



FAMILY DOLLAR | 9,460 VPD

ACTUAL STORE

3049 INGALLS AVE., PASCAGOULA, MS 39581

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Farmington Hills, MI 48334
248.254.3410
fortisnetlease.com

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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:	\$962,778
Current NOI:	\$86,650.00
Initial Cap Rate:	9.0%
Land Acreage:	+/- 1.23
Year Built	2013
Building Size:	8,500 SF
Price PSF:	\$113.27
Lease Type:	Double Net (NN)
Lease Term:	10 Years
Average CAP Rate:	9.0%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 8,500 SF. freestanding Family Dollar store located in Pascagoula, Mississippi. The property offers a Double Net (NN) Lease, leaving minimal landlord responsibilities. The lease contains 4 (5 year) 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 2013.

This Family Dollar is highly visible as it is strategically positioned on the hard corner of Eden Street and Ingalls Avenue which sees 9,460 cars per day. The five mile population from the site is 34,260 while the one mile average household income is \$58,583 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 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 9.0% cap rate based on NOI of \$86,650.



PRICE \$962,778



CAP RATE 9.0%



LEASE TYPE Double Net (NN)



TERM REMAINING 3 Years

INVESTMENT HIGHLIGHTS

- Double Net (NN) Lease | Minimal Landlord Responsibilities
- **2 Points of Ingress and Egress**
- **Hard Corner Location**
- 4 (5 Year) Options to Renew | 10% Rental Increases at Each Option
- **Concrete Parking Lot**
- One Mile Household Income \$58,583
- **Five Mile Population 34,260**
- **9,460 Cars Per Day on Ingalls Avenue**
- Corporate Guarantee with "BBB-" Credit Rating

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$87,500.00	\$10.29
Gross Income	\$87,500.00	\$10.29
EXPENSE		PER SF
Reserve	\$850	\$0.10
Gross Expenses	\$850	\$0.10
NET OPERATING INCOME	\$86,650.00	\$10.19

PROPERTY SUMMARY

Year Built:	2013
Lot Size:	+/- 1.23 Acres
Building Size:	8,500 SF
Traffic Count:	9,460
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:	10 Years
Annual Rent:	\$87,500.00
Rent PSF:	\$10.29
Landlord Responsibilities:	Minimal
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Landlord
Lease Start Date:	June 2013
Lease Expiration Date:	June 2023
Lease Term Remaining:	3 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Four (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB-
Tenant Website:	www.FamilyDollar.com



GROSS SALES:
\$10.3 BILLION



STORE COUNT:
8,000+

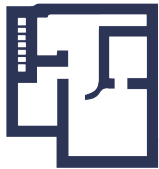


GUARANTOR:
DOLLAR TREE



S&P:
BBB-

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	8,500	6/2013	6/2023	\$87,500	100.0	\$10.29
			Option 1	\$96,250		\$11.32
			Option 2	\$105,875		\$12.45
			Option 3	\$116,462		\$13.70
			Option 4	\$128,109		\$15.07
Totals/Averages	8,500			\$87,500.00		\$ 10.29



TOTAL SF
8,500



TOTAL ANNUAL RENT
\$87,500



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$10.29



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
1-10	\$87,500	\$7,291.67	-	9.00%
Option 1	\$96,250	\$8,020.83	10%	9.91%
Option 2	\$105,875	\$8,822.92	10%	10.91%
Option 3	\$116,462	\$9,705.17	10%	12.01%
Option 4	\$128,109	\$10,675.75	10%	13.22%

COMPANY INFORMATION

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

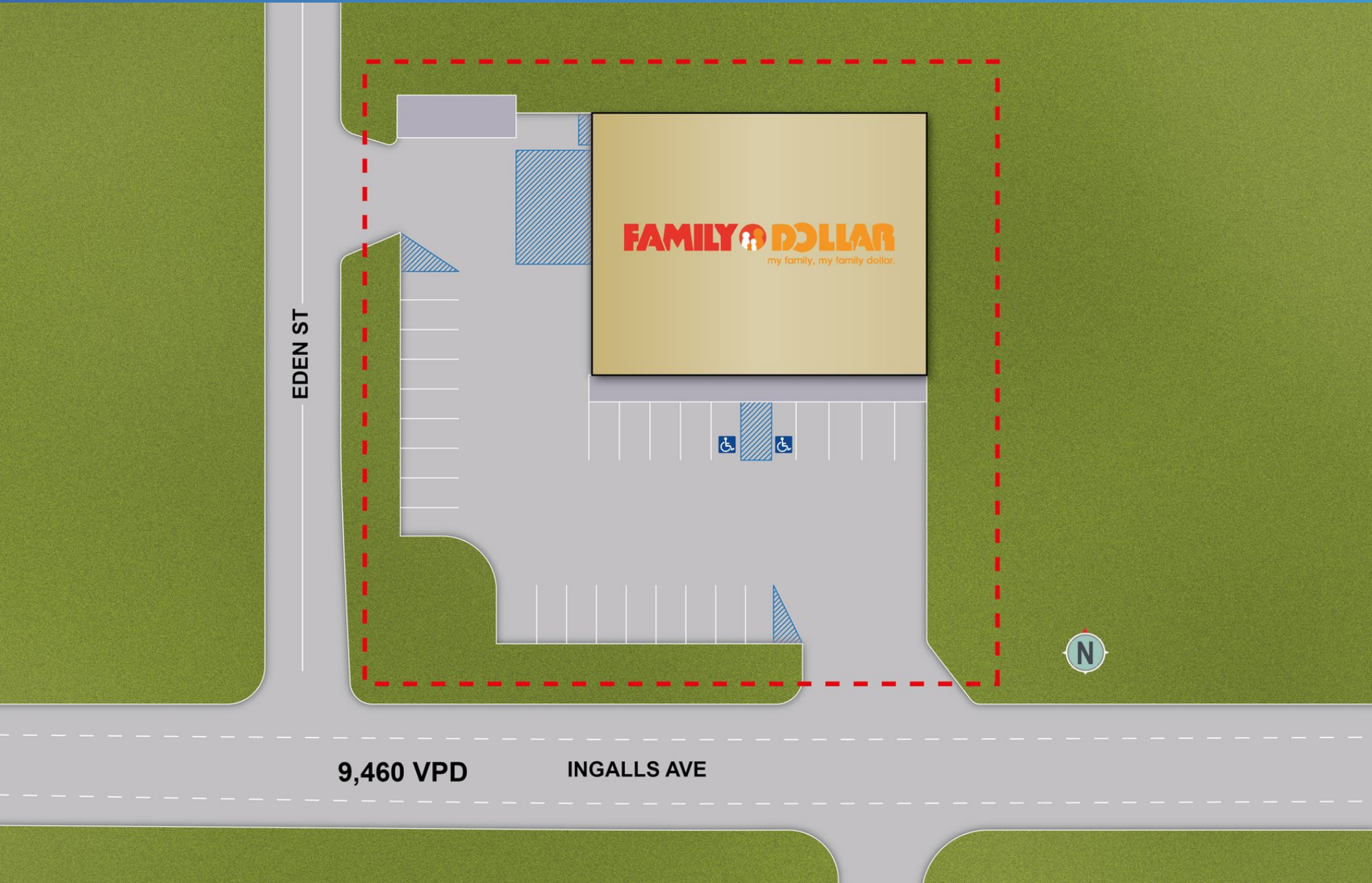
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PROXIMITY TO LOCAL ATTRACTIONS



10 Miles
Trent Lott
International
Airport



39 Miles
Mobile, AL



114 Miles
New Orleans,
LA



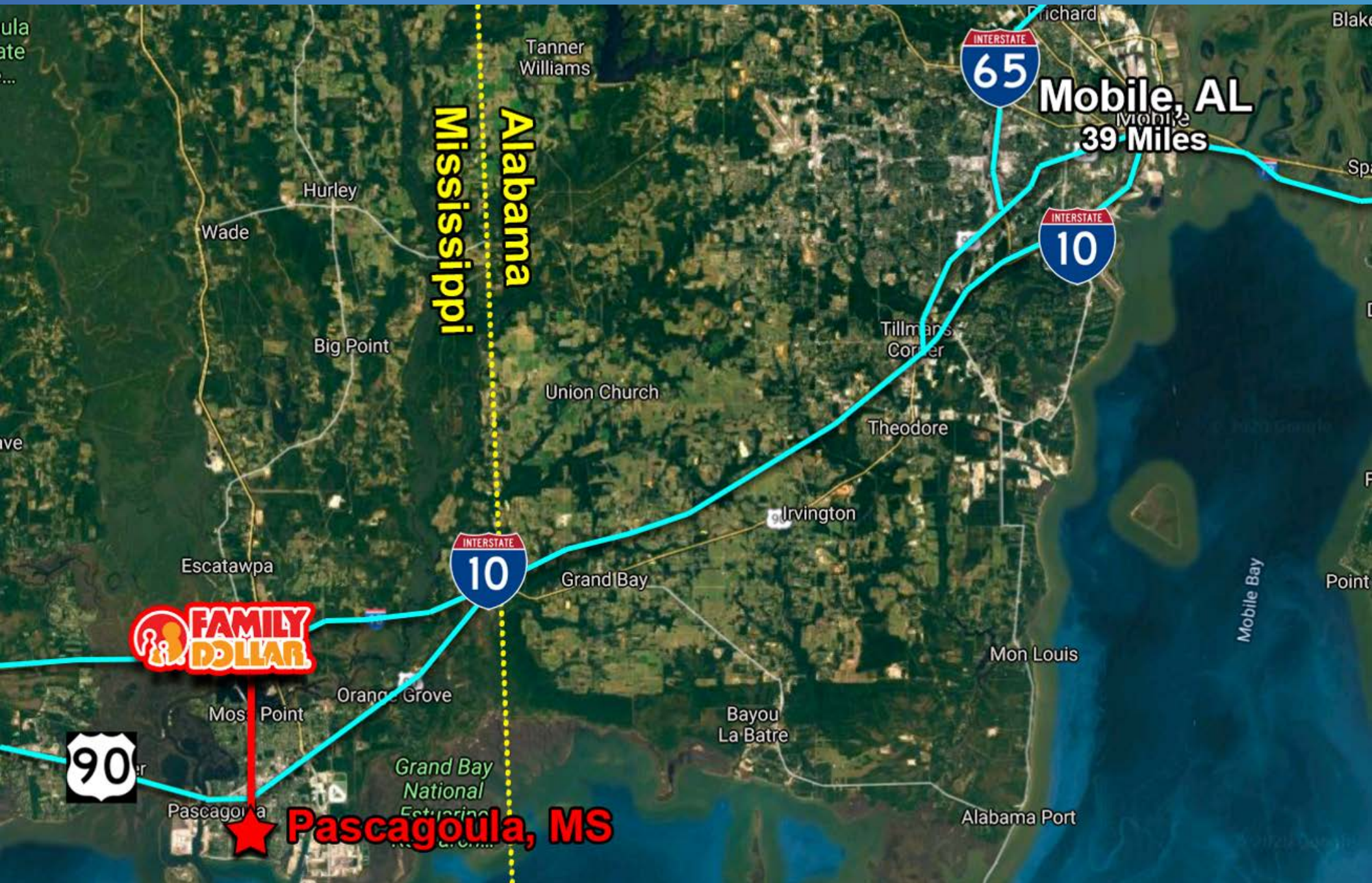
8 Miles
Shepard State
Park



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Pascagoula, one of Mississippi's largest cities, is the County Seat of Jackson County. It is home to approximately 24,000 residents with a daytime population of perhaps twice that many. Though Pascagoula boasts grand Spanish moss laden live oaks, splendid ante-bellum structures and charms of the old South, she also has the breeziness, pleasant ambiance and architecture of a New England fishing village. While she enjoys a comfortable coexistence with some mammoth industries, she stubbornly maintains the quiet dignity, quality of life and tenacious preservation of natural beauty more characteristic of a rural community.

Pascagoula, the "Singing River" city beside the Gulf of Mexico, has a deep and rich history as a European settlement that goes back over 300 years. Her name is taken from a band of peaceful Native Americans (Pascagoula means "bread eaters") who inhabited the area when Hernando De Soto first explored the Mississippi River area in the 1540's.

Legend tells the story of two Native American tribes that believed to have once coexisted, the Biloxi and the Pascagoula. Chief Altama of Pascagoula and Princess Anola of Biloxi fell in love. Their union was forbidden, so the Biloxi planned to go to war with Pascagoula and take all of their people as slaves to the Biloxi. Tragically, Altama, Anola and the rest of the Pascagoula people joined hands as they walked into the river singing their death songs, rather than enslave themselves to their enemy, the fierce Biloxi. Thus, the legend of the "Singing River" was born.

The native people were followed by Spanish, French and English settlers who later inhabited the coastal region.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2020	9,691	24,514	34,260
Total Population 2025	9,751	24,674	34,523
Population Growth Rate	0.62%	0.65%	0.77%
Average Age	38.1	38.4	39.4
# Of Persons Per HH	2.6	2.5	2.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,745	9,271	13,057
Average HH Income	\$58,583	\$52,674	\$51,944
Median House Value	\$127,853	\$107,432	\$105,893
Consumer Spending (Thousands)	\$78,373	\$184,800	\$259,663





TOTAL SALES VOLUME

\$6B

PROPERTIES SOLD

3,000+

BROKER & BUYER REACH

345K

STATES SOLD IN

43

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