



TRINITY

REAL ESTATE INVESTMENT SERVICES



DOLLAR TREE - LOW PRICE POINT - KENTUCKY LOCATION

775 W BROADWAY ST SUITE 224-B, LAWRENCEBURG, KY 40342

\$823,290

7.75% CAP

TRINITYREIS.COM

Actual Property



LAWRENCEBURG, KY

\$823,290 | 7.75% CAP

- Low Price Point NN Dollar Tree - Recent Lease Extension
- Dollar Tree Recently Extended Lease With No Landlord Concessions
- New Roof Installed in 2017 With 15 Year Warranty
- Surrounded By Strong Tenants - Located in Same Shopping Center as Tractor Supply and McDonalds (Recently Completely Rebuilt)
- 5 Mile Population of Almost 20,000
- Located Just 27 Miles From Lexington Along HWY 127 With Impressive Daily Traffic Counts Over 19,000
- Lawrenceburg has a Population Over 10,000 and is Located Between Louisville & Lexington

EXCLUSIVELY MARKETING BY:

BRANSON BLACKBURN

325.864.9775 | B.Blackburn@trinityreis.com

CHANCE HALES

806.679.9776 | Chance@trinityreis.com

MATT DAVIS

325.513.6406 | Matt@trinityreis.com

CODY CRIST

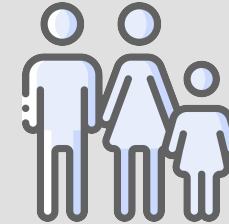
817.584.2000 | cody@trinityreis.com

INVESTMENT OVERVIEW:

NOI:	\$63,805
Rent Per SF:	\$7.50
Rent Commencement Date:	3/13/2013
Lease Expiration Date:	3/31/2026
Lease Term Remaining:	5.5+ Years
Lease Type:	NN
Type of Ownership:	Fee Simple



In 2015, Dollar Tree Acquired Family Dollar for \$8.5B, Combining for 13,000+ Stores



Dollar Tree is the Largest and Most Successful Single-Price-Point Retailer in North America



As a Fortune 200 Company and an "Essential Business", Dollar Tree Continues to Thrive and Expand

PROPERTY DETAILS:

Building Area:	14,688 SF*
Land Area:	.46 AC
Year Built/Renovated:	1982/2013
Guarantor:	Dollar Tree Inc (NYSE:DLTR)
Price Per SF:	\$56.05

**Dollar Tree Occupies 8,500 SF of 14,688 SF*

INCOME SUMMARY

Potential Base Rent Income	\$68,000
Taxes Reimbursement	\$4,183
Insurance Reimbursement	\$1,576
Gross Income	\$73,759

EXPENSE SUMMARY

Property Taxes	\$7,229
Insurance	\$2,725
Gross Expenses	\$9,954
Net Operating Income	\$63,804

INVESTMENT OVERVIEW

Price	\$823,290
Price per SF	\$56.05
CAP Rate	7.75 %
Total Return (yr 1)	\$63,804

OPERATING DATA

Gross Income	\$73,759
Operating Expenses	\$9,954
Net Operating Income	\$63,804

LEASE ABSTRACT

775 W BROADWAY ST SUITE 224-B | LAWRENCEBURG, KY

ANNUALIZED OPERATING DATA

Options & Increases	Term	Annual Rent	Rent per SF	Cap Rate
Current Term	03/13/2013 - 03/31/2026	\$63,805	\$7.51	7.75%
Two (2), 5-Year; 5.5% Options & Increases	04/01/2026 - 03/31/2031	\$67,314	\$7.92	8.18%
	04/01/2031 - 03/31/2036	\$71,016	\$8.35	8.63%



Actual Property

RESPONSIBILITIES BREAKDOWN

TAXES & HVAC

PAID BY **TENANT**

Taxes: "Tenant agrees to pay Tenant's Proportionate Share of all real estate taxes and assessments..."

HVAC: "Tenant shall be solely responsible for the repair and maintenance of heating, ventilation, and air conditioning system servicing the Premises..."

INSURANCE

PAID BY **TENANT/LANDLORD**

"Tenant, at Tenant's expense, shall carry general commercial liability Insurance covering the Premises and Tenant's use thereof..."

"Landlord agrees to carry policies insuring the improvements on the Shopping Center (Property Insurance)... During the Lease Term, Tenant shall pay Tenant's Proportionate Share..."

"Landlord, at Landlord's expense shall carry general commercial liability insurance..."

PARKING LOT

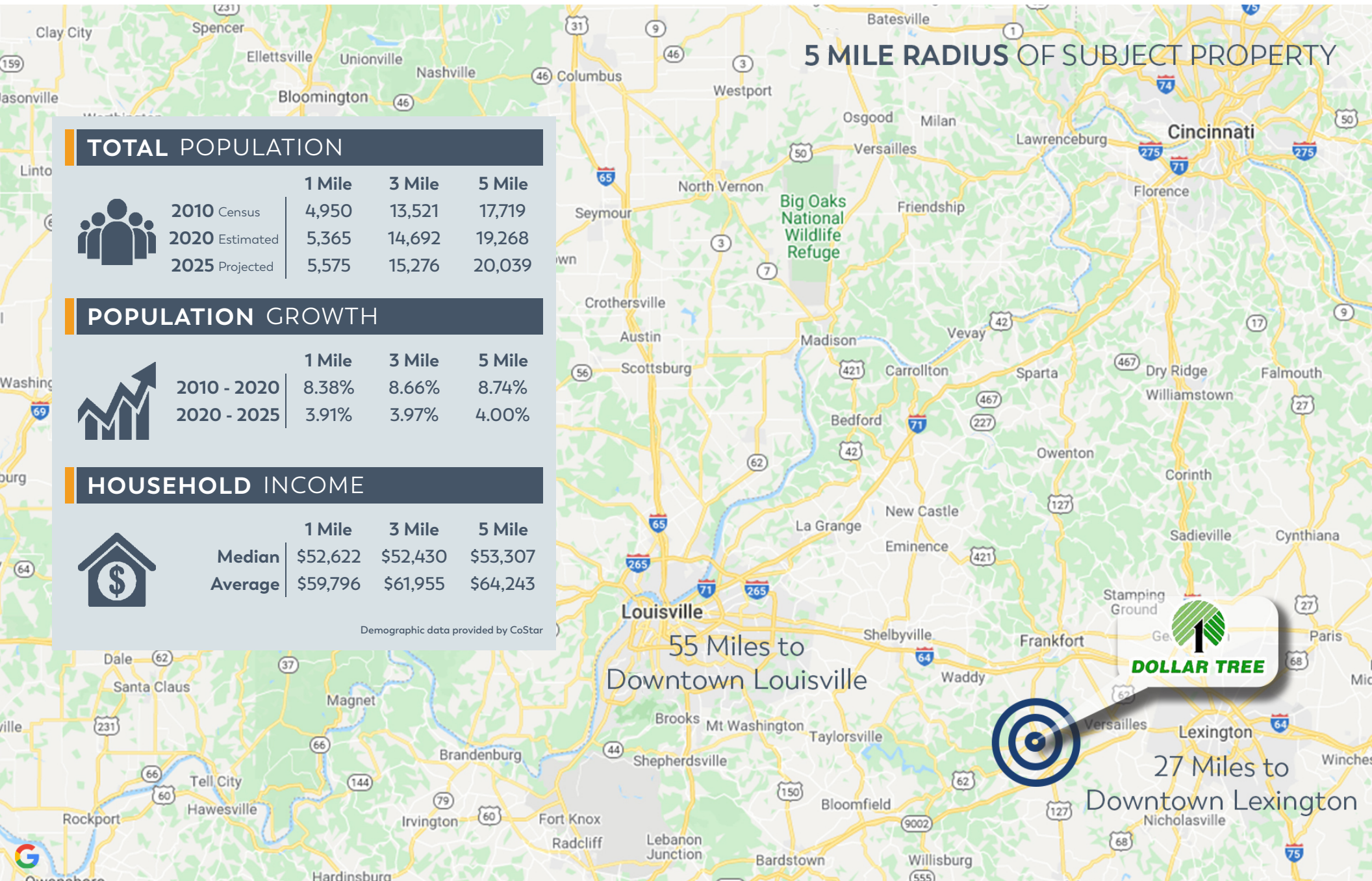
PAID BY **LANDLORD**

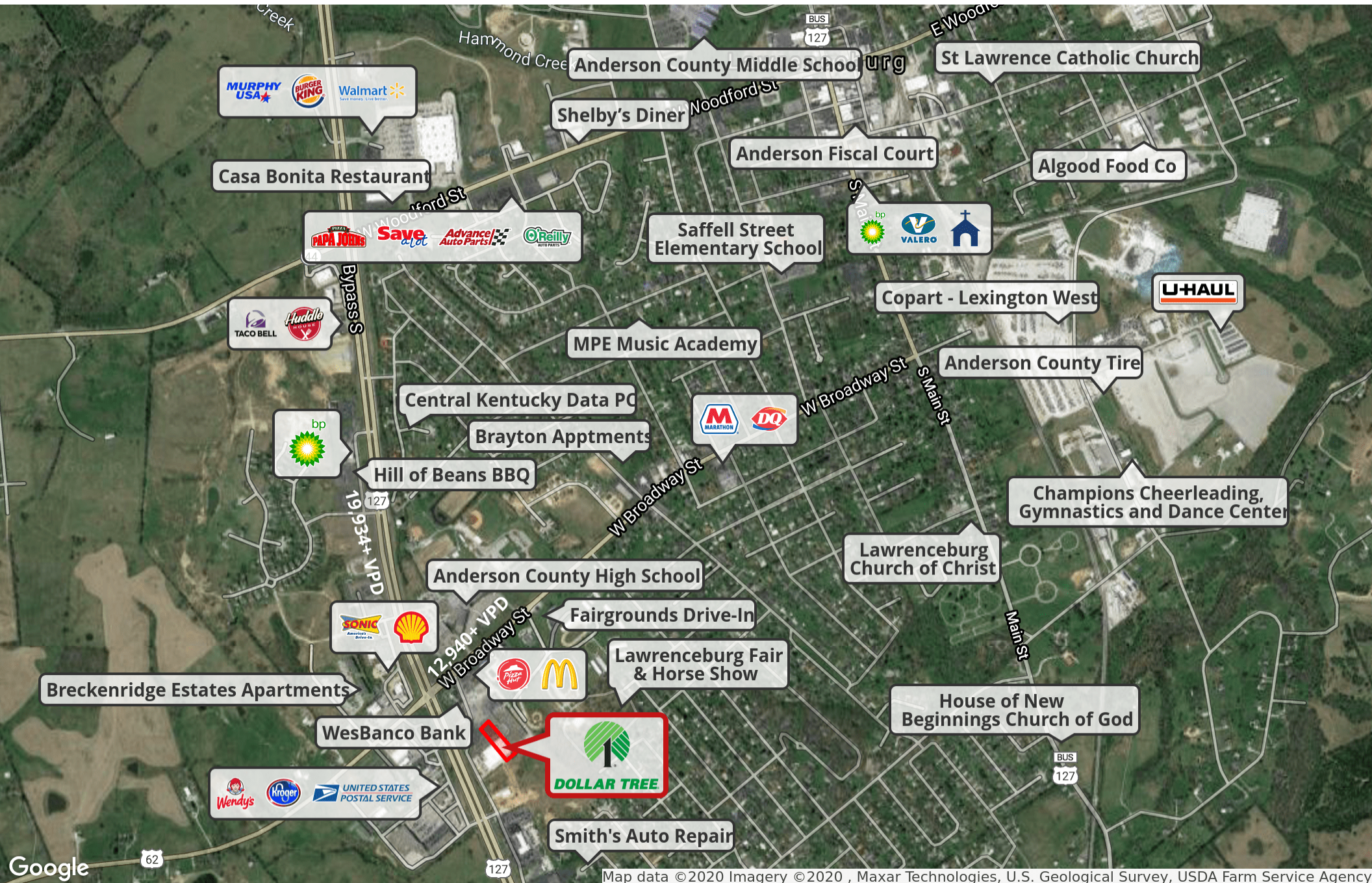
"Tenant shall pay to Landlord as a "Common Area Maintenance Charge" Tenant's Proportionate Share of all costs and expenses paid or incurred by Landlord in maintaining and repairing the common areas."

ROOF & STRUCTURE

PAID BY **LANDLORD**

"Landlord shall keep the foundations, roof floor slab, and structural portions of the Premises in good repair."





Map data ©2020 Imagery ©2020 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

RETAIL MAP

775 W BROADWAY ST SUITE 224-B | LAWRENCEBURG, KY



RETAIL MAP

775 W BROADWAY ST SUITE 224-B | LAWRENCEBURG, KY



Actual Property

Key Demographics 5 Miles



Total Population
2020
19,268



Projected Growth
2020 - 2025
4.00%



American Legion
Fairgrounds



Foliage Chinese
Restaurant

DOLLAR
GENERAL



DOLLAR TREE

TSC TRACTOR
SUPPLY CO.

CHRYSLER



19,934+ VPD

Actual Property



Actual Property

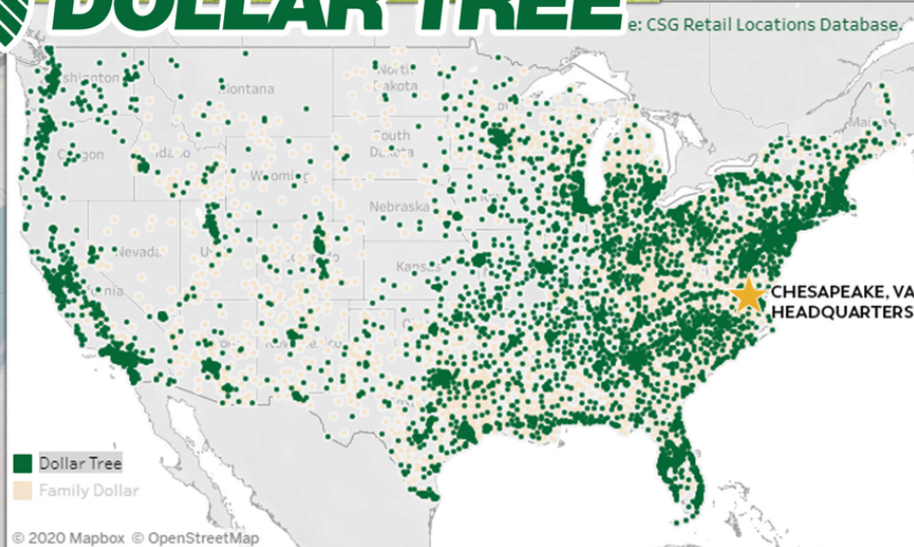
TENANT OVERVIEW

775 W BROADWAY ST SUITE 224-B | LAWRENCEBURG, KY



DOLLAR TREE

Source: CSG Retail Locations Database.



34 Years
of Success



**Publicly
Traded Co.**
NYSE: DLTR



**BBB-
S&P Rated**



\$22B
Market Cap



15,100+
Locations

All materials and information received or derived from Trinity Real Estate Investment Services its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Trinity Real Estate Investment Services its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Trinity Real Estate Investment Services will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. 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 Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Actual Property



REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY MARKETING BY

BRANSON BLACKBURN

325.864.9775

B.Blackburn@trinityreis.com

CHANCE HALES

806.679.9776

Chance@trinityreis.com

MATT DAVIS

325.513.6406

Matt@trinityreis.com

BROKER OF RECORD

SCOTT HOWE

Howe Real Estate LLC

KY #218748

Actual Property