



NEW CONSTRUCTION DOLLAR TREE

908 TRUMAN BLVD, CARUTHERSVILLE, MO 63830

REPRESENTATIVE STORE

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EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

ADAM BLUE

ELEVATE PROPERTY ADVISORS

MO #2014008174

7121 W. 79TH ST.

OVERLAND PARK, KS 66204

816.876.2511

INVESTMENT SUMMARY

List Price:	\$1,279,295
Current NOI:	\$88,911.00
Initial Cap Rate:	6.95%
Land Acreage:	1.13
Year Built	2020
Building Size:	9,990 SF
Price PSF:	\$128.06
Lease Type:	Double Net (NN)
Lease Term:	10 Years
Average CAP Rate:	6.95%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,990 SF Dollar Tree store located in Caruthersville, Missouri. The property is encumbered with a ten (10) year double net lease, leaving minimal landlord responsibilities. The lease contain five (5) year options to renew, each with \$0.50 PSF rent 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 Locust Avenue and N Truman Blvd. which sees 9,689 cars per day. The ten mile population includes 11,216 residents and the three mile average household income at \$40,445. These are ideal demographics for a Dollar Store.

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 6.95% cap rate based on NOI of \$88,911.



PRICE \$1,279,295



CAP RATE 6.95%



LEASE TYPE Double Net (NN)



TERM REMAINING 10 Years

INVESTMENT HIGHLIGHTS

- **Brand New Featuring Modern Prototype Construction**
- 10 Year NN Lease Requiring Minimal Landlord Responsibilities
- Five (5 Year) Options with \$0.50 PSF Rent Increase at Each
- **9,689 Vehicles Per Day on N Truman Blvd.**
- Investment Credit Tenant | Standard & Poor's: 'BBB-'
- Ten Mile Population 11,216
- Three Mile Average Household Income \$40,445
- Dollar Tree Out Positions Other Retailers in Market
- **1.4 Miles From Century Casino Caruthersville**
- **Located in Downtown Caruthersville Near Many National Retailers**

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$89,910.00	\$9.00
Gross Income	\$89,910.00	\$9.00
EXPENSE		PER SF
Reserve	\$999	\$0.10
Gross Expenses	\$999	\$0.10
NET OPERATING INCOME	\$88,911.00	\$8.90

PROPERTY SUMMARY

Year Built:	2020
Lot Size:	1.127 Acres
Building Size:	9,990 SF
Traffic Count:	9,689
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar Tree
Lease Type:	Double Net (NN)
Primary Lease Term:	10 Years
Annual Rent:	\$89,910.00
Rent PSF:	\$9.00
Landlord Responsibilities:	Minimal
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Landlord
Lease Start Date:	8/1/2020
Lease Expiration Date:	7/31/2030
Lease Term Remaining:	10 Years
Rent Bumps:	\$0.50 PSF Every 5 Years
Renewal Options:	Five (5 Year)
Lease Guarantor:	Dollar Tree Stores, Inc.
Lease Guarantor Strength:	BBB-
Tenant Website:	www.DollarTree.com



GROSS SALES:
\$22.82 BIL



STORE COUNT:
15,000+

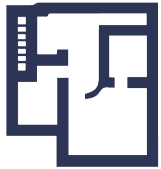


GUARANTOR:
DT CORP



S&P:
BBB-

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar Tree	9,990	8/1/2020	7/31/2030	\$89,910	100.0	\$9.00
			Option 1	\$94,905		\$9.50
			Option 2	\$99,900		\$10.00
			Option 3	\$104,895		\$10.50
			Option 4	\$109,890		\$11.00
			Option 5	\$114,885		\$11.50
Totals/Averages	9,990			\$89,910.00		\$9.00



TOTAL SF
9,990



TOTAL ANNUAL RENT
\$89,910



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$9.00



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

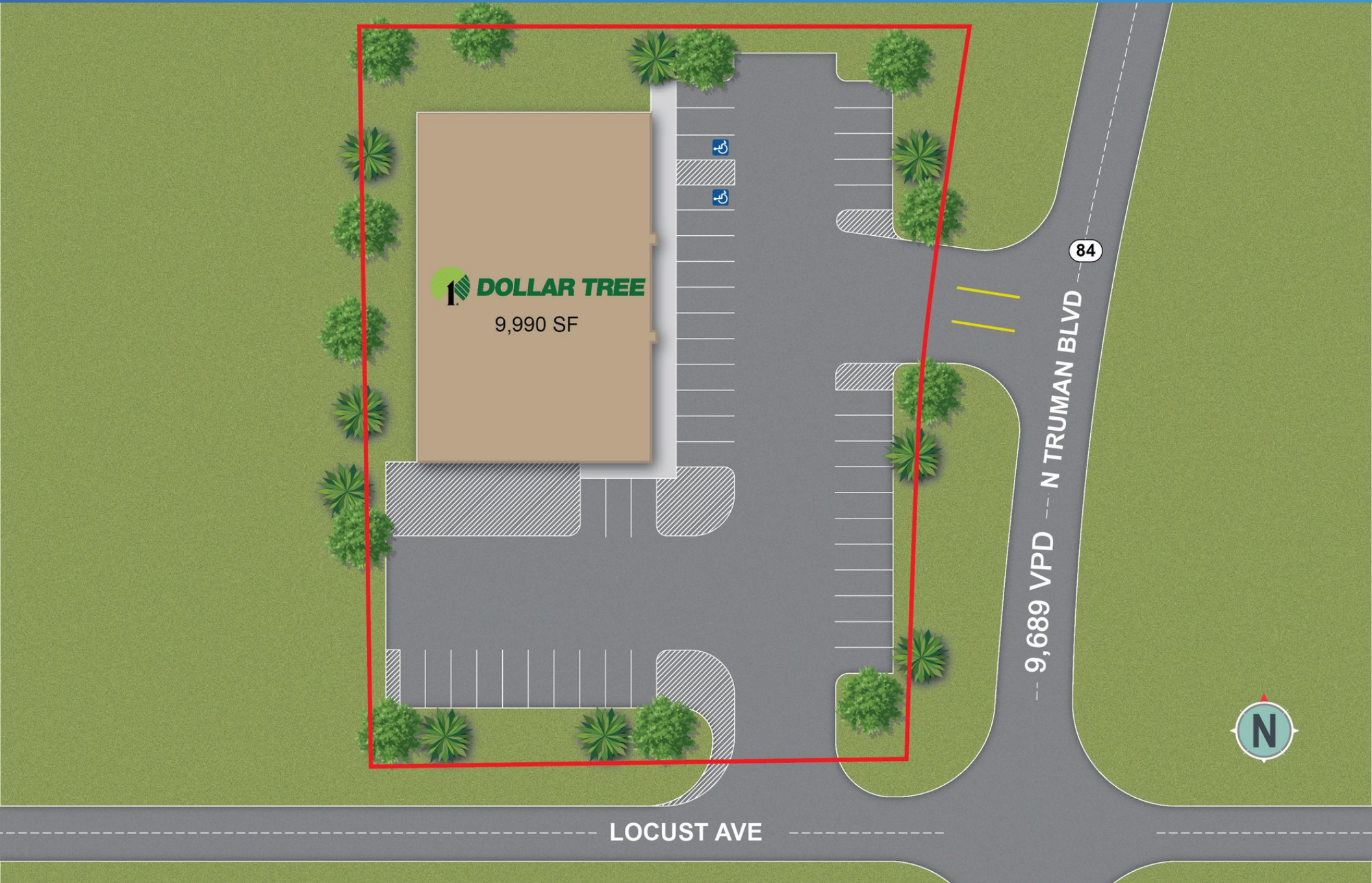
RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
1-10	\$89,910	\$7,492.50	-	7.03%
Option 1	\$94,905	\$7,908.75	\$0.50 PSF	7.42%
Option 2	\$99,900	\$8,325.00	\$0.50 PSF	7.81%
Option 3	\$104,895	\$8,741.25	\$0.50 PSF	8.20%
Option 4	\$109,890	\$9,157.50	\$0.50 PSF	8.59%
Option 5	\$114,885	\$9,573.75	\$0.50 PSF	8.98%

COMPANY PROFILE

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.



PROXIMITY TO LOCAL ATTRACTIONS



104 Miles
Memphis
Int'l Airport



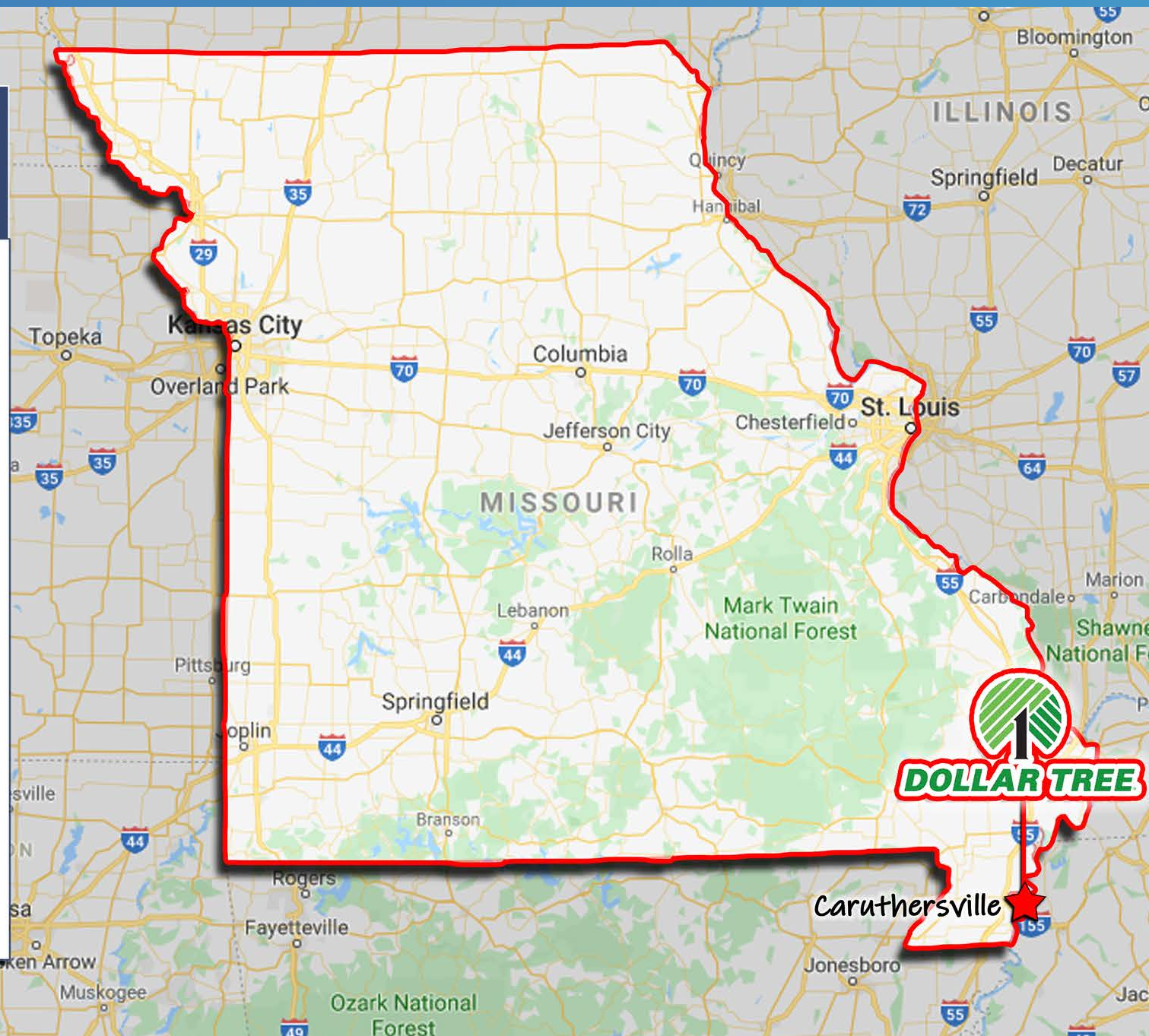
196 Miles
St. Louis,
MO



94 Miles
Memphis,
TN



24 Miles
Southeast
MO State
University



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Located in Pemiscot County on the banks of the mighty Mississippi River, Caruthersville is a small community with a big heart. The city takes great pride in tradition, community and family. They believe in looking toward the future but also in maintaining the past. Their rich history as the county seat and their river heritage combine to offer the best in a small town, rural lifestyle.

Small enough to provide families with a safe environment for our children, but large enough to offer plenty to do, from sports to theater, there is something for everyone in Caruthersville. When visiting Caruthersville for the first time, you'll find out what everyone else already knows; one visit to Caruthersville is never enough.

Major resources for the Caruthersville area include commerce supplied by the Mississippi river barge and transport industry as well as agriculture which accounts for 60% of the local economy. Large portions of the cash crops grown in the area, rice, soy beans and cotton are sent through the Mississippi River transportation industry to distribution points along the Mississippi delta region. There is now a riverboat casino in Caruthersville which has revived the local economy and provided a new source of tourist revenue.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2018	5,762	6,869	11,216
Average Age	37.3	38.3	38.0
# Of Persons Per HH	2.5	2.4	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,299	2,768	4,539
Average HH Income	\$40,445	\$43,800	\$42,777
Median House Value	\$81,942	\$80,573	\$75,981
Consumer Spending (Thousands)	\$41,046	\$51,639	\$82,902





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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