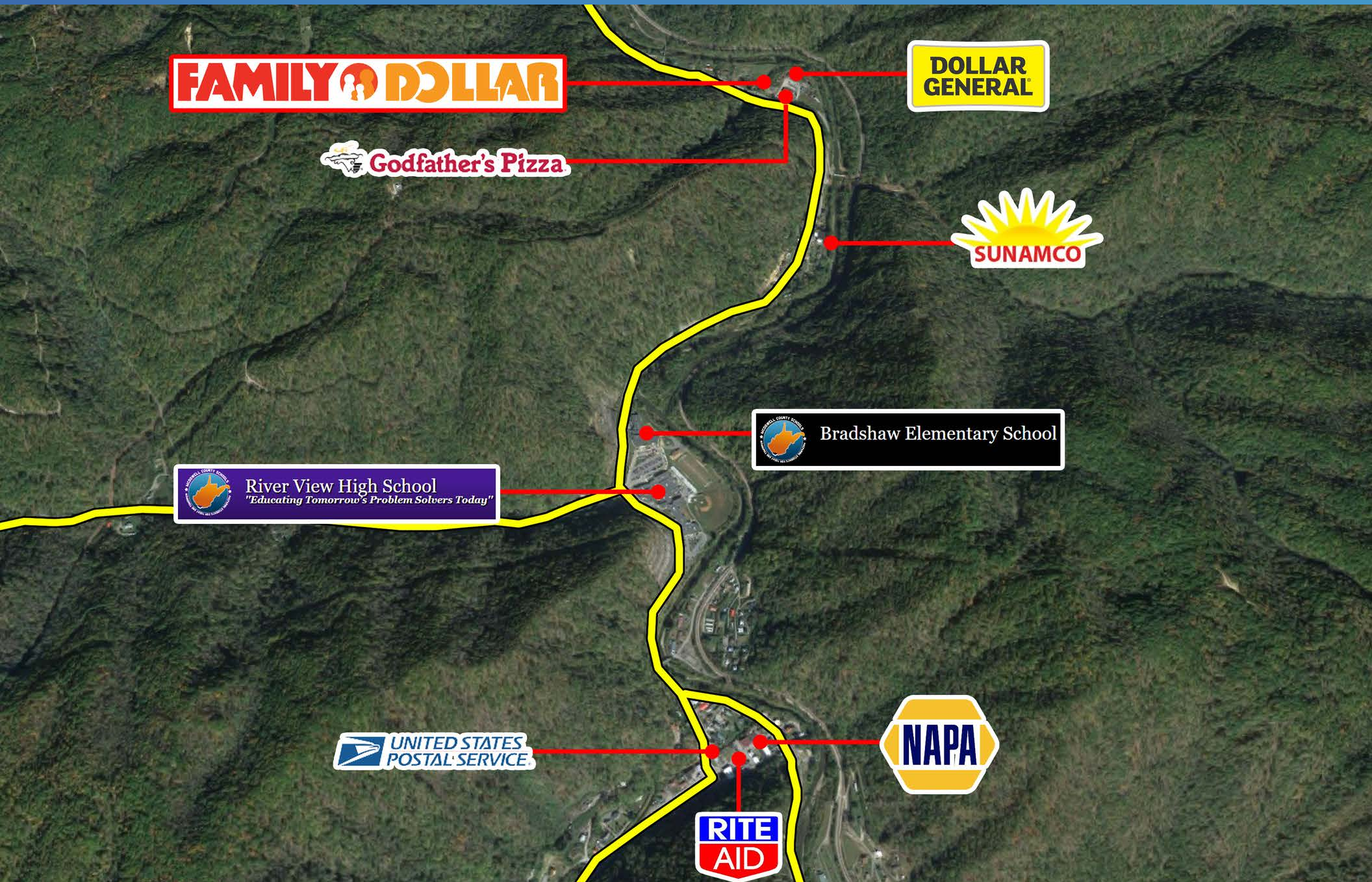
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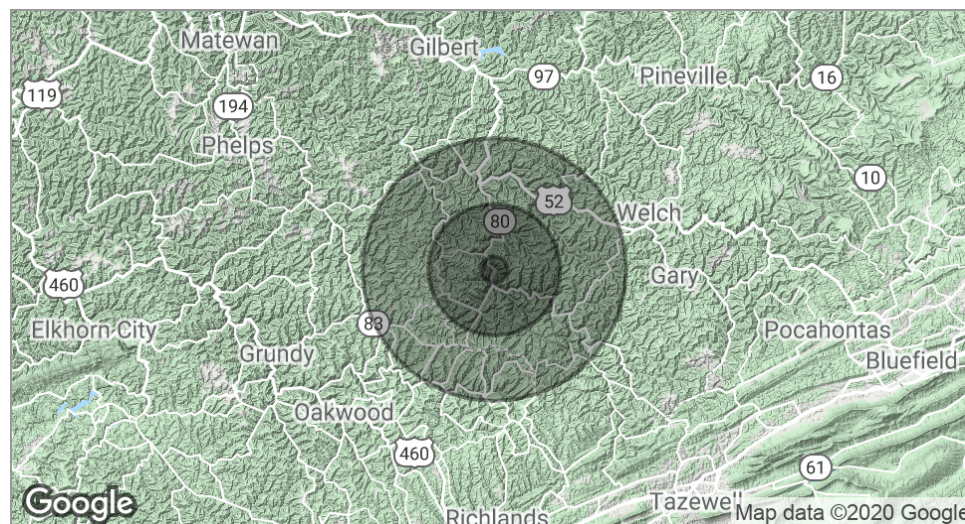




Bradshaw is a town in McDowell County, West Virginia. It was incorporated in December 1979 and named for a pioneer settler. Bradshaw is on the Sandy River and is serviced by the Norfolk Southern Railway(former Norfolk and Western) network. The town has River View High School (West Virginia) one of only two high schools in the County.

McDowell county is the southernmost county in the state. It was created in 1858 by the Virginia General Assembly and named for Virginia Governor James McDowell. It became a part of West Virginia in 1863, when several counties seceded from the state of Virginia during the American Civil War.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2018	2,127	3,715	11,006
Average Age	41.8	42.3	42.8
# Of Persons Per HH	2.5	2.4	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	866	1,534	4,639
Average HH Income	\$34,134	\$38,775	\$38,123
Median House Value	\$59,625	\$62,725	\$60,576
Consumer Spending (Thousands)	\$16,332	\$29,917	\$90,934





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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