

OFFERING MEMORANDUM

**FAMILY DOLLAR.**

17999 S NC Highway 109  
Denton, NC 27239



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Denton, NC 27239



**\$1,067,485**  
LIST PRICE



**8.15%**  
CAP RATE



**\$87,000**  
ANNUAL RENT

## LISTED BY:

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**BROKER OF RECORD**  
KYLE MATTHEWS  
LIC # C27092 (NC)



## INVESTMENT HIGHLIGHTS

- » 3 Year NN w/ minimal landlord responsibilities (roof & structure)
- » Average household income exceeds \$48,000 in a 1-mile, \$50,000 in a 3-mile and \$55,000 in a 5-mile
- » Neighboring tenants include CVS, Bojangles, O'Reilly Auto Parts and Advance Auto Parts
- » Out-positions Competition – Family Dollar is located on the main retail corridor in Denton and Glenn St has the highest traffic counts in town with 8,500 cars in daily traffic – Competing DG only sees 3,000 cars in daily traffic
- » Ideal 1031 exchange property for an investor seeking a passive form of income with a strong corporate guarantee
- » Family Dollar was recently acquired by Dollar Tree, Inc. and is now considered to be the nation's "largest small-box discount retailer" with more than 13,500 locations nationwide
- » Investment Grade Credit Tenant: Standard & Poor's credit rating of BBB

# LEASE SUMMARY

<b>TENANT TRADE NAME</b>	Family Dollar
<b>TYPE OF OWNERSHIP</b>	Fee Simple
<b>LEASE GUARANTOR</b>	Corporate
<b>LEASE TYPE</b>	NN
<b>ROOF AND STRUCTURE</b>	Owner Responsible
<b>ORIGINAL LEASE TERM</b>	10 YRS
<b>RENT COMMENCEMENT DATE</b>	12/9/2012
<b>LEASE EXPIRATION DATE</b>	1/31/2023
<b>TERM REMAINING ON LEASE</b>	±3.5YRS
<b>INCREASE</b>	10% Every 5 Years in Options
<b>OPTIONS</b>	Five, 5-Year Options

# ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP RATE	INCREASES
Current	\$7,250	\$87,000	\$10.88	8.15%	-
Option 1	\$7,975	\$95,700	\$11.96	8.96%	10.00%
Option 2	\$8,773	\$105,270	\$13.16	9.86%	10.00%
Option 3	\$9,650	\$115,797	\$14.47	10.85%	10.00%
Option 4	\$10,615	\$127,377	\$15.92	11.93%	10.00%
Option 5	\$11,676	\$140,114	\$17.51	13.13%	10.00%



**±8,000 SF**  
GLA



**±1.28 AC**  
LOT SIZE



**2012**  
YEAR BUILT



**\$87,000**  
NOI



Property Name	Family Dollar
Property Type	Net Leased Discount Store
Parent Company Trade Name	Dollar Tree, Inc. (NASDAQ: DLTR)
Ownership	Public
Credit Rating (S&P)	BBB
Revenue	\$10.49 B
Net Income	\$285 M
No. of Locations	± 8,000
No. of Employees	± 60,000
Headquartered	Matthews, North Carolina
Website	<a href="http://www.familydollar.com">www.familydollar.com</a>
Year Founded	1986

## TENANT OVERVIEW

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation's fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

## GEOGRAPHIC OUTREACH

Family Dollar serves families in more than 8,000 neighborhoods in 46 states. Texas is its largest market with 1,027 stores, followed by Florida with 584 stores. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$19 billion annually with more than 13,600 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

## STRATEGY

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.







# AREA OVERVIEW



WINSTON-SALEM, NC

## DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	7-MILE
2010 Census	3,720	6,730	11,088
2019 Estimate	3,964	6,927	11,304
2024 Projection	4,159	7,172	11,640
HOUSEHOLDS	3-MILE	5-MILE	7-MILE
2010 Census	1,501	2,706	4,438
2019 Estimate	1,567	2,759	4,518
2024 Projection	1,635	2,849	4,651
INCOME	3-MILE	5-MILE	7-MILE
Average Household Income	\$56,524	\$61,154	\$63,027

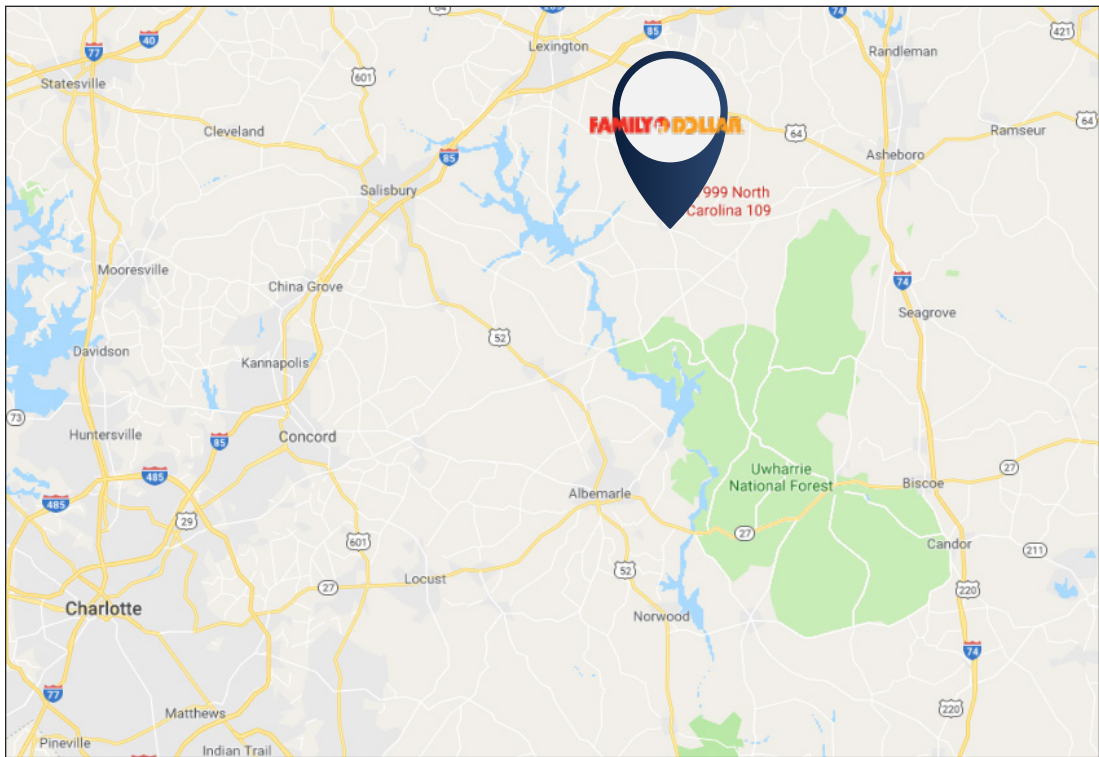
# DENTON, NC

Denton is a small town located in southeastern Davidson County, North Carolina. The town occupies 1.98 square miles and is situated approximately 30 miles southeast of Winston-Salem.

Home to nearly 1,700 residents, and over 170 businesses, Denton represents small-town America at its best. For those who like to stay close to home, you can find a wide variety of restaurants, retail stores, and service providers, and small community churches right here in town. Our close proximity to Charlotte, Winston-Salem, and Greensboro allows for an easy commute for those who wish to end their busy workday in a quiet place.

With High Rock Lake only 5 miles away, Denton residents enjoy one of the most coveted recreational areas in the state. We are also home to the Southeast Old Threshers' Reunion, at the Denton Farmpark—the largest display of antique farm, gasoline, and steam equipment in the Southeastern United States.

Denton is supported by our own police and fire departments. Our water treatment plant supplies abundant fresh drinking water for Denton and surrounding communities. Whether you are looking for a quiet place to raise a family or a place to operate your business, we believe you will find Denton the perfect place in which to build your future.



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar** located in **17999 S NC Hwy 109 | Denton, NC 27239** (“Property”). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum 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 Matthews Real Estate Investment Services. 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 Offering Memorandum 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 reliance upon the material contained herein and conduct their own due diligence.

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

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

Owner and Matthews Real Estate Investment Services 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 Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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 Offering Memorandum.

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 Matthews Real Estate Investment Services or any of 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 Offering Memorandum 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 of the Property since the date this Offering Memorandum.

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**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

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