

Family Dollar - Single Tenant NNN  
*\$1,400,000 (Includes \$200,000 for excess 1.8+/- acres)*  
10404 McCorkle Ave. Marmet, WV 25315



Actual Photo

10 Year Corporate Guarantee  
New Relocation Store - Former Rite Aid  
6.75% CAP, Plus Extra Land.

Robert Crider  
BD Holdings, Inc.  
[rcrider@bdholdings.com](mailto:rcrider@bdholdings.com)  
(760) 809 - 4055 Lic # 01158595

Quintie Smith  
REALCORP  
[insv@aol.com](mailto:insv@aol.com)  
(304) 840 - 4781 Lic #0028964

# Confidentiality & Disclosure Agreement

This Offering Memorandum (“OM”) contains select information pertaining to the business and affairs of **Family Dollar at 10404 McCorkle Ave in Marmet, WV 25315** (“Property”). It has been prepared by BD Holdings, Inc. This OM may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this OM is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or BD Holdings, Inc. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this OM or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without the reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this OM for the Property, you agree:

- The OM and its contents are confidential,
- You will hold it and treat it in the strictest of confidence; and
- You will not, directly or indirectly, disclose or permit anyone to disclose this OM or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and BD Holdings, Inc. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the “Property” and to terminate discussions with any person or entity reviewing this “OM” or make an offer to purchase the “Property” unless and until a written agreement for the purchase and sale of the “Property”.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this OM.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or BD Holdings, Inc. or their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This OM shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs or the Property since the date of this Memorandum.

# Executive Summary

10404 McCorkle Ave Marmet, WV 25313

- **PRICE:** \$1,400,000 (Includes \$200k for excess Land)
- **GUARANTEE:** FAMILY DOLLAR STORES, INC.
- **RENT INCREASES:** Every Five Years and Options
- **CAP RATE:** 6.75%
- **NOI:** \$80,976
- **\$/SF BLDG:** \$120.69
- **\$/SF LAND:** \$8.38
- **LEASE TERM:** 10 years
- **OPTIONS:** 4 – 5 year
- **YEAR BUILT:** 1997
- **LAND AREA:** +/- 3.83 AC/167,009 SF
- **BUILDING:** +/- 11,600 SF
- **PARKING:** 62 spaces w/2 handicap spaces
- **PARCEL NUMBER:** 0097-0001-0000
- **ACCESS:** Signalized Intersection. Two curb cuts with ingress & egress.
- **RELOCATION STORE:** Former Rite Aid

Actual Photo

# PROPERTY HIGHLIGHTS

- FAMILY DOLLAR HAS EXECUTED A NEW 10 YEAR LEASE WITH A CORPORATE GUARANTEE. RENT COMMENCEMENT AS OF OCTOBER 1, 2020. TERM EXPIRES SEPTEMBER 30, 2030. THE LEASE INCLUDES RENT INCREASES EVERY 5 YEARS INCLUDING OPTIONS.
- FAMILY DOLLAR HAS INVESTED OVER \$200,000+ ON TENANT IMPROVEMENTS AND THE LANDLORD HAS INVESTED OVER \$125,000 ON TP'S & COMMISSIONS, AND LANDLORD IMPROVEMENTS FOR FAMILY DOLLAR. THE RECENT INVESTMENT INTO THE PROPERTY IS OVER \$300,000 PLUS FIXTURES AND EQUIPMENT OR 25%+ OF THE BUILDING PRICE.
- MAJOR IMPROVEMENTS: THE ROOF WAS REPLACED IN 2016 AND TUNED UP 2020; PARKING LOT WAS REPAIRED, RESEALED AND STRIPED IN 2019; BUILDING PAINTED 2020; NEW DROP CEILING 2020.
- FAMILY DOLLAR HAS BEEN SERVING MARMET AND ITS SURROUNDING AREA FOR 10+ YEARS, AND RELOCATED TO A MORE PROMINENT LOCATION WITH INTERSTATE 64 VISIBILITY, AMPLE PARKING, DIRECT FREEWAY ACCESS, AND DIRECTLY ACROSS FROM KROGER.
- EXCESS LAND HAS INTERSTATE 64 EXPOSURE AND ACCESS, IDEAL FOR A QSR WITH DRIVE-THROUGH.



# Financial Analysis

**Purchase Price:** \$1,400,000  
**Capitalization Rate:** 6.75%  
**Approximate Rentable (SF):** 11,600

*Notes: The price for the excess land offered is \$200,000 which is included in the purchase price. The cap rate is based off of a \$1,200,000 building price. The scheduled CAP rate increases are based on the same building price.*

## Rental Income: 2020

Base Rent	100%	\$82,476
NNN Reimbursed Expenses	100%	NNN
Total Income:		\$82,476
Gross Operating Income		\$82,476
Reserves *		\$1,500
Management		NNN
Net Operating Income	6.75%	<u>\$80,976</u>

\*Expense stop on CAM at \$13,920 the first year. CAM reimbursement not to exceed 105% of the prior year in succeeding years. Tenant pays all utilities and services, Property Taxes and Property Insurance and a 10% of CAM admin fee. Landlord responsible for Roof and Parking Lot maintenance. Snow removal excluded from cap on CAM. Landlord pays \$91 annually for Liability Insurance, with \$2.0 million coverage for each occurrence.

## Rent Roll

Term Start	Term End	Monthly Rent	Annual Rent	Mo. Rent/SF	Cap Rate Increase
10/1/2020	9/30/2025	\$6,873.00	\$82,476	\$0.59	
10/1/2025	9/30/2030	\$7,356.34	\$88,276	\$0.63	7.23%
Options					
10/1/2030	9/30/2035	\$7,839.67	\$94,076	\$0.68	7.71%
10/1/2035	9/30/2040	\$8,323.00	\$99,876	\$0.72	8.20%
10/1/2040	9/30/2045	\$8,806.33	\$105,677	\$0.76	8.68%
10/1/2045	9/30/2050	\$9,289.67	\$111,476	\$0.80	9.16%

# Tenant Profile



48  
States



14,800  
Combined Locations



5 Provinces in  
Canada



193,000  
Associates



2019 Est. Corp. Sales:  
\$24.1 billion

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NYSE: "DLTR" | 2019 Revenue: \$24.09 billion | Market Cap: \$21.99 billion

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Family Dollar was acquired by Dollar Tree in 2015 for an estimated \$10 billion. The combined operations now have more than 15,000+ stores in 48 states as well as five provinces in Canada. Sales were a reported \$24 billion in 2019 between Dollar Tree and Family Dollar.

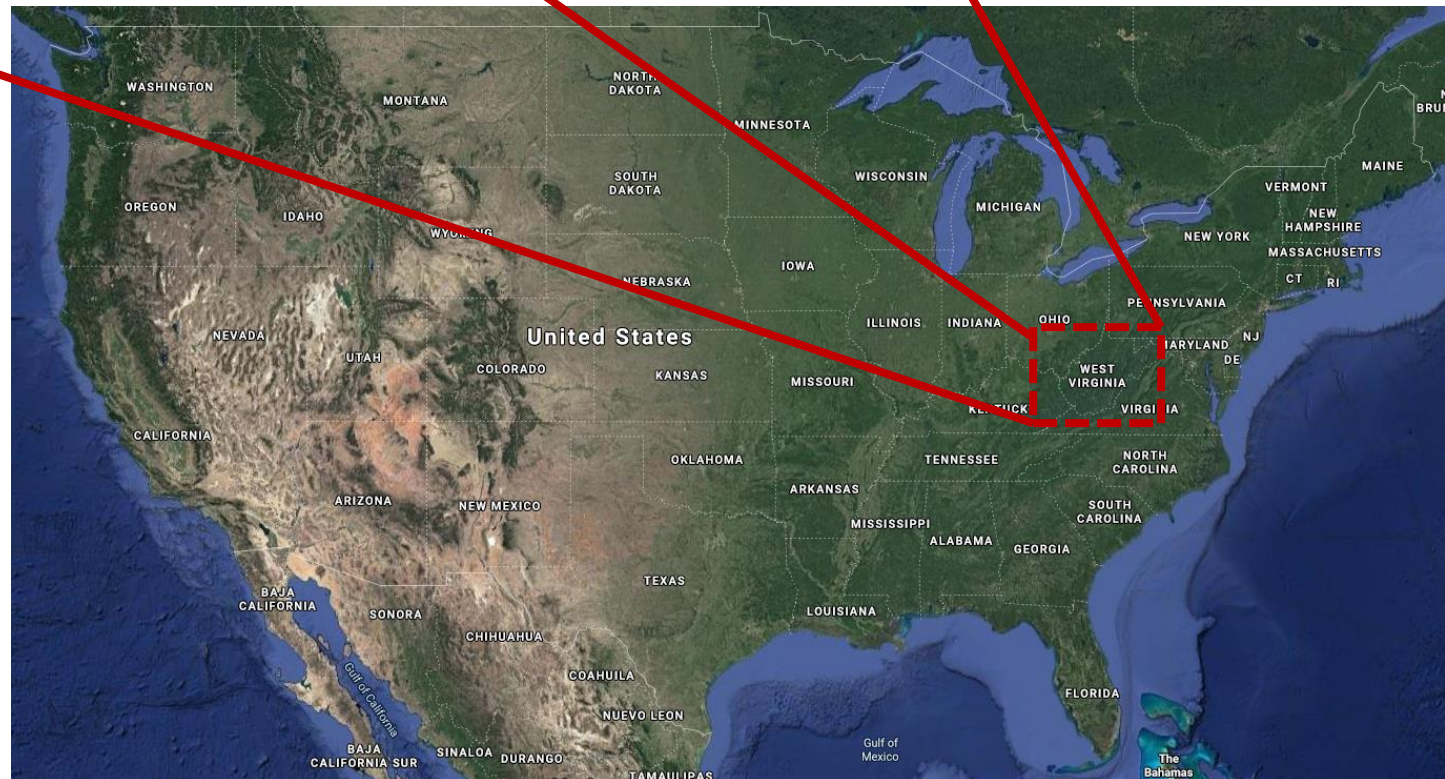
Dollar Tree is a publicly traded company with 193,000 associates. The company was founded in Virginia over 60 years ago and today is a Fortune 200 company that continues to expand its operating efforts.

Family Dollar offers a wide range of products from household cleaners to brand name foods, health and beauty products, and clothing all at low everyday prices. Family Dollar offers many of the products below \$10. As shoppers enter their neighborhood Family Dollar, they'll find great values on the name brands they trust in a clean, well-organized store staffed with friendly team members who are members of the local community. The average size of a Family Dollar store is approximately 7,000 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small town, as well as in large urban neighborhoods. Within these markets, the stores are located in shopping centers or as free-standing building and all are convenient to the Company's customer base.



# MAPS

*U.S. and State*







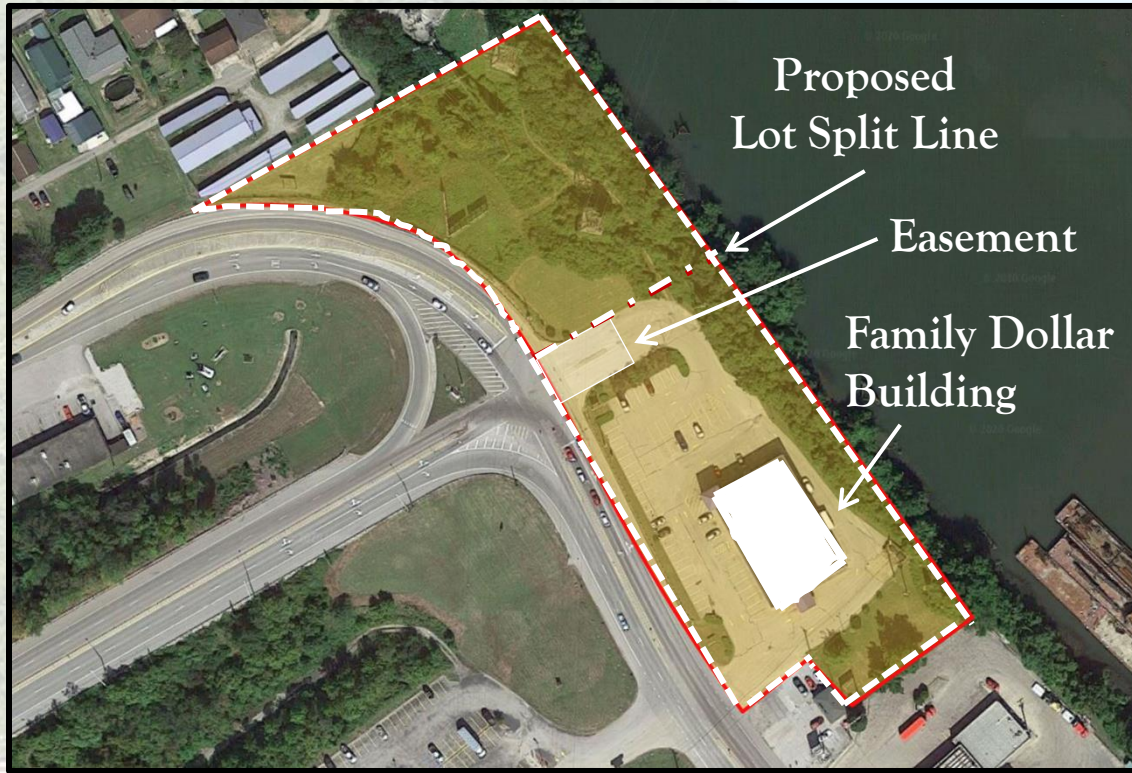
12 miles to Charleston  
(15 min drive)  
20 miles to WVSU (25 min drive)  
2019 Estimated Population of  
Charleston *(via U.S. Census Bureau):*  
46,536  
Highway 64 AADT 2019:  
34,000



10404 McCorkle Avenue



# Proposed Parcel Split



Land AC/SF: 3.83/167,009

Bldg SF: 11,600

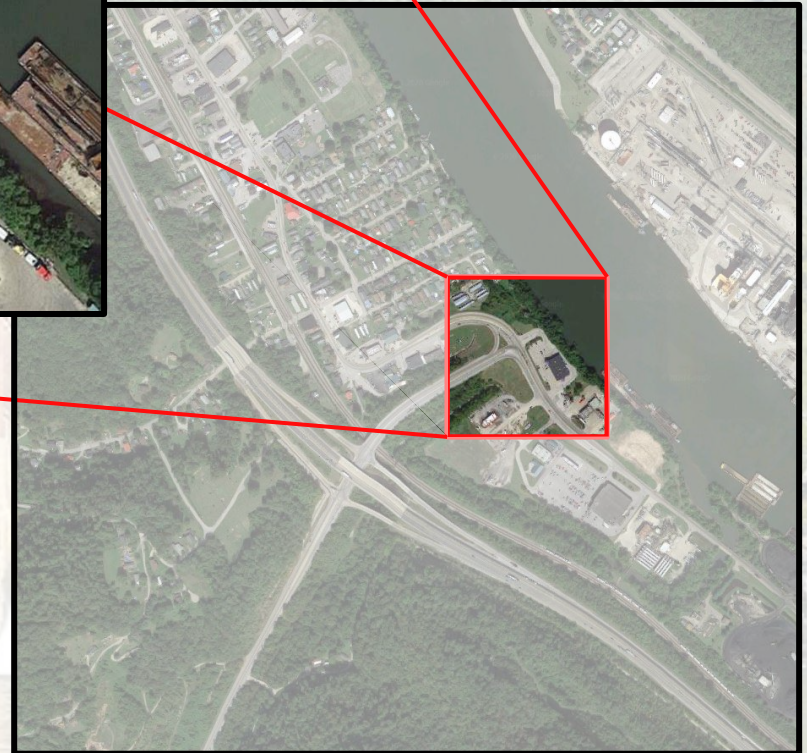
APN: 0097-0001-0000

Proposed Lot Split

Family Dollar: Approx. 2 Acres

Extra Land: Approx. 1.83 Acres

*\*All outlines are approximate and buyer must verify on its own*





**VICINITY MAP**  
MAMMET, WEST VIRGINIA

**LOCATION / SITE MAP**

**LEGEND:**

- RIVER BANK ACCESS EASEMENT EXISTING BILLBOARD BILLBOARD
- RIVER BANK EASEMENT

**NOTE:**  
THIS SITE IS SUBJECT TO VARIOUS RELOCATION ARRANGEMENTS AND/OR PERMISSION FOR USE OF MULTIPLE EASEMENTS OR RIGHTS-OF-WAY.  
FINAL PLAN MAY DIFFER DUE TO GRADING REQUIREMENTS.

**CONCEPTUAL PLAN**

**RANDOLPH ENGINEERING**  
441 EAST VALLEY ROAD SUITE 100 LENOIR, NC 28640  
OFFICE 919.750.4227 FAX 919.750.4228

**CONCEPTUAL SITE PLAN FOR W MARKET LLC CITY OF MAMMET WEST VIRGINIA**

CONCEPTUAL SITE PLAN  
FOR WV MARKET, LLC  
CITY OF MARMET  
WEST VIRGINIA

**RANDOLPH**  
ENGINEERING

DATE	TIME
C	1
NAME	
ADDRESS	



# Local Economy

According to World Atlas, of the 55 total counties in West Virginia, 53 have coal deposits. West Virginia is known for its abundance of natural resources, making it the second largest producer of coal behind Wyoming.

Directly across from the subject property is a Lucite International plant. Lucite International is an acrylic based manufacturer that is now owned by the Mitsubishi Chemical Corporation. Chemical Manufacturing as well as Mining are two of the main economic drivers in the area surrounding Marmet as well as throughout the state of West Virginia. In Charleston the Major employers are the hospitals and healthcare industry with CAMC Health System & Thomas Memorial Hospital, with about 10,000 employees. CAMC is the only kidney transplant center in West Virginia.



A Group Company of  MITSUBISHI CHEMICAL



# Contact Information

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BD Holdings, Inc.  
*Shopping Center Investment Sales Specialists*

1125 Camino Del Mar Ste. D  
Del Mar, CA 92014

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Robert Crider

(760) 809 - 4055

[rcrider@bdholdings.com](mailto:rcrider@bdholdings.com)

DRE #01158595

Quintie Smith

(304) 840 - 4781

[insv@aol.com](mailto:insv@aol.com)

Lic# 0028964

RealCorp