

**FAMILY DOLLAR**



\*REPRESENTATIVE PHOTO



OFFERING  
MEMORANDUM

# FAMILY DOLLAR

## NET LEASED OFFERING

1800 US-61 VICKSBURG, MS 39183

OFFERING MEMORANDUM  
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# TABLE OF CONTENTS

04	<b>INVESTMENT OVERVIEW</b>
05	<b>FINANCIAL SUMMARY</b>
06	<b>TENANT OVERVIEW</b>
07	<b>LOCATION AERIAL</b>
08	<b>REGIONAL OVERVIEW</b>
09	<b>DEMOGRAPHICS</b>
10	<b>AREA OVERVIEW</b>

# INVESTMENT OVERVIEW



The Kase Group is pleased to offer the opportunity to acquire the 100% fee simple interest in a net leased Family Dollar.

This 9,180 square foot Family Dollar, in Vicksburg, Mississippi has a new 10-year lease. The 100% fee simple interest in the underlying land and building is being offered. The tenant has six five-year options to renew with 5% increases in rent during the option periods.

## INVESTMENT HIGHLIGHTS

NEW 10 YEAR NET LEASED OFFERING

100% FEE SIMPLE INTEREST

MINIMAL LANDLORD OBLIGATIONS

SCHEDULED INCREASES IN RENT

CORPORATE GUARANTY – NYSE: DLTR

BRAND NEW CONSTRUCTION

## OFFERING SPECIFICATIONS

PRICE \$1,546,667

CAP RATE 7.50%

TOTAL NOI \$116,000

SQUARE FOOTAGE 9,180

YEAR BUILT 2020

# FINANCIAL SUMMARY

## FAMILY DOLLAR • NET LEASED OFFERING

1800 US-61 VICKSBURG, MS 39183

**\$1,546,667 • 7.50%**

### SUMMARY

TENANT NAME	FAMILY DOLLAR
SQUARE FOOTAGE	9,180
LEASE START	5/29/2020
LEASE END	5/28/2030
TOTAL RENT	\$116,000
OPTIONS	Six, 5-Year
INCREASES	5% in Options

### OPERATING SUMMARY

	NET OPERATING INCOME	CAP RATE
YEARS 1-10	\$116,000	7.50%
OPTION 1	\$121,800	7.87%
OPTION 2	\$127,890	8.27%
OPTION 3	\$134,285	8.68%
OPTION 4	\$140,999	9.12%
OPTION 5	\$148,049	9.57%
OPTION 6	\$155,451	10.05%

# TENANT OVERVIEW



## FAMILY DOLLAR

Family Dollar (NYSE: FDO) is a chain of variety stores in the United States. It opened in 1959 and operates approximately 7,100 stores in 45 states and the District of Columbia. It is headquartered in Matthews, North Carolina.

Family Dollar is not a true “dollar store” in the strict sense; while there are many items available for \$1, there are other price points as well. However, approximately 90% of the products cost less than \$10. With most locations set up like a typical supermarket, the chain deals in food items, clothing and assorted household products.

Some, but not all, Family Dollar stores now accept credit cards, as well as debit cards and the cash benefit from EBT cards. Leon Levine, a 21-year-old entrepreneur, founded family Dollar in 1959. 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 1960s, the store company was largely a southern United States operation. By 1969, there were fifty stores in Charlotte alone.

The 1970s were growing years for the store chain. In 1970, Family Dollar’s stock went public for the first time, at \$14.50 per share. In 1971, the chain’s 100th store opened, followed by their 200th in 1974 and their 300th in 1978. Also in 1974, a distribution center was opened in Matthews, North Carolina. In 1979, Family Dollar stock began trading at the New York Stock Exchange. In 1981, the chain’s 400th store was opened, followed by a 500th store in 1982 and a 700th in 1983. The 1980s saw expansion at a wider scale for the company, and, by 1989, 1,500 stores were operating. The 1990s saw the pace of expansion slow down compared to the 1980s, with 1,000 stores opened. However, the company opened distribution centers in West Memphis, Arkansas; Front Royal, Virginia and Duncan, Oklahoma. Since 2000, the pace of growth has quickened significantly, with the addition of about 3,500 new stores, and new distribution centers opening in Morehead, Kentucky; Maquoketa, Iowa; Odessa, Texas; Marianna, Florida; and Rome, New York.

In 2001, Family Dollar joined the S&P 500 stock market index. In 2002, the company joined the Fortune 500 list of largest publicly held companies.



**S&P RATED** CREDIT



**7,100+** LOCATIONS

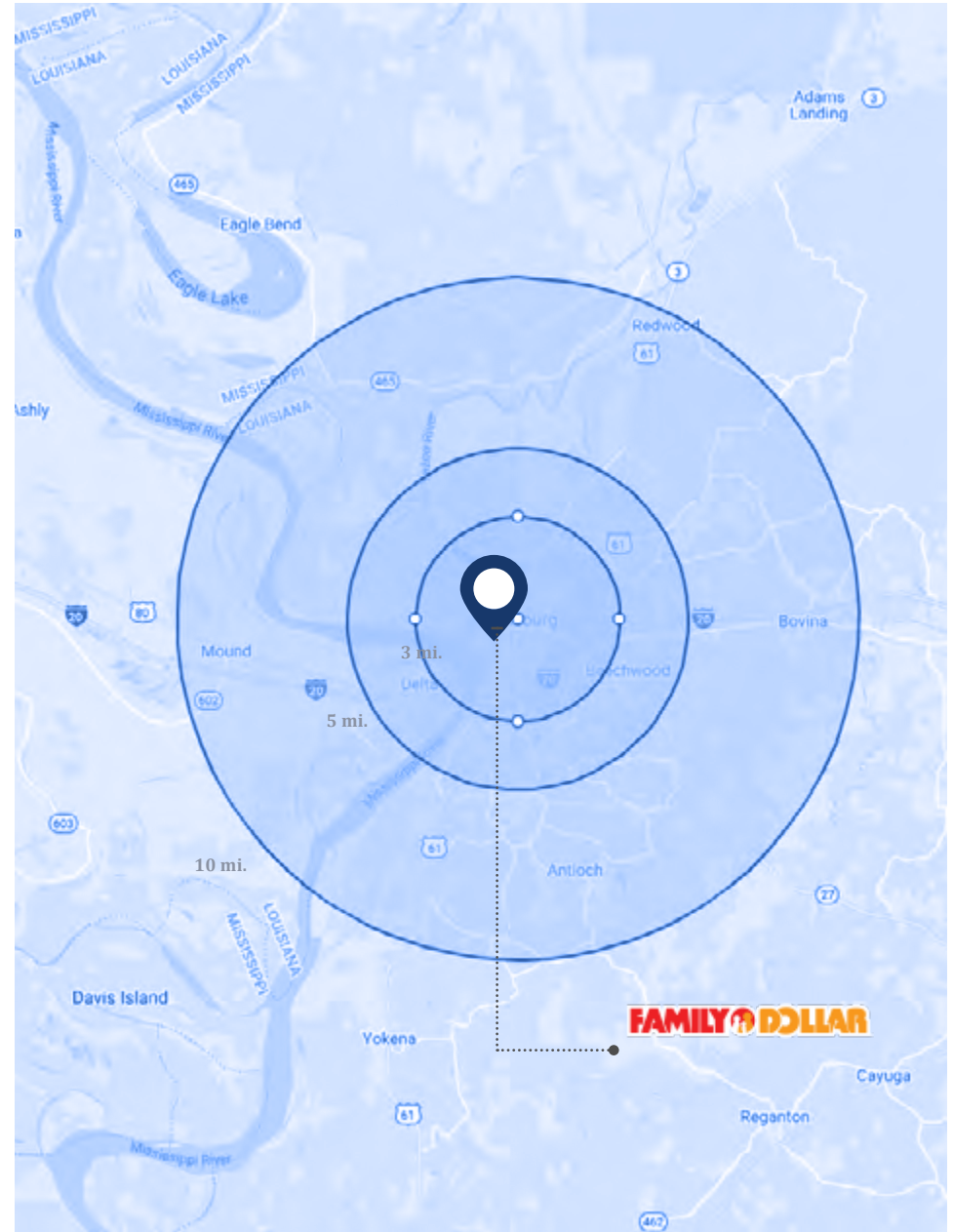


**50,000+** EMPLOYEES

# LOCATION AERIAL



# REGIONAL OVERVIEW



# DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	10,255	25,024	40,640
TOTAL HOUSEHOLDS	3,916	9,734	15,885
AVERAGE HOUSEHOLD INCOME	\$51,527	\$55,896	\$58,580
AVERAGE AGE	37.30	38.70	39.00

# AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,916	9,734	15,885
TOTAL POPULATION	10,255	25,024	40,640
PERSONS PER HOUSEHOLD	2.60	2.50	2.50
AVERAGE HOUSEHOLD INCOME	\$51,527	\$55,896	\$58,580
AVERAGE HOUSE VALUE	\$117,211	\$127,413	\$126,943
AVERAGE AGE	37.30	38.70	39.00
WHITE	4,109	10,485	18,675
BLACK	5,911	13,974	21,110
AM. INDIAN & ALASKAN	30	78	131
ASIAN	113	240	356
HAWAIIAN & PACIFIC ISLAND	3	9	12
OTHER	89	238	357

## VICKSBURG, MS

Vicksburg is a city in western Mississippi. It’s known as the site of a key Civil War battle. The Siege of Vicksburg is commemorated at the vast Vicksburg National Military Park, which encompasses the Vicksburg National Cemetery and the restored USS Cairo gunboat. The landmark Old Court House has a museum displaying Civil War artifacts. The Lower Mississippi River Museum features an aquarium and interactive exhibits.



VICKSBURG, MISSISSIPPI



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