

7.69% CAP RATE FAMILY DOLLAR HAMPTON GA

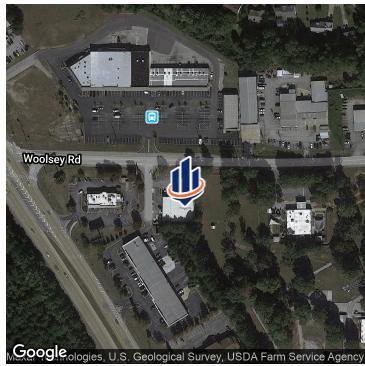
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93 WOOSLEY ROAD HAMPTON, GA 30228

Matthew Levin, CCIM Senior Advisor 770.209.1700 levinm@svn.com

Property Summary





OFFERING SUMMARY

Sale Price:	\$975,000
Price / SF:	\$122 SF
Cap Rate:	7.69%
Lease Type:	NN
Building Size:	8,000 SF
Parcel Size:	0.77 acres
Zoning:	C1 Commercial

PROPERTY OVERVIEW

Family Dollar Stores, Inc. was acquired by Dollar Tree in 2015. The combined company has over 15,000 stores in 48 states. Dollar Tree gross sales in 2019 were \$23.6 billion an increase from \$22.8 billion the prior year. 2019 net income was \$827 million. Family Dollar sells merchandise in core categories: health and beauty aids, packaged food and refrigerated products, home cleaning supplies, and seasonal goods.

The Family Dollar of Hampton, Georgia offers an investor a credit tenant leased property with little management responsibility. The 0.77 acre parcel is improved with an 8,000 square foot retail store of steel and brick construction completed in 2004. The initial ten year NN lease is in the second of four 5-year renewal periods with a current term through June 30, 2024. In addition to rent, the tenant pays a monthly estimate for taxes and insurance with a once per year settle up. The tenant maintains the grounds and parking lot in lieu of paying a CAM charge. The landlord is responsible for repairs to the roof, structure, parking lot and HVAC repairs in excess of \$1,000 per lease year.

Hampton is located 25 miles south of Atlanta in Henry County and is best known for the Atlanta Motor Speedway (AMS), located 3 minutes from the property. AMS is a world class NASCAR race track and year-round multipurpose event facility on more than 840 acres.

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Rent Roll & Lease Summary

Tenant	Sq Ft	Term		Rent Period	Rent Annual/ Monthly	Monthly Ins. Reimb/ Tax Reimb.	Base Rent \$ Sq Ft	Notes
Family Dollar	8,000	7/1/2004 - 6/30)/2014	7/1/2004-6/30/2014 Percentage rent:	\$66,000/\$5,500 3% over \$2,200,000		\$8.25	Original lease
			Option 1	7/1/2014-6/30/2019 Percentage rent:	\$72,600/\$6,050 3% over \$2,420,000		\$9.08	Original lease
			Option 2	7/1/2019-6/30/2024 Percentage rent:	\$75,000/\$6,500 3% over \$2,250,000	\$97.55/\$723.06	\$9.38	Lease amend #2
			Option 3	7/1/2024-6/30/2029 Percentage rent:	\$87,846/\$7,320.50 3% over \$2,928,200		\$10.98	Original lease
			Option 4	7/1/2029-6/30/2034 Percentage rent:	\$96,630/\$8,052.50 3% over \$3,321,010		\$12.07	Original lease
	nce reimbur: mbursemen			nium is \$1,623.50 yr / les s were \$9,405.94 less \$8,				
Renew	/al		Lease rer	news unless tenant pro	ovides 60 days' notice	e prior to lease ter	mination	(lease section #6).
Taxes			Paid mon	thly by tenant to land	lord, then once per y	ear settle up. (lea	se sectior	1 #13)
Insura	nce		Casualty ins. paid monthly by tenant to landlord, then once per year settle up. (lease section 11.d)					
Parkin	g Lot & Sto	orm Retention	Maintained by landlord and not reimbursed by tenant. (lease section #12)					
Groun	ds & Lands	scaping	Maintained by tenant. (lease section #12)					
Repair	s		Landlord	responsible for roof, s	structure, canopy, gut	tters, downspouts	& parkin	g lot. (lease section #12)
HVAC	Repairs		Landlord	pays for HVAC repairs	over \$1,000 per leas	e year. (lease sect	ion #12)	
Trash			100% pai	d by tenant. (lease sec	ction #12)			

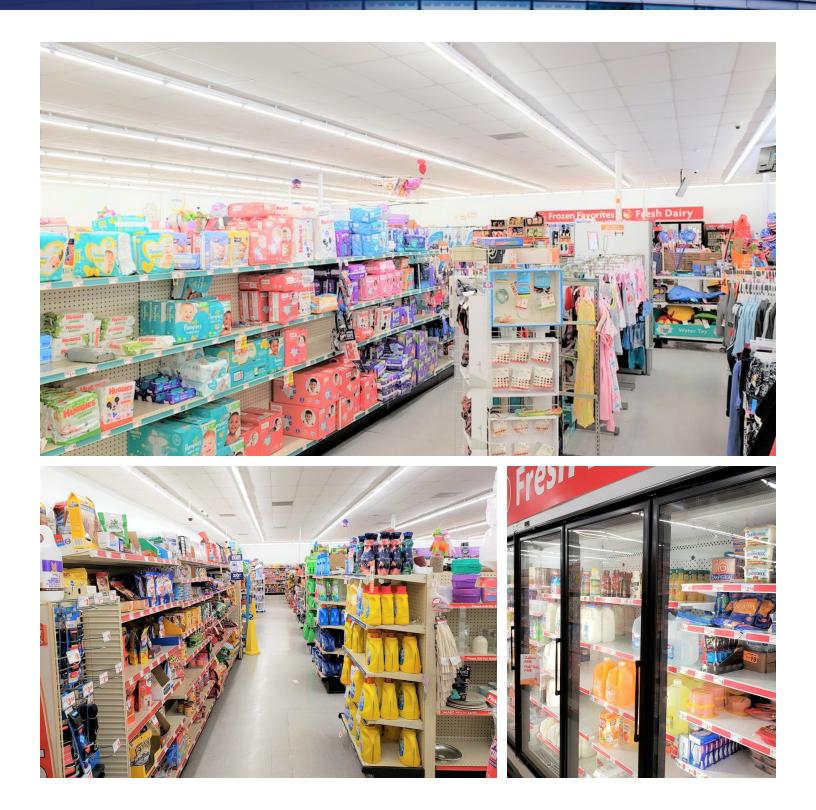
Additional Photos



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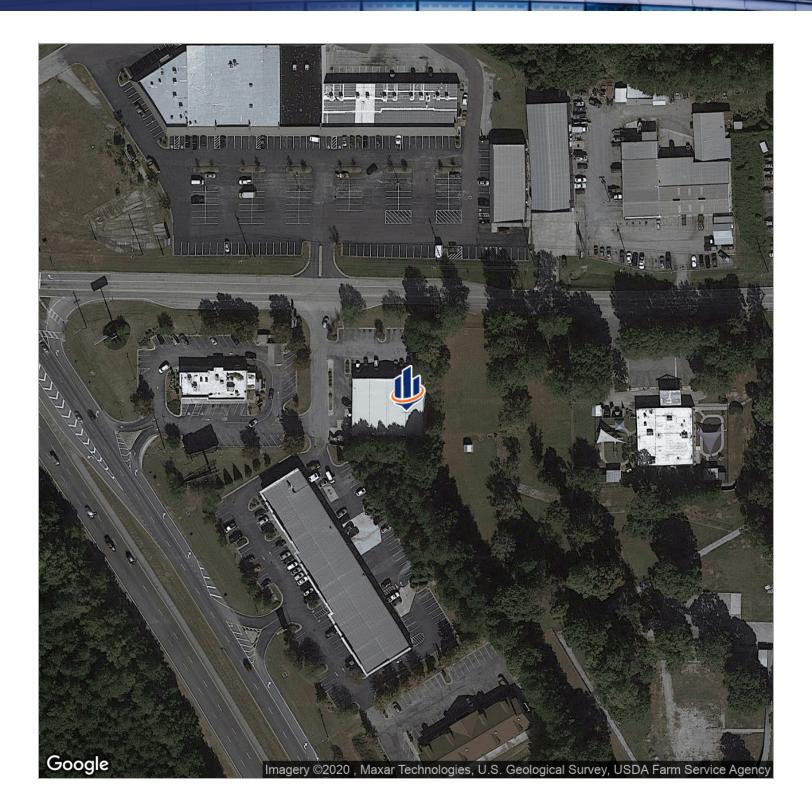
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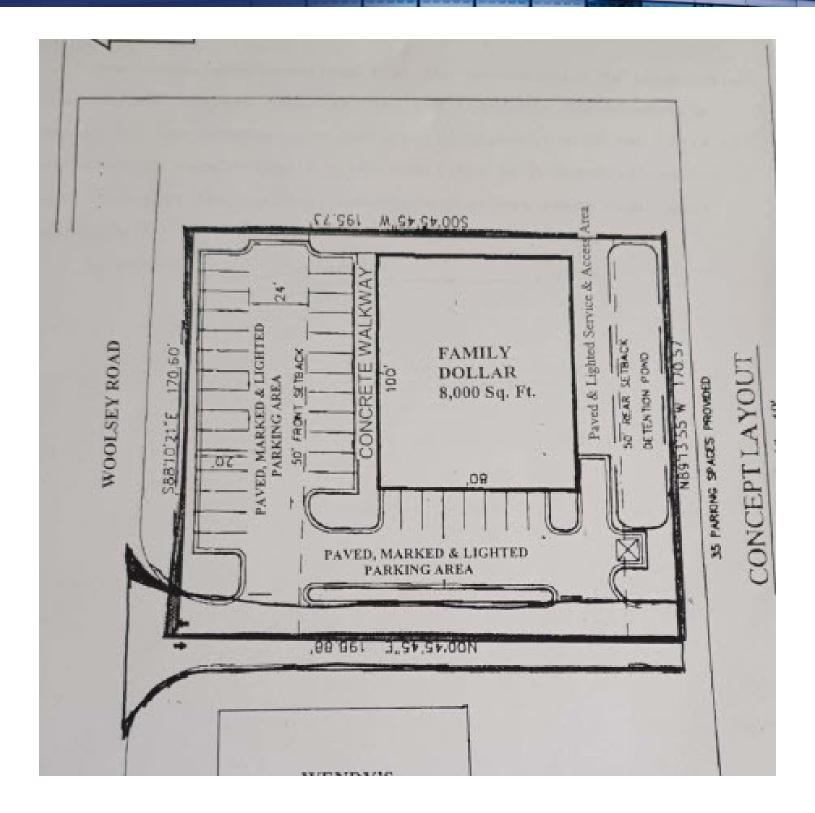
Aerial Map



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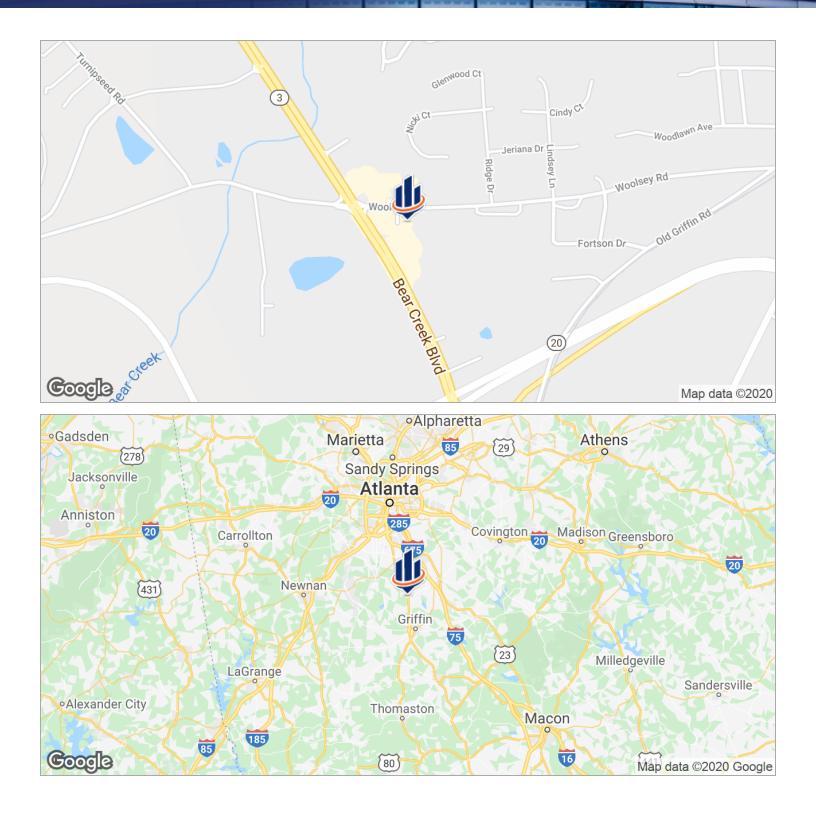
Site Plan



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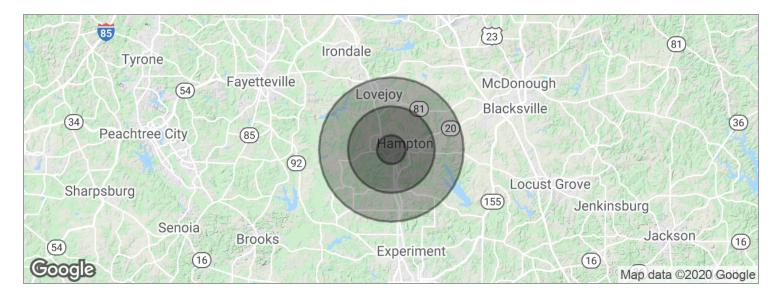
Location Maps



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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	1,050	9,538	27,603
Median age	32.1	33.1	33.9
Median age (Male)	27.4	29.6	31.6
Median age (Female)	35.6	35.8	35.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME Total households	1 MILE 350	3 MILES 3,165	5 MILES 9,183
Total households	350	3,165	9,183

* Demographic data derived from 2010 US Census

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Advisor Bio



MATTHEW LEVIN, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 23 years experience in the real estate industry, he has completed over 500 transactions valued at \$250 million.

Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matthew is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matthew received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 23 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

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