

# FAMILY DOLLAR 10-Year / Net-Lease Cornell, WI



- . Recent Lease Extension to 2025
- . Full Interior Remodel - Summer 2020
- . Low Price Point - Credit Tenant
- . \$56K+ Average HHI at 1-Mile Radius
- . NN - Minimal Landlord Responsibilities

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## FAMILY DOLLAR — NN LEASE

**PURCHASE PRICE: \$621,099**

**(CAP RATE 8.50%)**



**599 South 3<sup>rd</sup> Street – Cornell, WI 54732**

<b>Building Size:</b>	9,180 Square Feet
<b>Land Size:</b>	Approx. 0.84 Acres
<b>Parking:</b>	Adequate
<b>Area Tenants:</b>	BP, Subway, Carquest Auto Parts, Citizens State Bank, Cornell Elementary & High School




<b>Current NOI:</b>	\$52,793.47 (\$5.75 per building SF)
<b>Initial Rent Commencement:</b>	January 1, 2006
<b>Lease Expiration:</b>	June 30, 2025
<b>Initial Lease Term:</b>	10-Year - Net-Lease
<b>Renewal Options:</b>	Six (6) / 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:	1,531	2,043	2,832
Median Income:	\$45,312	\$46,624	\$48,273
Average Income:	\$56,319	\$57,673	\$60,072

<b>Tenant Responsibility:</b>	Real Estate Taxes, Building Insurance, Minor repairs including parking lot and HVAC Maintenance
<b>Lessor Responsibility:</b>	Roof, Structure, Major CAM/HVAC/Parking Lot Annual Insurance Premium increases greater than 5%
<b>Lease Guarantor:</b>	Family Dollar Corporation A wholly owned subsidiary of Dollar Tree, Inc. NASDAQ: DLTR

## CONTACT INFORMATION

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WI Broker of Record #52435-90

David Lange

Commercial Investment Partners, LLC

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**Aerial View of Site**



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### Aerial View with Tenants & Traffic Generators



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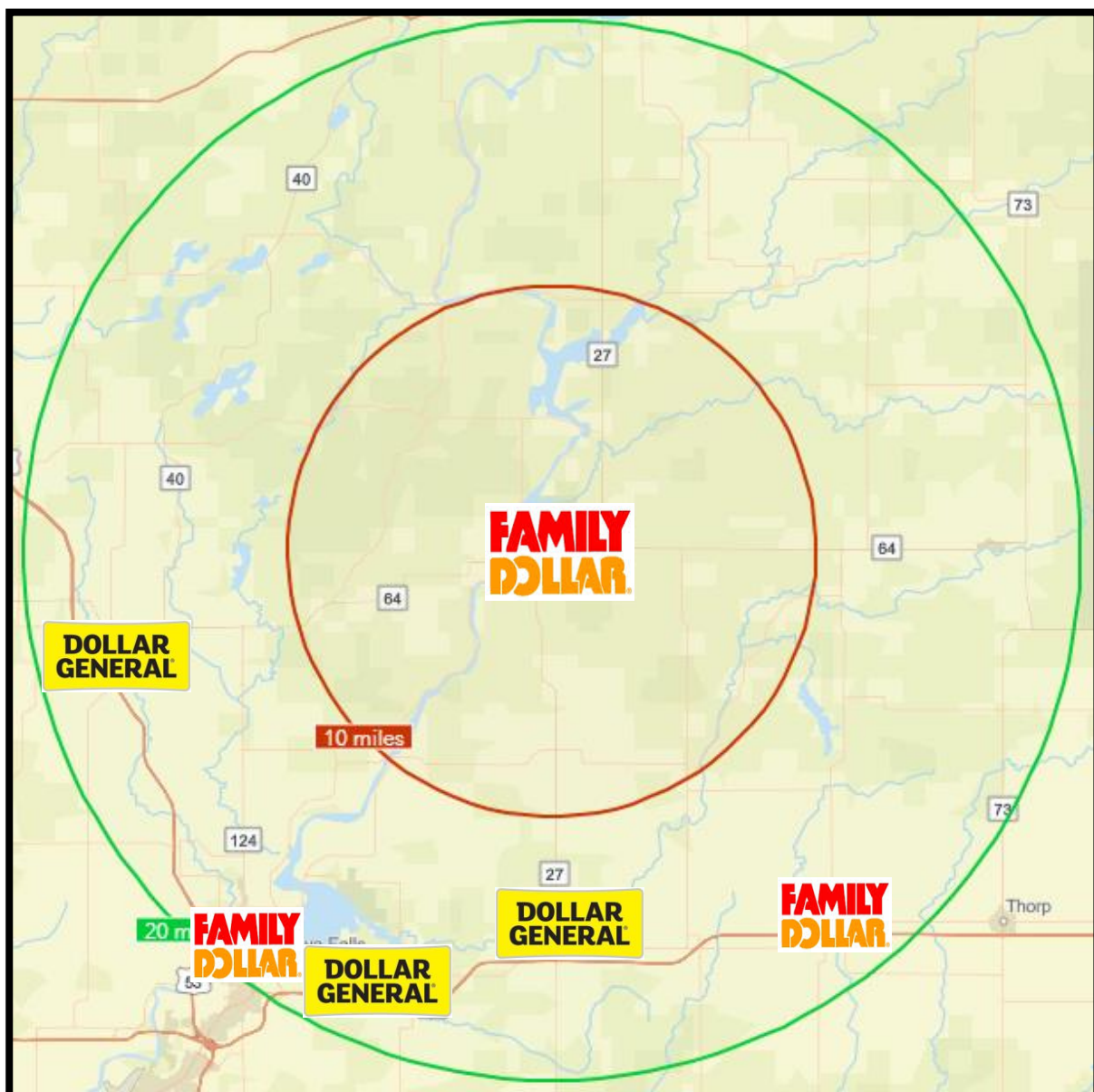
## FAMILY DOLLAR — NN LEASE

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### National Retailers Within 20-Mile Radius

Red: 10 Mile Radius

Green: 20 Mile Radius



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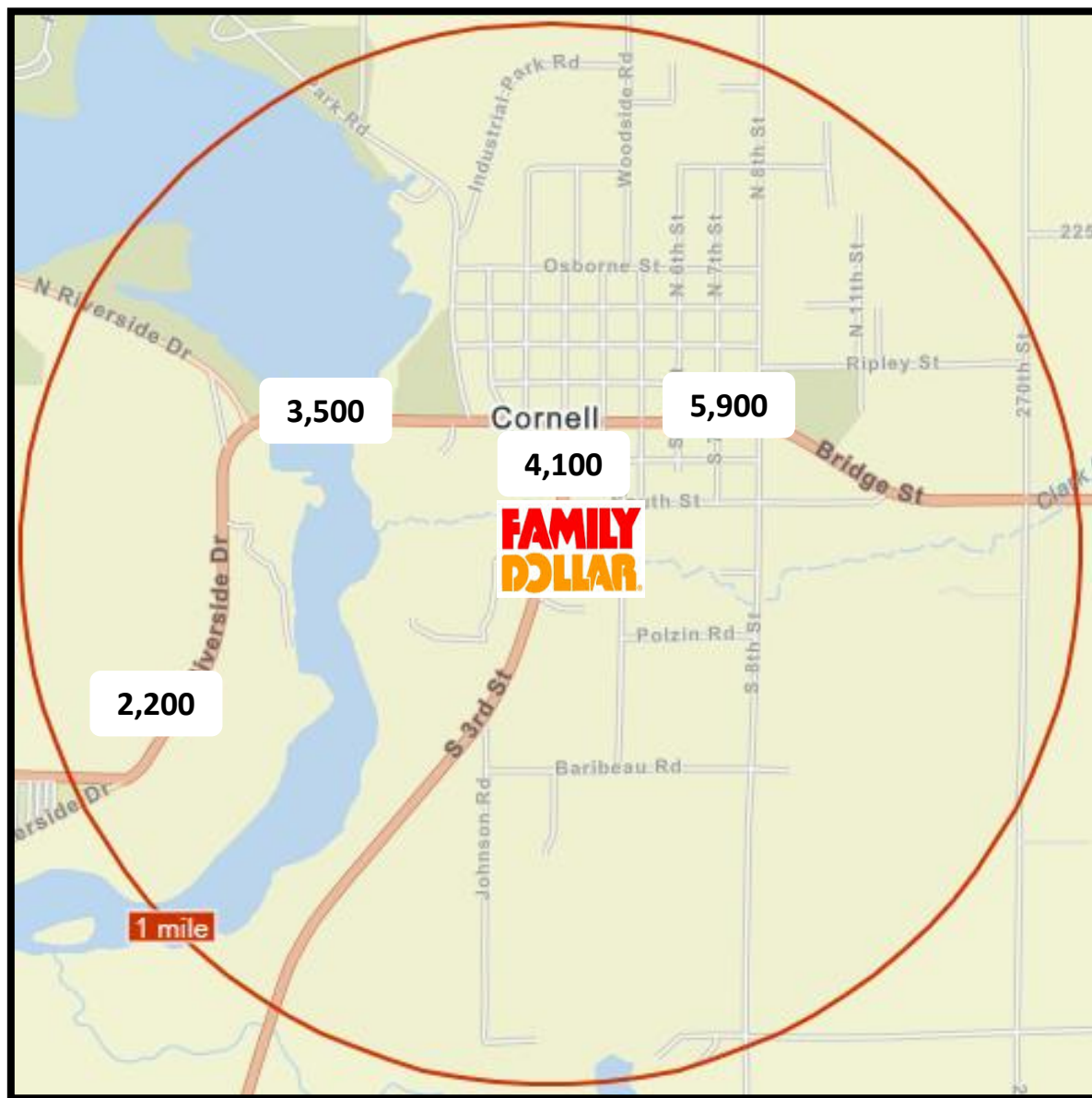
## Traffic Counts

Data from: 2017

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Red: 1 Mile Radius



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## FAMILY DOLLAR — NN LEASE

### Traffic Counts

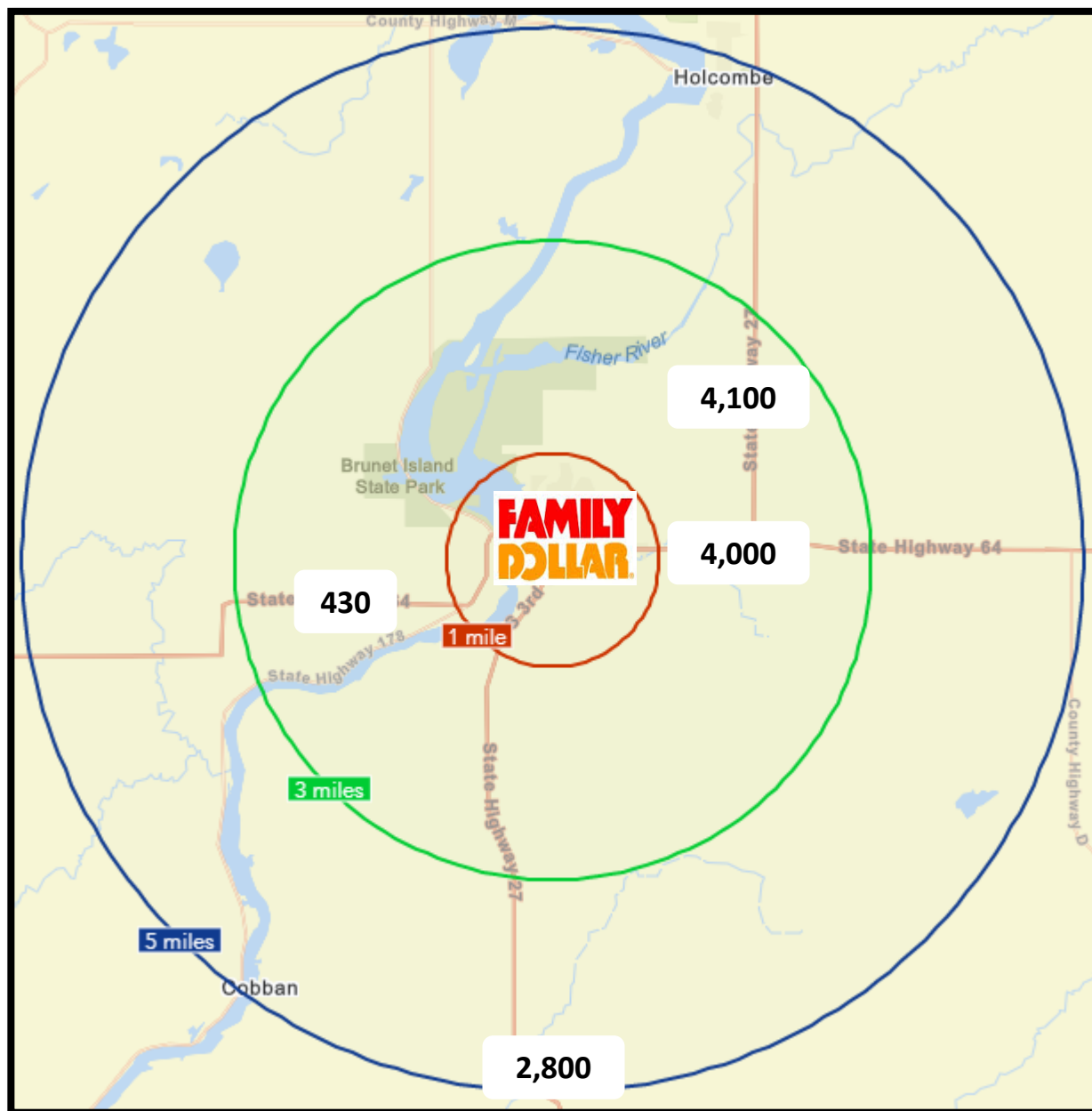
Data from: 2017

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**Red: 1 Mile Radius**

**Green: 3 Mile Radius**

**Blue: 5 Mile Radius**

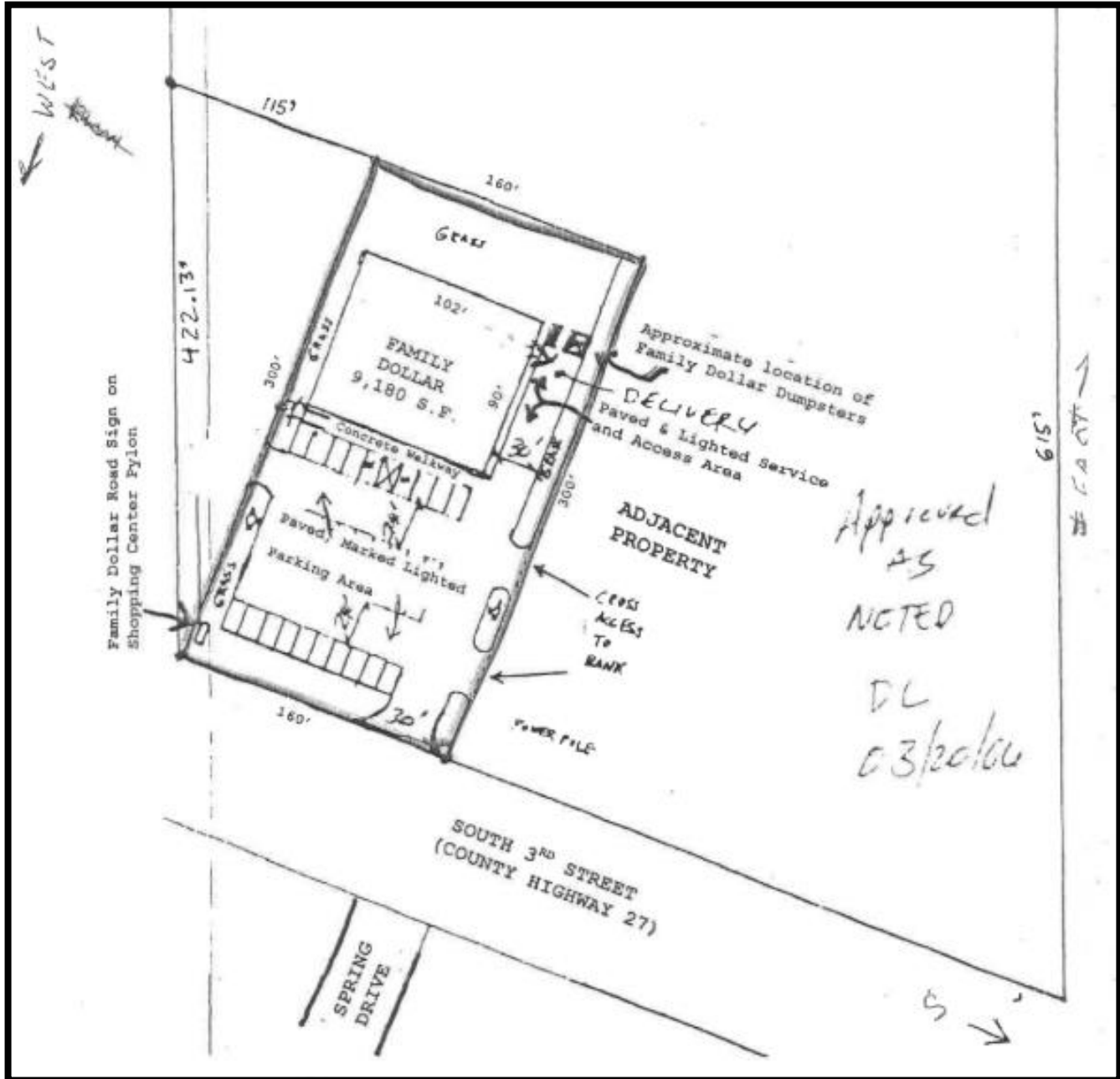


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### Site Plan

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**Extra Land Parcel -  
Vacant**

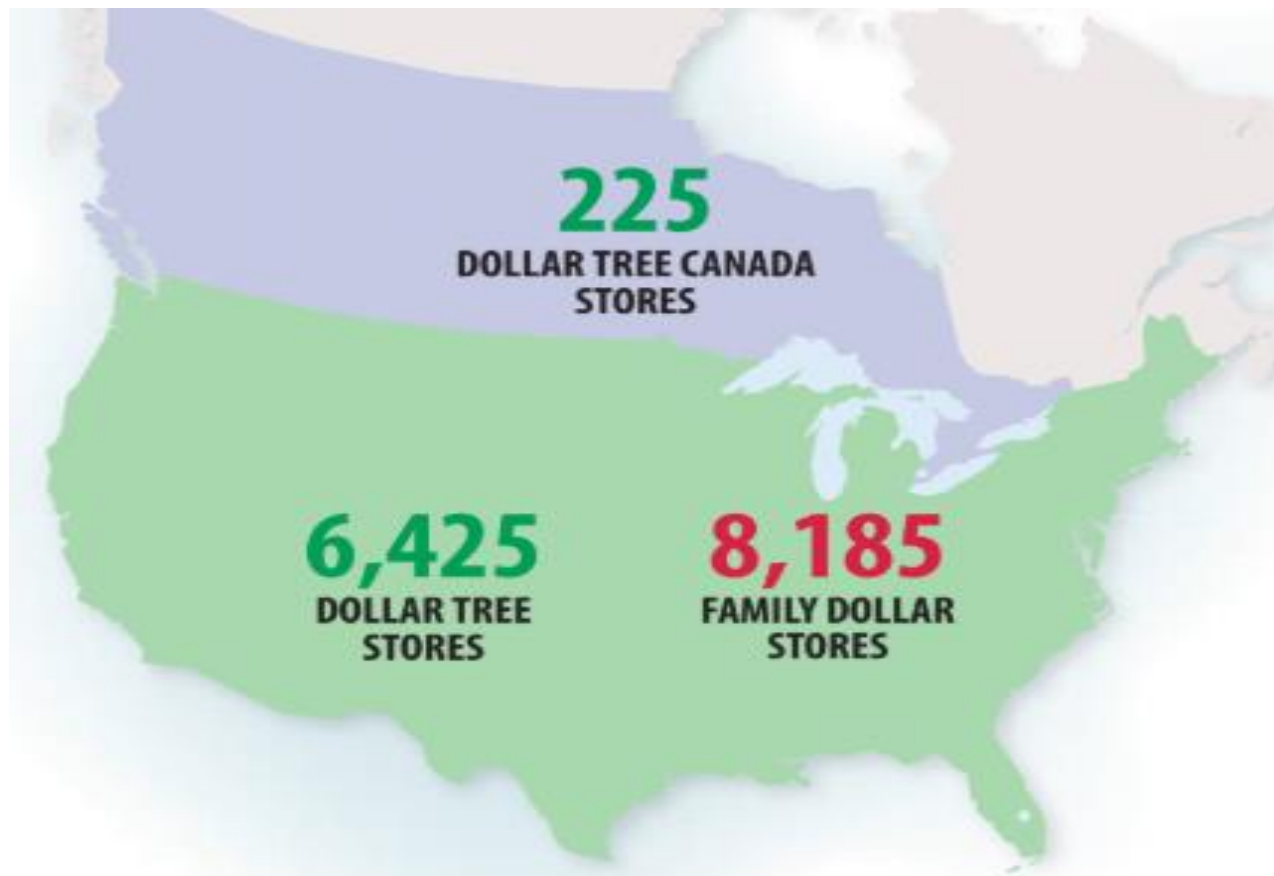
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## Corporate Profile



**2017 STORE COUNT INCREASE**

<b>4.6%</b>	<b>2.6%</b>
<b>DOLLAR TREE</b>	<b>FAMILY DOLLAR</b>

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### 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

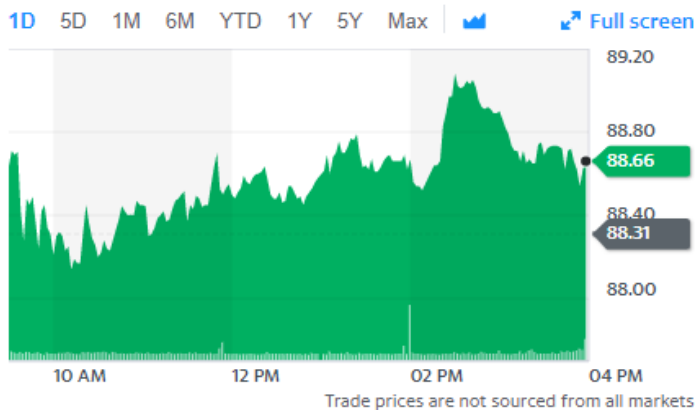
Profile

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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