



FAMILY DOLLAR | 16,986 CARS PER DAY!

6000 FREDERICK ST, MOSS POINT, MS 39563

ACTUAL SITE

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410
fortisnetlease.com

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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.

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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:

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STATE BROKER OF RECORD:

MATHEW LABORDE

ELIFIN

MS #21862

640 MAIN ST, SUITE A

BATON ROUGE, LA 70801

800.895.9329

INVESTMENT SUMMARY

List Price:	\$1,018,333
Current NOI:	\$91,650.00
Initial Cap Rate:	9.0%
Land Acreage:	+/- 1.2
Year Built	2011
Building Size:	8,500 SF
Price PSF:	\$119.80
Lease Type:	Double Net (NN)
Lease Term:	12 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 8,500 SF. Family Dollar store located in Moss Point, Mississippi. The property is offers a twelve (12) Year Double Net (NN) Lease, leaving minimal landlord responsibilities. The lease contains 4 (5) Yr. Options to renew, each with a 10% 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 and operating with rent having commenced in June 2011.

This Family Dollar is highly visible as it is strategically positioned on the corner of Frederick Street and Highway 63 which sees 16,986 cars per day. The five mile population from the site is 36,497 while the one mile average household income is \$43,239 per year, making this location ideal for a Family Dollar. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a "passive" investor to attain the fee simple ownership of 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 9.0% cap rate based on NOI of \$91,650.



PRICE \$1,018,333



CAP RATE 9.0%



LEASE TYPE Double Net (NN)



TERM REMAINING 3 Years

INVESTMENT HIGHLIGHTS

- 12 Year Double Net (NN) Lease
- **Minimal Landlord Responsibilities**
- **Signalized Corner Location**
- **Concrete Parking Lot**
- 4 (5 Year) Options | 10% Increases At Each Option
- One Mile Household Income \$43,239
- **Five Mile Population 36,497**
- **16,986 Cars Per Day on Highway 63**
- Investment Grade Dollar Store With "BBB-" Credit Rating
- **Site is Surrounded by Residential**

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$92,500.00	\$10.88
Gross Income	\$92,500.00	\$10.88
EXPENSE		PER SF
Reserve	\$850	\$0.10
Gross Expenses	\$850	\$0.10
NET OPERATING INCOME	\$91,650.00	\$10.78

PROPERTY SUMMARY

Year Built:	2011
Lot Size:	+/- 1.2 Acres
Building Size:	8,500 SF
Traffic Count:	16,986
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Concrete
Warranties	Construction
HVAC	Ground Mounted

LEASE SUMMARY

Tenant:	Family Dollar
Lease Type:	Double Net (NN)
Primary Lease Term:	12 Years
Annual Rent:	\$92,500.00
Rent PSF:	\$10.88
Landlord Responsibilities:	Minimal
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Landlord
Lease Start Date:	June 2011
Lease Expiration Date:	June 2023
Lease Term Remaining:	3 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Four (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

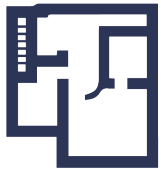


S&P:
BBB-

FAMILY DOLLAR

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Family Dollar	8,500	June 2011	June 2023	\$92,500	100.0	\$10.88
			Option 1	\$101,750		\$11.97
			Option 2	\$111,925		\$13.16
			Option 3	\$123,117		\$14.48
			Option 4	\$135,429		\$15.93
Totals/Averages	8,500			\$92,500.00		\$ 10.88



TOTAL SF
8,500



TOTAL ANNUAL RENT
\$92,500



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$10.88



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 BBB-

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
1-12	\$92,500	\$7,708.33	-	9.00%
Option 1	\$101,750	\$8,479.17	10%	10.00%
Option 2	\$111,925	\$9,327.08	10%	10.99%
Option 3	\$123,117	\$10,259.75	10%	12.09%
Option 4	\$135,429	\$11,285.75	10%	13.30%

COMPANY INFO

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.

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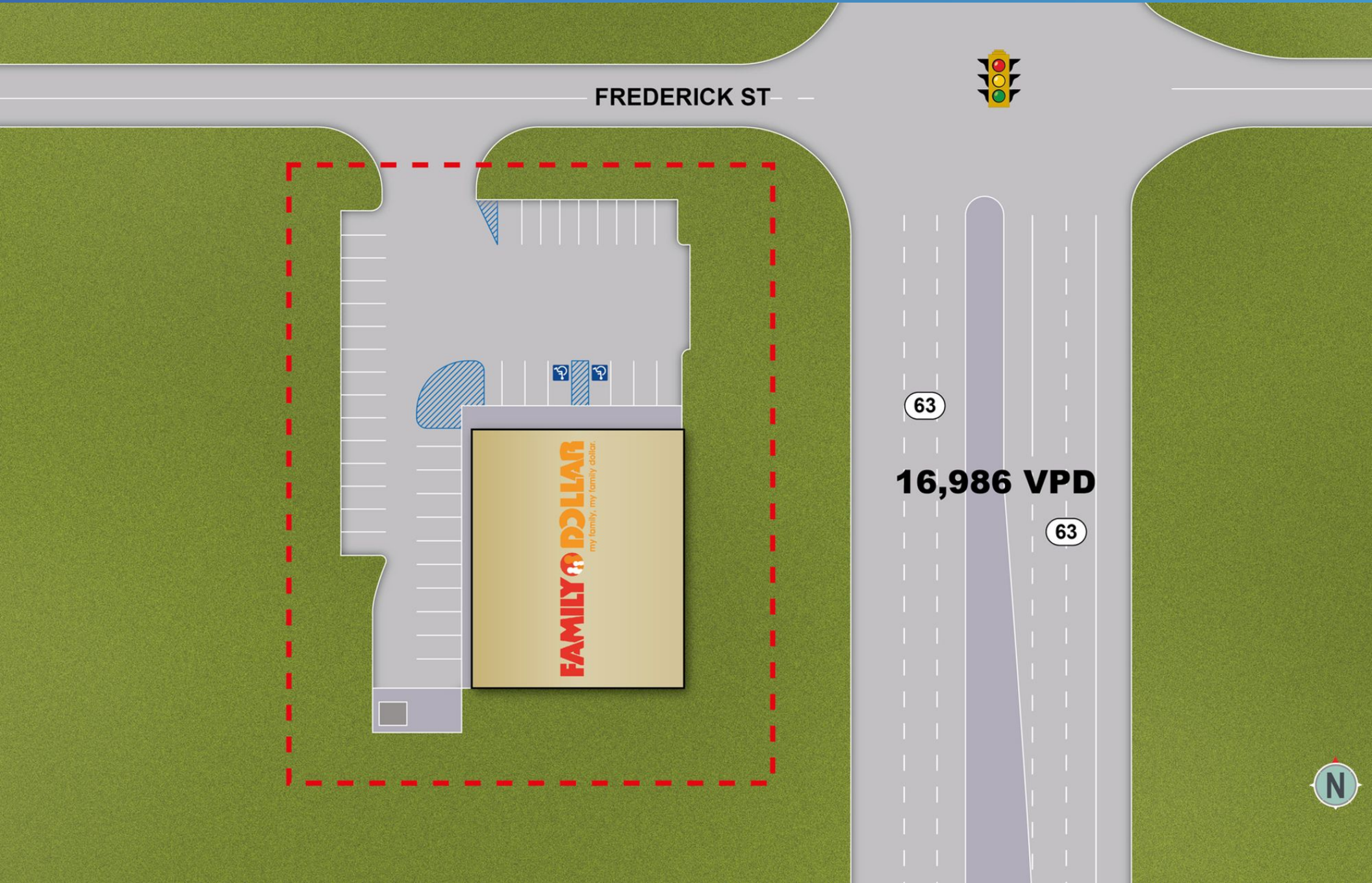
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 FORTIS NET LEASE™



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PROXIMITY TO LOCAL ATTRACTIONS



5 Miles
Trent Lott
International
Airport



36 Miles
Mobile, AL



110 Miles
New Orleans,
LA



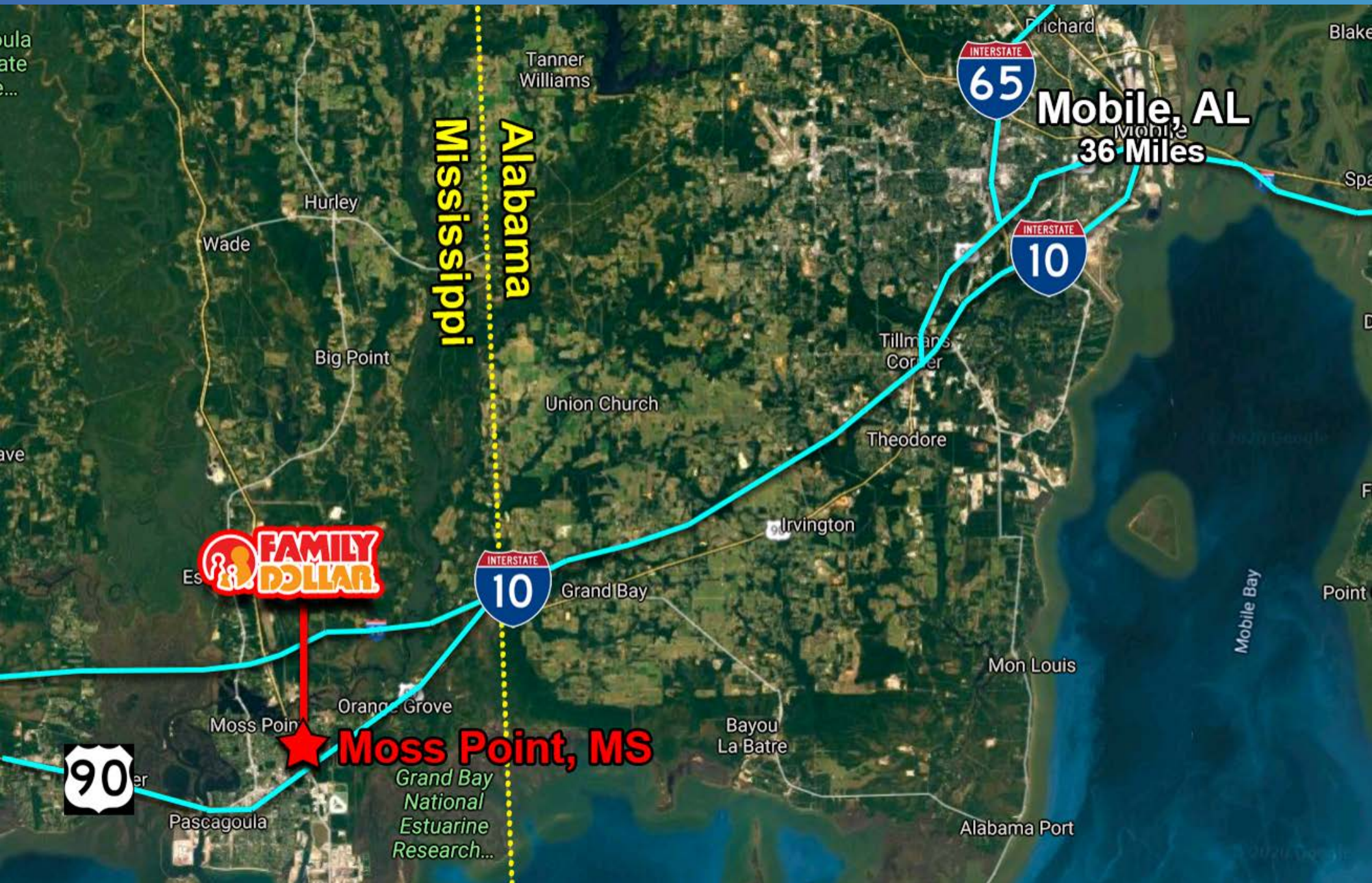
10 Miles
Shepard State
Park



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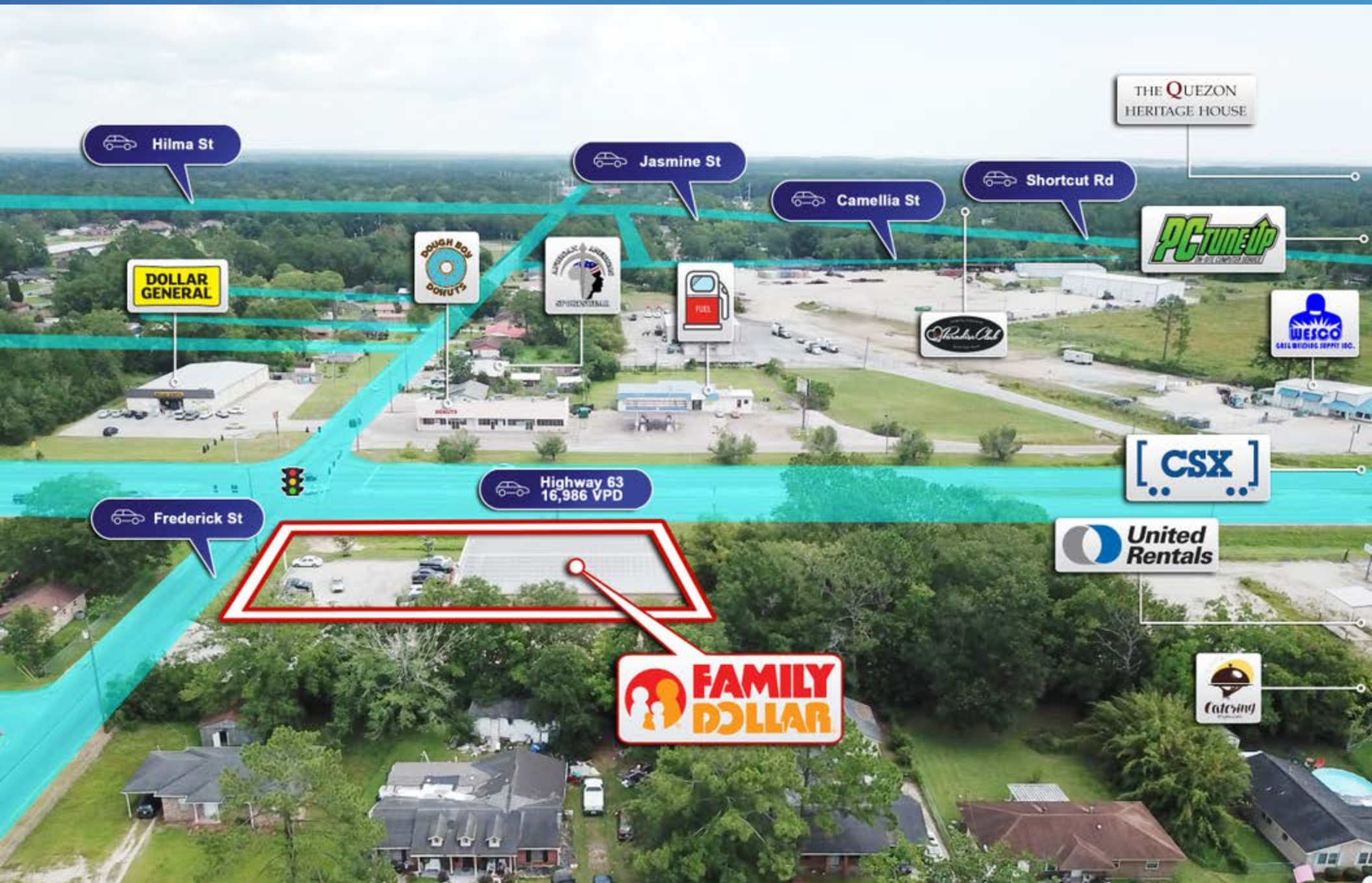
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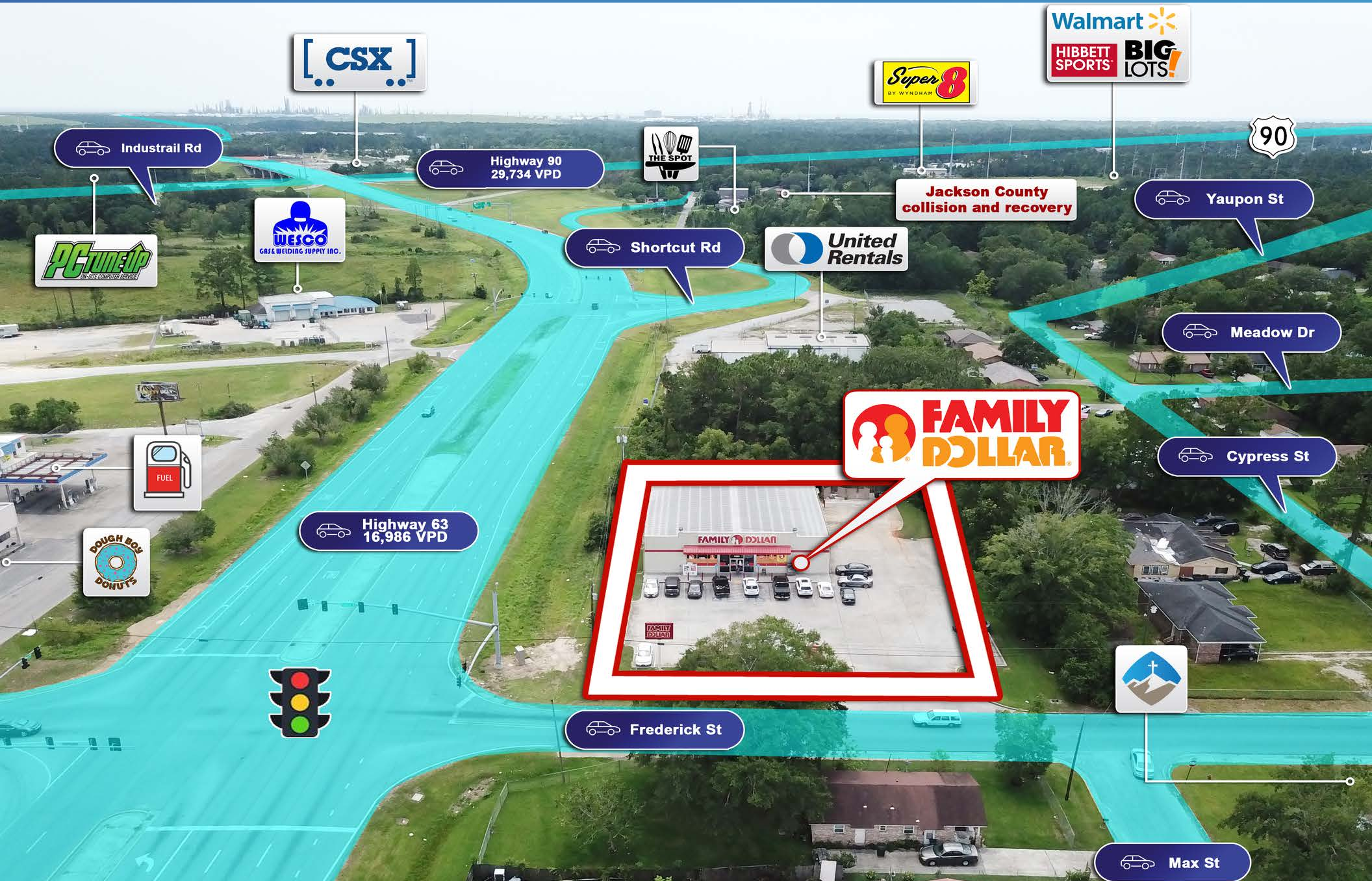
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Moss Point is a city in Jackson County, Mississippi. Moss Point is home to Trent Lott International Airport and the Mississippi Export Railroad.

Moss Point was incorporated in 1901, and was the first and only community in Mississippi to be incorporated as a city before first being a village or a town. By then, Moss Point had a population of about 3,000. The city has shown many population increases and is now at approximately 14,000.

Moss Point is located 100 miles east of New Orleans - 38 miles west of Mobile. Moss Point is an excellent place to live, work and play.

Water sports such as fishing, boating, skiing and swimming are here for your year round pleasure. Outstanding playgrounds and recreational centers. Convenient shopping centers. Schools, library, churches, and medical care are easily accessible. Meaningful family lifestyles make Moss Point a haven for retired people, where being a good neighbor is a way of life. Enjoy experiences that last a lifetime.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2020	5,676	25,302	36,497
Total Population 2025	5,731	25,546	36,738
Population Growth Rate	0.97%	0.96%	0.66%
Average Age	40.3	39.1	39.6
# Of Persons Per HH	2.7	2.6	2.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,096	9,429	13,943
Average HH Income	\$43,239	\$45,763	\$51,793
Median House Value	\$70,858	\$91,547	\$104,104
Consumer Spending (Thousands)	\$39,646	\$175,551	\$277,702





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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