



FAMILY DOLLAR

ACTUAL STORE

3981 OH STATE ROAD 56, NEW MARSHFIELD, OH 45766

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410

fortisnetlease.com

KYLE CARSON
SENIOR DIRECTOR
D: 248.419.3271

KCARSON@FORTISNETLEASE.COM

DISCLOSURE :

All materials and information received or derived from Fortis Net Lease (hereinafter collectively referred to as “FNL”), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by FNL its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters.

Neither FNL its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. FNL will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FNL makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FNL does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

EXCLUSIVELY LISTED BY:

KYLE CARSON

SENIOR DIRECTOR

D: 248.419.3271

KCARSON@FORTISNETLEASE.COM

STATE BROKER OF RECORD:

MICHAEL J. FENNESSY

DIETZ COMMERCIAL

OH #2013001375

36400 WOODWARD

BLOOMFIELD HILLS, MI 48304

248.646.7722

INVESTMENT SUMMARY

List Price:	\$1,216,742
Current NOI:	\$94,297.50
Initial Cap Rate:	7.75%
Land Acreage:	+/- 1.0
Year Built	2019
Building Size:	9,180 SF
Price PSF:	\$132.54
Lease Type:	Double Net (NN)
Lease Term:	10 Years
Average CAP Rate:	7.75%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,180 SF. freestanding Family Dollar store located in New Marshfield, Ohio. The property is secured with a 10 year Double Net (NN) Lease containing Six (Five Year) Options to renew, each with a \$4,590 rental rate increase. The lease is corporately guaranteed by Dollar Tree Stores, Inc. which holds a credit rating of "BBB-", which is classified as Investment Grade. The store is currently open & operating.

This Family Dollar is easily accessible with two points of egress and ingress and also highly visible as it is strategically positioned on the corner of Steinmeyer Road and OH State Road. The ten mile population from the site is 58,056 while the three mile average household income is \$47,271 per year, making this location ideal for a Family Dollar. This area is experiencing great growth with the three mile population growth rate at 14.02%. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a "passive" investor to attain the fee simple ownership of a Family Dollar. 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 7.75% cap rate based on NOI of \$94,297.50.



PRICE \$1,216,742



CAP RATE 7.75%



LEASE TYPE Double Net (NN)



TERM REMAINING 9.5 Years

INVESTMENT HIGHLIGHTS

- Double Net (NN) Lease | Minimal Landlord Responsibilities
- 2 Points of Ingress & Egress
- 6 (5 Year) Options to Renew | \$4,590 Increase at Each
- Three Mile Household Income \$47,271
- Ten Mile Population 58,056
- Three Mile Population Growth Rate 14.02%
- Corporate Guarantee with "BBB-" Credit Rating
- No Competition Within 7 Mile Radius
- Only 7 Miles From Athens, OH - Home of Ohio University

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$95,250.00	\$10.38
Gross Income	\$95,250.00	\$10.38
EXPENSE		PER SF
Reserve	\$952	\$0.10
Gross Expenses	\$952	\$0.10
NET OPERATING INCOME	\$94,297.50	\$10.27

PROPERTY SUMMARY

Year Built:	2019
Lot Size:	+/- 1.0 Acre
Building Size:	9,180 SF
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Concrete
# of Parking Spaces	33
Warranties	Construction
HVAC	Ground Mounted

LEASE SUMMARY

Tenant:	Family Dollar
Lease Type:	Double Net (NN)
Primary Lease Term:	10 Years
Annual Rent:	\$95,250
Rent PSF:	\$103.73
Landlord Responsibilities:	Roof, Structure & Parking Lot
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	10/1/2019
Lease Expiration Date:	9/30/2029
Lease Term Remaining:	9.5 Years
Rent Bumps:	\$4,590 at Each Option
Renewal Options:	Six (5 Year)
Lease Guarantor:	Dollar Tree Stores, Inc.
Lease Guarantor Strength:	BBB-
Tenant Website:	www.FamilyDollar.com



GROSS SALES:
\$10.7 BILLION



STORE COUNT:
8,000+



GUARANTOR:
DOLLAR TREE

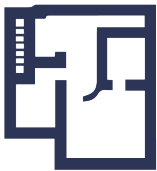


S&P:
BBB-

FAMILY DOLLAR

3981 OH STATE ROAD 56, NEW MARSHFIELD, OH 45766

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Family Dollar	9,180	10/1/2019	9/30/2029	\$95,250	100.0	\$10.37
Totals/Averages	9,180			\$952,250.58		\$ 103.73



TOTAL SF
9,180



TOTAL ANNUAL RENT
\$95,250



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$ 10.37



NUMBER OF TENANTS
1



OVERVIEW

Company:	Family Dollar
Founded:	1959
Total Revenue:	\$10.7 Billion
Net Income:	\$284.5 Million
Net Worth:	\$9.5 Billion
Headquarters:	Matthews, North Carolina
Website:	www.FamilyDollar.com

TENANT HIGHLIGHTS

- Publicly traded on NASDAQ Ticker symbol: DLTR
- Company Vision: "The best small-format value and convenience retailer serving the needs of customer in the neighborhoods we serve."
- Operates in 44 States with Over 8,000 Store Locations
- Ranked #134 on Fortune 500
- "Strong Grade" S&P Rating of BBBTENANT

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
1-10	\$95,250	\$7,937.00	-
Option 1	\$99,840	\$8,320.00	\$4,590
Option 2	\$104,430	\$8,702.50	\$4,590
Option 3	\$109,020	\$9,085.00	\$4,590
Option 4	\$113,610	\$9,467.50	\$4,590
Option 5	\$118,200	\$9,850.00	\$4,590
Option 6	\$122,790	\$10,232.50	\$4,590

COMPANY BACKGROUND

Family Dollar was founded in 1959 by Leon Levine, a 21-year-old entrepreneur. 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 1960's, the store company was largely a southern United States operation. By 1969, there were fifty stores in Charlotte alone.

In addition to offering quality merchandise at low prices, Family Dollar is committed to the communities they service by supporting the non-profit organizations that seek to improve the quality of life for our customers and team members. Through a grass-roots approach to giving, the FamilyHope Community Foundation aids to give back to organizations that help local families in need.

On July 28, 2014, Dollar Tree announced that it would acquire Family Dollar for \$74.50 per share, a deal valuing Family Dollar at \$8.5 billion, and that Dollar Tree would also assume \$1 billion in debt currently owed by Family Dollar, for a total of \$9.5 billion. Headquartered in Chesapeake, VA, Dollar Tree is the largest and most successful single-price-point retailer in North America, operating thousands of stores across 48 contiguous U.S. states and five Canadian provinces, supported by a solid and scalable logistics network.

FAMILY DOLLAR

3981 OH STATE ROAD 56, NEW MARSHFIELD, OH 45766

 FORTIS NET LEASE™

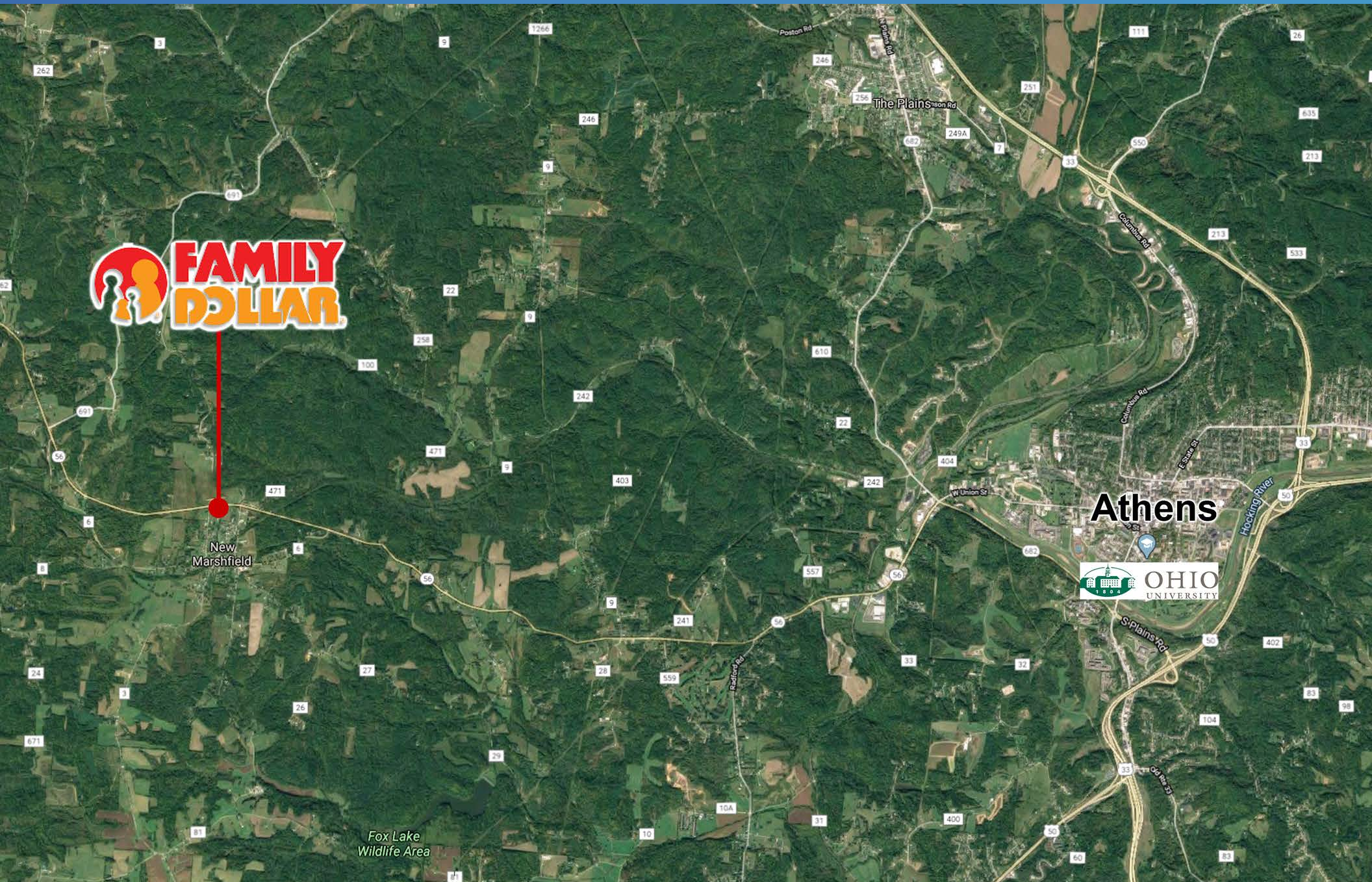


FAMILY DOLLAR

3981 OH STATE ROAD 56, NEW MARSHFIELD, OH 45766

 FORTIS NET LEASE™

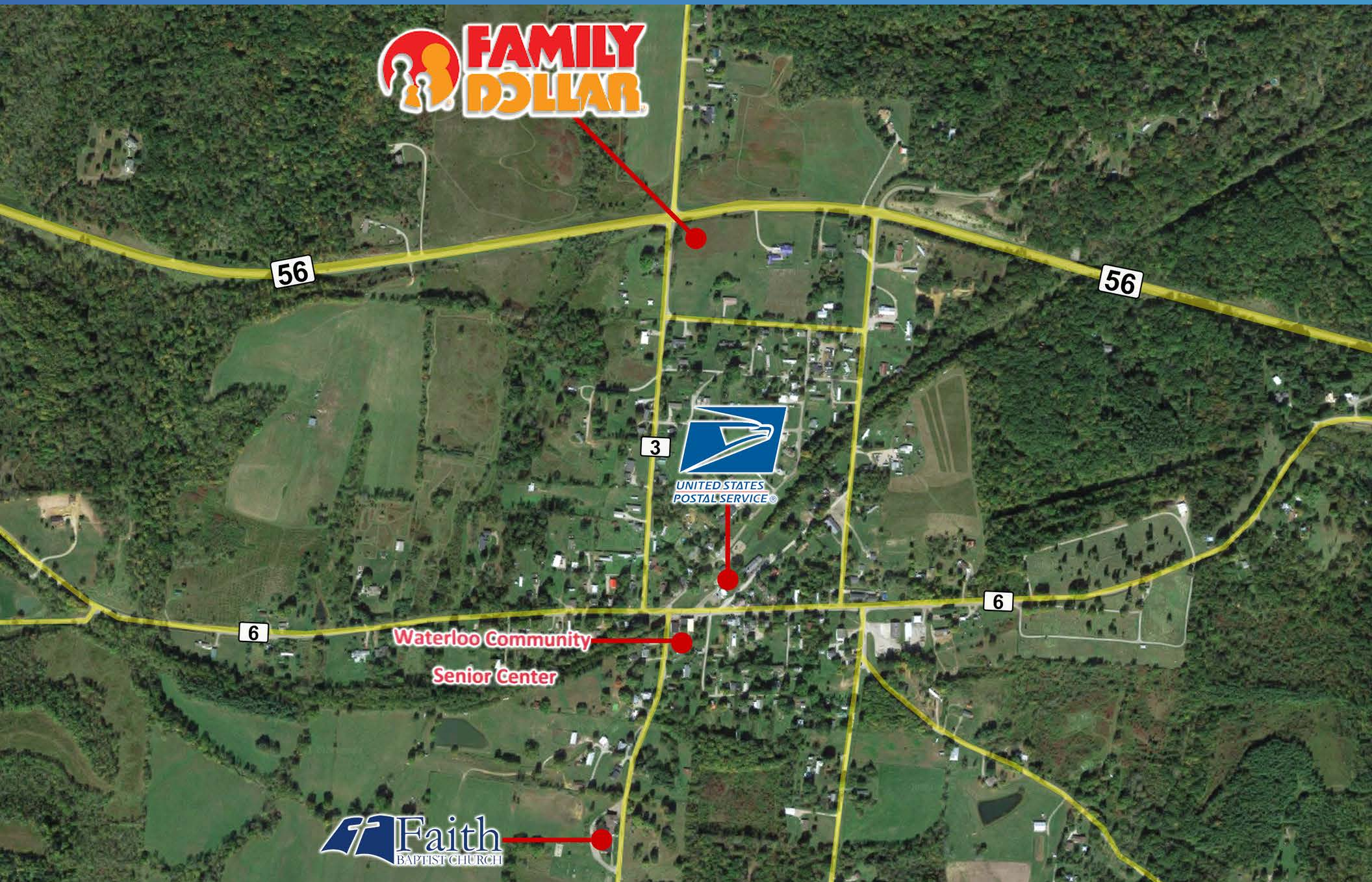




FAMILY DOLLAR

3981 OH STATE ROAD 56, NEW MARSHFIELD, OH 45766

 FORTIS NET LEASE™



FAMILY DOLLAR

3981 OH STATE ROAD 56, NEW MARSHFIELD, OH 45766

 FORTIS NET LEASE™





New Marshfield is a census-designated place in central Waterloo Township, Athens County, Ohio. Although it is unincorporated, it has a post office, with the ZIP code of 45766. It is located along State Route 56 west of the county seat of Athens.

Waterloo Township is one of the fourteen townships of Athens County. It was organized in 1826, but the first settlements here were made in 1806. Moses Hewitt was the first settler. The first mill was on Margaret's Creek, the owner was John Hewitt. The first grist and sawmill was erected by Joseph Brookson, and when worn out a new sawmill was built by Nelson Hewitt.

Athens County was formed in 1805 from Washington County. Because the original state university (Ohio University) was founded there in 1804, the town and the county were named for the ancient center of learning, Athens, Greece.

Athens County comprises the Athens, OH Micropolitan Statistical Area.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2018	4,635	10,877	58,056
Total Population 2023	5,285	11,646	59,380
Population Growth Rate	14.02%	7.07%	2.28%
Average Age	41.5	40.1	34.9
# Of Persons Per HH	2.4	2.4	2.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,934	4,325	20,581
Average HH Income	\$47,271	\$58,943	\$57,587
Median House Value	\$111,628	\$121,954	\$118,417
Consumer Spending (Thousands)	\$42,796	\$101,007	\$455,182





TOTAL SALES VOLUME

\$6B

PROPERTIES SOLD

3,000+

BROKER & BUYER REACH

345K

STATES SOLD IN

43

Click to Meet Team Fortis

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410

fortisnetlease.com

EXCLUSIVELY LISTED BY:

KYLE CARSON

SENIOR DIRECTOR

D: 248.419.3271

KCARSON@FORTISNETLEASE.COM