

FAMILY DOLLAR NET LEASE INVESTMENT

\$1,293,707 (7.15% CAP)

**5091 Main Street
Gibson, NC 28343**



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Investment Grade Credit: S&P BBB- Moody's Ba3

Family Dollar Stores is a wholly owned subsidiary of Dollar Tree, Inc., a Fortune 500 Company that operates more than 14,700 stores across 48 states and five Canadian provinces. Stores operate under the banners Family Dollar, Dollar Tree and Dollar Tree Canada. The combination of Family Dollar and Dollar Tree creates the largest Dollar Store chain in North America and generates significant efficiencies in sourcing and procurement, SG&A leverage, distribution and logistics efficiency, and through format optimization.

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INVESTMENT SUMMARY

Purchase Price:	\$1,293,707
NOI:	\$92,500.08
Cap rate:	7.15%
Building Size:	9,180 SF
Year Built:	2020
Lot Size:	1.28 Acres

LEASE SUMMARY

10.5 year initial term
Six (6), five-year options with increases
Net Lease with minimal landlord responsibility
Store opens April 2020
Initial term ends October 31, 2030
Corporate Guaranty by Family Dollar Stores, Inc.
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RENT SCHEDULE

Initial Term:	\$92,500.08/annum
First Option:	\$97,124.04/annum
Second Option:	\$101,714.04/annum
Third Option:	\$106,304.04/annum
Fourth Option:	\$110,894.04/annum
Fifth Option:	\$115,484.04/annum
Sixth Option:	\$120,074.04/annum

PROPERTY AND LOCATION

Excellent location in small town with no grocery or other dollar stores
Ideal demographics
Strong performing market for Family Dollar
Located on corner of highest traffic intersection in Gibson
No competition in Trade Area

TRAFFIC COUNTS

Main Street:	3,900 VPD
Hamlet Road:	1,500 VPD

DEMOGRAPHICS – 2019 (source: Costar)

	1 mile	3 mile	5 mile
Population	553	1,739	6,632
Households	223	673	2,542
Median HH Income	\$32,166	\$32,949	\$37,124
Average HH Income	\$43,703	\$47,692	\$51,341



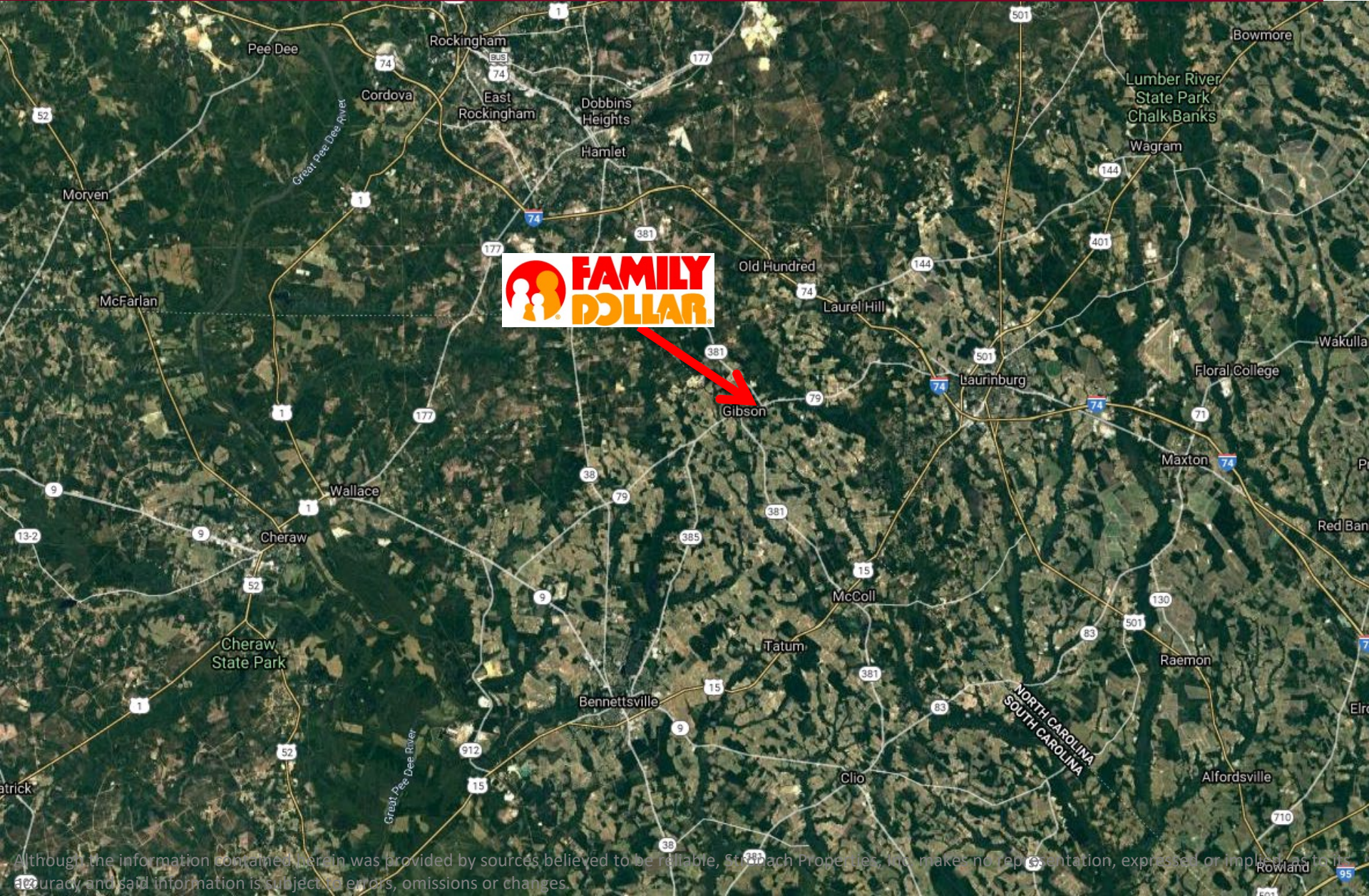
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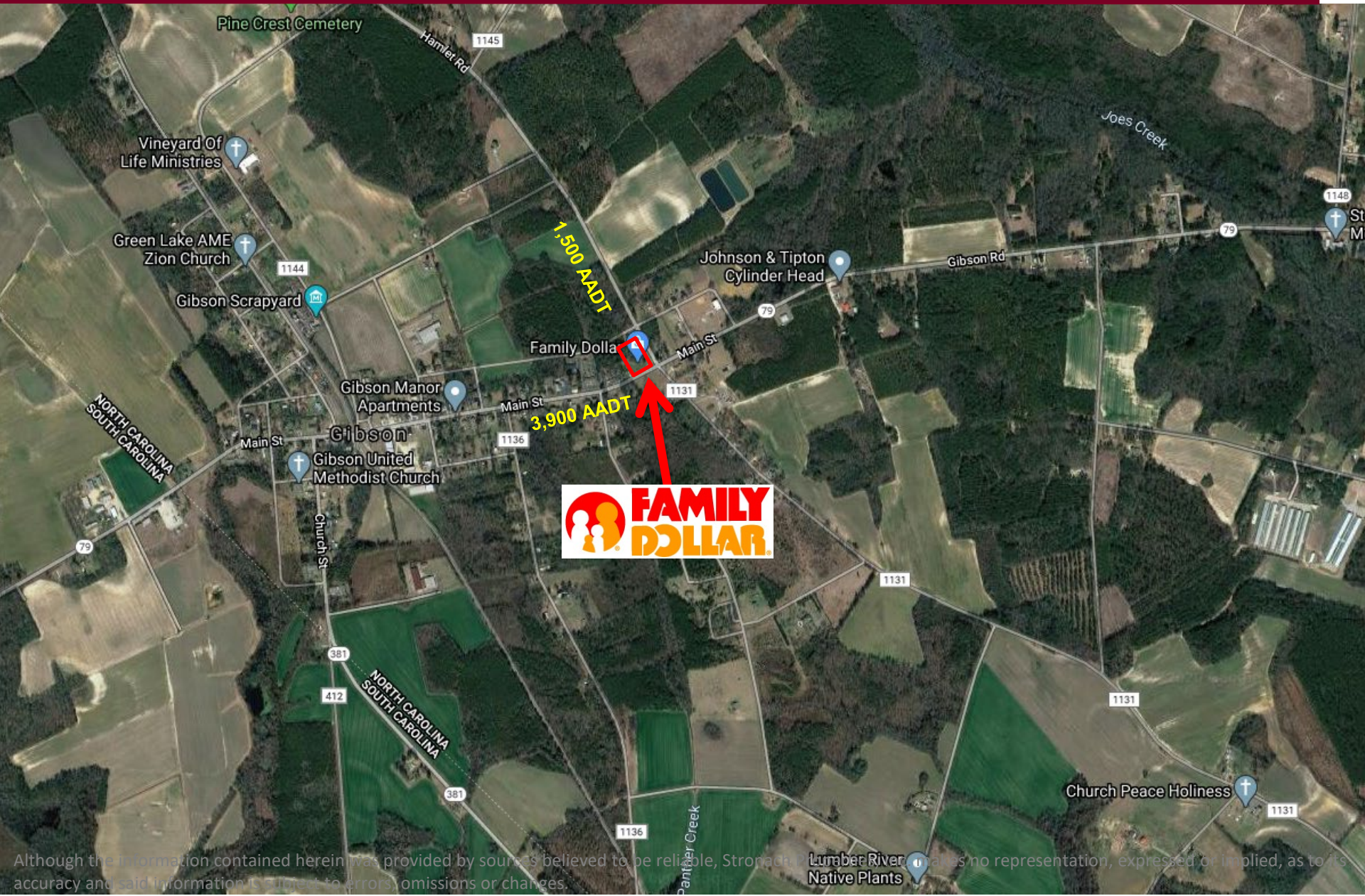
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