



ACTUAL STORE

DOLLAR TREE

204 N AMHURST PLACE, ENGLEWOOD, TN 37329

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STATE BROKER OF RECORD:

HENRY N. CANNON

CANNON AUSTIN & CANNON, INC.

TN #243009

6685 POPLAR AVE

GERMANTOWN, TN 38138

901.759.0448

INVESTMENT SUMMARY

List Price:	\$1,087,966
Current NOI:	\$92,477.08
Initial Cap Rate:	8.5%
Land Acreage:	+/- 0.94
Year Built	2013
Building Size:	8,320 SF
Price PSF:	\$130.77
Lease Type:	Double Net (NN)
Lease Term:	10 Years
Average CAP Rate:	8.50%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 8,320 SF Dollar Tree store located in Englewood, Tennessee. The property is encumbered with a ten (10) year double net lease, leaving minimal landlord responsibilities. The lease contain four (5) year options to renew, each with 10% rental rate increase. The lease is corporately guaranteed by Dollar Tree Corporation which holds a credit rating of “BBB-” which is classified as investment grade.

This Dollar Tree is highly visible as it is strategically positioned on the corner of Tellico Street and Amhurst Place (Highway 411) which sees 5,522 vehicles per day. The store sits right in the heart of downtown Englewood. The ten mile population is 50,587 with the three mile average household income at \$47,030. This area is experiencing steady growth. 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 8.50% cap rate based on NOI of \$92,477.08.



PRICE \$1,087,966



CAP RATE 8.5%



LEASE TYPE Double Net (NN)



TERM REMAINING 3.75 Years

INVESTMENT HIGHLIGHTS

- 10 Year NN Lease Requiring Minimal Landlord Responsibilities
- Four (5 Yr) Options | 10% Rental Rate Increase at Each
- Located on a Hard Signalized Corner
- Two Points of Ingress and Egress
- 5,522 Vehicles Per Day on Amhurst Place
- Investment Credit Tenant | Standard & Poor's: 'BBB-'
- Ten Mile Population 50,587
- One Mile Average Household Income \$47,030
- Dollar Tree Out Positions Other Retailers in Market
- 0.4 Miles from Englewood Elementary School (600+ Students)

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$92,893	\$11.17
Gross Income	\$92,893	\$11.17
EXPENSE		PER SF
Reserve	\$416	\$0.05
Gross Expenses	\$416	\$0.05
NET OPERATING INCOME	\$92,477	\$11.12

PROPERTY SUMMARY

Year Built:	2013
Lot Size:	0.94 Acres
Building Size:	8,320 SF
Traffic Count:	5,522
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Modern Prototype
Parking Lot:	Concrete
Warranties	Construction
HVAC	Ground Mounted

LEASE SUMMARY

Tenant:	Dollar Tree
Lease Type:	Double Net (NN)
Primary Lease Term:	10 Years
Annual Rent:	\$92,893.08
Rent PSF:	\$11.17
Landlord Responsibilities:	Minimal
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Landlord
Lease Start Date:	10/1/2013
Lease Expiration Date:	9/30/2023
Lease Term Remaining:	3.75 Years
Rent Bumps:	10% at Each Option
Renewal Options:	4, 5-Year Options
Lease Guarantor:	Corporate
Lease Guarantor Strength:	BBB-
Tenant Website:	www.DollarTree.com



GROSS SALES:
\$22.82 BILLION



STORE COUNT:
15,000+

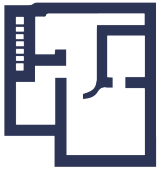


GUARANTOR:
DT CORP



S&P:
BBB-

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar Tree	8,320	10/1/2013	9/30/2023	\$92,893	100.0	\$11.17
Totals/Averages	8,320			\$92,894		\$11.17



TOTAL SF
8,320



TOTAL ANNUAL RENT
\$92,894



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$11.17



NUMBER OF TENANTS
1



OVERVIEW

Company:	Dollar Tree Stores, Inc.
Founded:	1986
Total Revenue:	\$22.82 Billion
Net Income:	\$1.714 Billion
Headquarters:	Chesapeake, Virginia
Website:	www.DollarTree.com

TENANT HIGHLIGHTS

- \$20+ Billion Market Capital in 2018
- Same Store Sales Increases 2.4% in 2018
- Ranked #136 on Fortune 500
- Recently Opened its 15,000th Store in the USA
- Boasts a Staggering Revenue Exceeding \$5.5 Billion

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
1-10	\$92,893	\$7,741	-	8.50%
Option 1	\$102,182	\$8,515	10%	9.34%
Option 2	\$112,400	\$9,367	10%	10.28%
Option 3	\$123,640	\$10,303	10%	11.31%
Option 4	\$136,004	\$11,334	10%	12.44%

DOLLAR TREE INFORMATION

Dollar Tree, Inc. operates discount retail stores in the United States and Canada. The company operates in 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. This segment operates under the Dollar Tree, Dollar Tree Canada, Deals, and Dollar Tree Deals brands, as well as 10 distribution centers in the United States and 2 in Canada, and a store support center in Chesapeake, Virginia. A Fortune 500 Company, Dollar Tree is headquartered in Chesapeake, Virginia and was founded in 1953. The name of the company Only \$1.00 was changed to Dollar Tree Stores in 1993 and, shortly thereafter, in 1995, the company went public with a market value of \$225 million. Today, Dollar Tree is a \$20+ billion dollar company and a premier operator in its industry.

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 FORTIS NET LEASE™



DOLLAR TREE

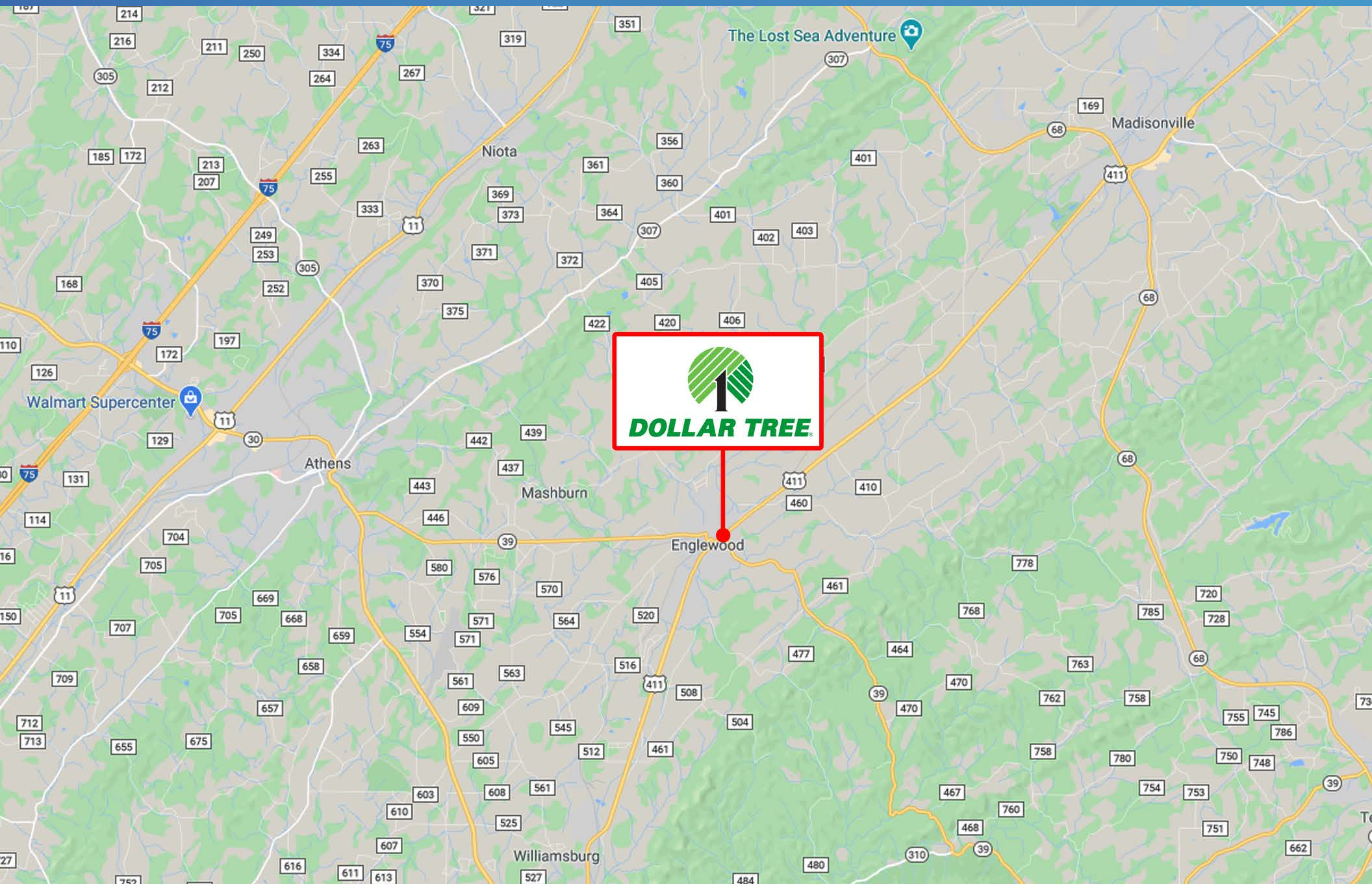
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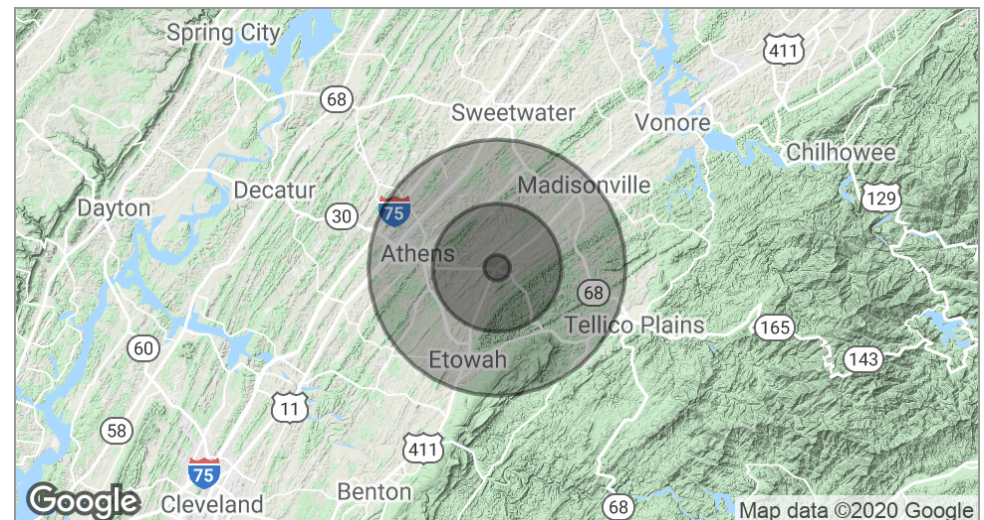


Englewood is a town in McMinn County, Tennessee. In 1857, businessman John Dixon established the Eureka Cotton Mills near what is now Englewood where they used regionally-grown cotton to produce yarn. The small mill community that developed around the mill became known as Eureka Mills. By 1875, Elisha Brient, a partner of Dixon, and several of Brient's relatives had acquired Eureka Cotton Mills, and in 1894 the Brients renamed the town of Eureka Mills "Englewood". The name was suggested by Nancy Chestnutt, a sister-in-law of James Brient, who thought the area resembled the English forests of the Robin Hood tales she had read about as a child.

In 1917, Chestnutt formed the Englewood Manufacturing Company, which built a hosiery mill at Englewood. Englewood grew to include housing for 300 workers, and had its own company stores, sawmill, and school. The tenement section associated with the Eureka Cotton Mill became known as "Yellow Top", the section associated with the hosiery mill became known as "Socktown", and the section associated with the flour mill was called "Onion Hill". Women worked at the mills in large numbers, mainly as weavers, while most supervisory positions were held by men.

During the Great Depression, the Englewood mills were forced to close, and many of the town's residents joined various federal work programs. During World War II, the Eureka Cotton Mill was refurbished by the United National Clothing Center, which made clothing for donations to wartorn countries. Several mills and factories established operations at Englewood over subsequent decades, but most had shut down by the late 1990s. The last of the Englewood mills, Allied Hosiery, closed its doors in 2008. The Englewood Textile Museum, near the corner of Niota Street and Main Street, interprets

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2018	3,348	7,822	50,587
Average Age	41.6	42.3	41.2
# Of Persons Per HH	2.5	2.5	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,334	3,055	20,382
Average HH Income	\$47,030	\$51,700	\$50,766
Median House Value	\$97,664	\$130,288	\$125,461
Consumer Spending (Thousands)	\$29,163	\$69,731	\$446,112





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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