



OFFERING MEMORANDUM



4130 ROZZELLES FERRY RD | CHARLOTTE, NC 28216

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FAMILY DOLLAR

WOW

EXECUTIVE OVERVIEW

INVESTMENT HIGHLIGHTS

PROPERTY HIGHLIGHTS

- **High Store Sales** - This location is reporting store sales that are well above the national average
- **H2 Renovations** - Family Dollar just completely remodeled the interior of the building to its newest prototype increasing efficiency and traffic flow
- **Thriving Essential Business** - Family Dollar has remained open during the pandemic and seen same-store sales grow by 14.4%
- **Expansion** - Family Dollar has expanded its space within this building since their tenancy began and are currently in the process of adding additional refrigeration for more beer and wine sales
- **E-Commerce Proof and Recession Resistant Tenant** - Family Dollar is e-commerce proof with store sales typically increasing during downturns in the economy
- **Investment Grade** - Family Dollar is corporately backing this lease with a BBB- S&P Credit rating and a market cap of over 23B

LOCATION HIGHLIGHTS

- **Dense and Growing Population** - There is a population of almost 200k in a five-mile radius of this store with almost 10% projected growth over the next five years
- **Large MSA** - Charlotte is the most populous city in North Carolina and the second largest in the southeast behind Jacksonville FL
- **Strong Traffic Flow** - This store is located at the corner of two major highways through Charlotte, I-85 and NC-16
- **Supporting National Tenants** - This store is surrounded by national retailers including Jack in the Box, Burger King, Quik Trip, 7-Eleven, and more



FINANCIAL OVERVIEW

A photograph of a Family Dollar store with a red tint overlay. The text "FINANCIAL OVERVIEW" is centered in white. The store has a "WOW" sign above the entrance. Several cars are parked in the lot, and trees are visible in the background.



TENANT SUMMARY



\$1,577,000

LIST PRICE



7.00%

CAP RATE



\$110,457

NOI



± 8,520 SF

GLA



± 0.94 AC

LOT SIZE



2000

YEAR BUILT

Property Address	4130 Rozzelles Ferry Rd Charlotte, NC, 30305
Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Roof and Structure	Landlord
Original Lease Term	15 Years
Lease Commencement Date	11/16/2004
Lease Expiration Date	6/30/2025
Term Remaining on Lease	± 4.77 Years
Options	Three (3), Five (5) Year Options

ANNUALIZED OPERATING SUMMARY

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	RPSF	CAP RATE
Current - 6/30/2025	\$9,204.75	\$110,457	\$12.96	7.00%
Option 1 7/1/25 - 6/30/30	\$10,125.17	\$121,502	\$14.26	7.70%
Option 2 7/1/30 - 6/30/35	\$11,137.67	\$133,652	\$15.69	8.48%
Option 2 7/1/30 - 6/30/35	\$12,251.50	\$147,018	\$17.26	9.32%



BARRINGTON CAPITAL
REAL ESTATE FINANCING SERVICES

**Please contact a Barrington Capital
agent for financing options:**

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(562) 841-1789
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**FAMILY
DOLLAR**

CHARLOTTE

**CALIBER
COLLISION**

**GAMATO
RESTAURANT**



BROOKSHIRE BLVD
± 46,000 VPD

**RODEWAY
INN**



ROZZELLES FERRY RD
± 10,400 VPD

THE WORLD MARKET

FAMILY DOLLAR

**WEAVER AUTO PARTS
& GARAGE**



INDEPENDENT
Beverage Company

Boston
Gear

QT
QuikTrip

BURGER
KING

FINE WINE
A B C
SPIRITS

Jack
in the box

SUBWAY

WATSON'S TIRES

BROOKSHIRE BLVD
± 46,000 VPD

**WEAVER AUTO PARTS
& GARAGE**

FAMILY DOLLAR

THE WORLD MARKET

FAMILY DOLLAR

THE WORLD MARKET
SEAFOOD
GROCERIES

An aerial photograph of a city skyline during sunset. The sky is a mix of orange, pink, and blue. In the foreground, there are green trees and a body of water. The middle ground shows a dense urban area with various buildings, including a prominent tall skyscraper on the left and another on the right. The text "AREA OVERVIEW" is overlaid in the center in a large, white, sans-serif font.

AREA OVERVIEW

CHARLOTTE, NC

Charlotte is the largest city in North Carolina and the second-largest Banking Center in the country. It is known for being a world-class city through a variety of art, science, and historical attractions, all while retaining its small-town charm. Referred to as the Queen City, Charlotte is the home of NASCAR and the Charlotte Motor Speedway. 90 percent of the NASCAR Sprint Cup Series teams are headquartered within 50 miles of Charlotte.

The quality of life enjoyed by residents of Metropolitan Charlotte is an important factor in the tremendous growth of the city and surrounding rural acreage. An undisputed hub for entertainment and culture, the city draws regional audiences to performances and events at the North Carolina Blumenthal Performing Arts Center and other venues.

Recreational opportunities are abundant from Atlantic Ocean water and whitewater rafting at the U.S. National Whitewater Center to roller coasters at Carowinds and hiking in one of the many surrounding national parks and reserves.

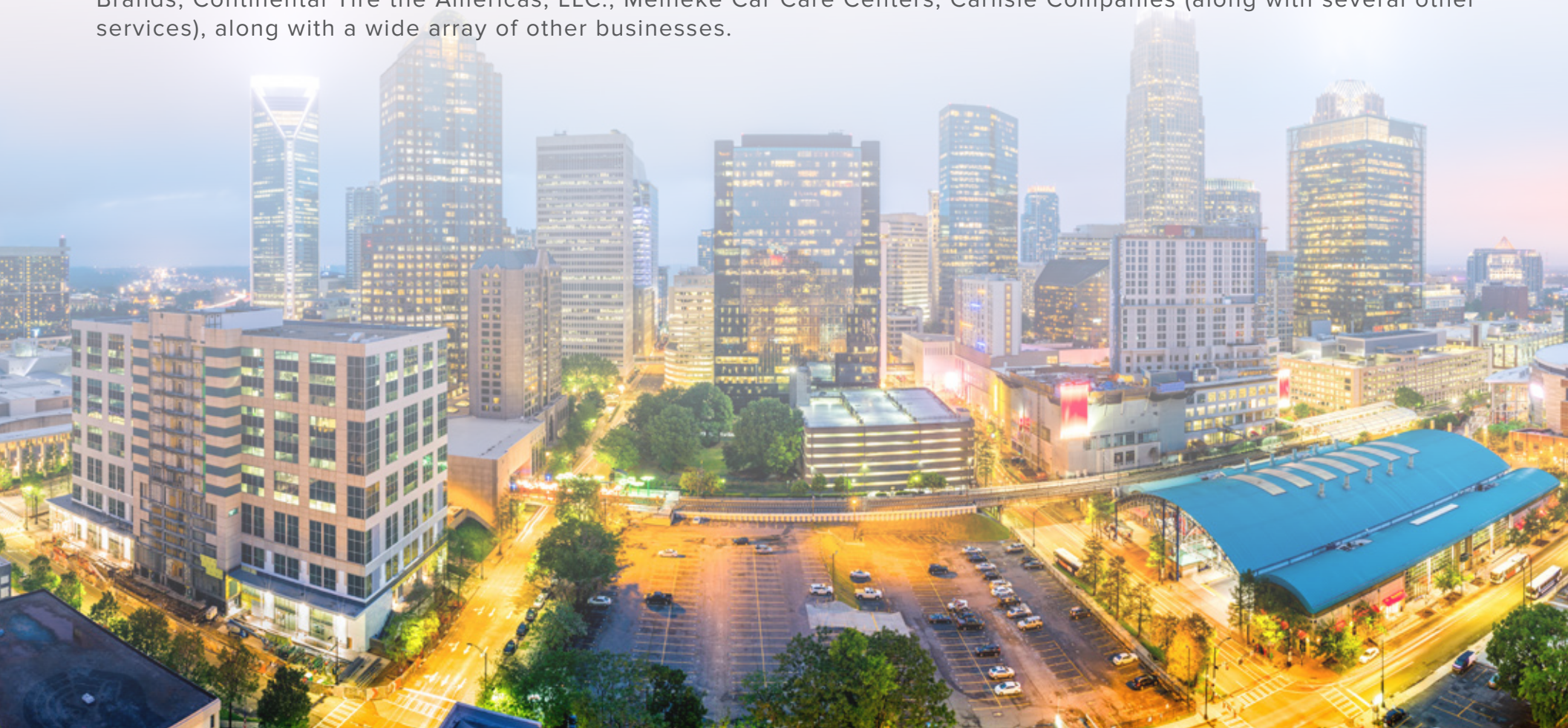
DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	8,637	80,815	215,093
2020 Estimate	8,008	74,483	196,960
2010 Census	6,688	59,162	147,780
Growth 2020-2025	7.9%	8.5%	9.2%
Growth 2010-2020	19.7%	25.9%	33.3%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Projection	3,068	29,909	87,862
2020 Estimate	2,852	27,560	80,140
2010 Census	2,534	19,518	47,118
Growth 2020 - 2025	7.6%	8.5%	9.6%
Growth 2010 - 2020	8.5%	17.7%	30.0%
INCOME	1-MILE	3-MILE	5-MILE
2020 Average Household Income	\$39,093	\$55,424	\$74,558

ECONOMY

Charlotte has become a major U.S. financial center with the third most banking assets after New York City and San Francisco. The nation's second largest financial institution by total assets, Bank of America, calls the city home. Charlotte has become the regional headquarters for East Coast operations of Wells Fargo, which is headquartered in San Francisco, California. Charlotte also serves as the headquarters for Wells Fargo's capital markets activities including sales and trading, equity research, and investment banking. Bank of America's headquarters, along with other regional banking and financial services companies, are located primarily in the Uptown central business district. Microsoft's East Coast headquarters are in Charlotte as well. Charlotte has six Fortune 500 companies in its metropolitan area. Listed in order of their rank, they are Bank of America, Lowe's in suburban Mooresville, Duke Energy, Nucor (steel producer), Sonic Automotive and Sealed Air Corp.

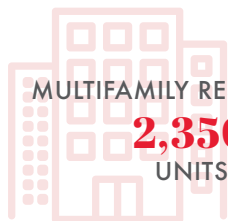
The Charlotte area includes a diverse range of businesses, such as Chiquita Brands International, Harris Teeter, Snyder's-Lance, Carolina Foods Inc, Bojangles', Food Lion, Compass Group USA, and Coca-Cola Bottling Co. Consolidated (Charlotte being the nation's second-largest Coca-Cola bottler); motor and transportation companies such as RSC Brands, Continental Tire the Americas, LLC., Meineke Car Care Centers, Carlisle Companies (along with several other services), along with a wide array of other businesses.



THE RIVER DISTRICT

Just west of a thriving metropolis and situated amid natural stillness, The River District will be a 1,400-acre master-planned community connecting city life with natural splendor. Combining lush green with urban landscapes, The River District offers a unique location that brings together the beauty of the Catawba River with convenient proximity to vibrant Uptown Charlotte. A diverse community with a full spectrum of residential and commercial offerings, this is where trails, riverways and innovative thinking converge, making life at The River District truly boundless.

The River District vision is built on principles lasting long after our involvement has ended — with respect for the environment, the creation of sustainable community relationships and a commitment to the well-being of all residents that leads to the enjoyment of life for generations to come. At Crescent Communities, the desire is not only to provide shelter but also to build community and change lives for the better. Their stewardship reflects their appreciation for the beauty of nature, the cherished company of friends and neighbors, the gift of health and happiness, and their determination to cultivate and preserve the values that ultimately give back to the community. A place that promotes and protects the unique beauty of the land and the freedom of each individual adding to its radiance, The River District is a vision for the future we share.



MULTIFAMILY RESIDENTIAL
2,350
UNITS



OPEN SPACE
500
ACRES



RETAIL
500,000
SQFT



AREA
1,377
ACRES

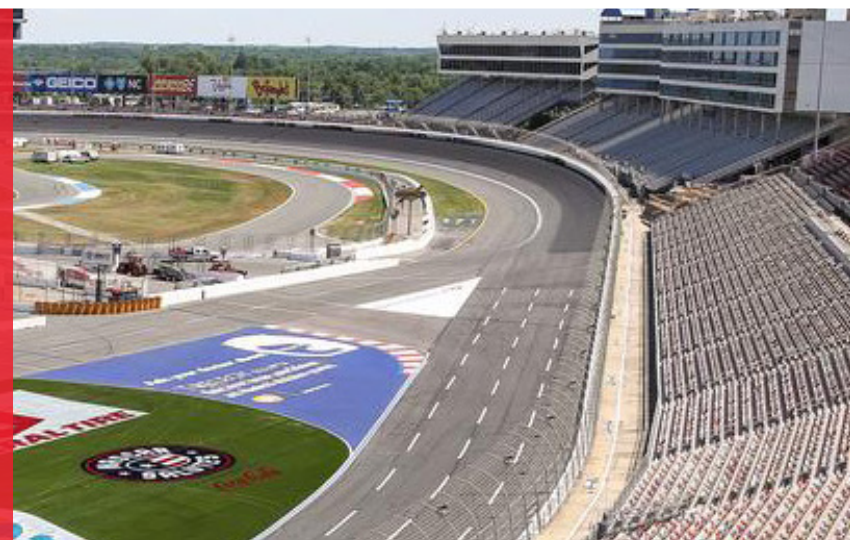
PNC MUSIC PAVILION

PNC Music Pavilion is a fantastic outdoor music venue in Charlotte, North Carolina. Formerly known as Verizon Wireless Amphitheatre and originally called Blockbuster Pavilion, it is famous around Charlotte and the state for its outstanding live music. The venue originally opened in July 4, 1991 and has a large capacity of 18,768 making it the perfect place for summertime concerts. Found on Pavilion Boulevard located in the University City neighborhood, the amphitheatre is in a prime location for live concerts featuring artists and bands in many different music genres, as well as tours such as The Vans Warped Tour and Ozzfest.



CHARLOTTE MOTOR SPEEDWAY

Charlotte Motor Speedway is a motorsports complex located in Concord, North Carolina 13 mi from Charlotte. The complex features a 1.5 mi quad oval track that hosts NASCAR racing including the prestigious Coca-Cola 600 on Memorial Day weekend, the NASCAR All-Star Race, and the Bank of America 500. The speedway was built in 1959 by Bruton Smith and is considered the home track for NASCAR with many race teams located in the Charlotte area. The facility is considered one of the busiest sports venues in the country, typically with over 380 events a year. Along with many races, the speedway also hosts the Charlotte Auto Fair twice a year, one of the nation's largest car shows.



UNIVERSITY OF NORTH CAROLINA AT CHARLOTTE

The University of North Carolina at Charlotte, also known as UNC Charlotte, is a public research university located in Charlotte, North Carolina and with more than 29,000 students, UNC Charlotte is the third largest university in the state system. The University offers 23 doctoral, 64 master's, and 140 bachelor's degree programs through nine colleges: the College of Arts + Architecture, the College of Liberal Arts & Sciences, the Belk College of Business, the College of Computing and Informatics, the Cato College of Education, the William States Lee College of Engineering, the College of Health and Human Services, the Honors College, and the University College. UNC Charlotte is the largest institution of higher education in the Charlotte region and has experienced rapid enrollment growth of 33.4% over the past 10 years, making it the fastest-growing institution in the UNC System, and contributing to more than 50% of the system's growth since 2009.



TENANT OVERVIEW





COMPANY NAME

Dollar Tree, Inc.

OWNERSHIP

Public

YEAR FOUNDED

1986

INDUSTRY

Dollar Stores

HEADQUARTERS

Chesapeake, VA

NO. OF LOCATIONS

±16,000

A DOLLAR TREE COMPANY

Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores, announced that it would buy Family Dollar for \$8.5 billion. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid.

Dollar Tree, a Fortune 500 Company, now operates more than 15,115 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar.

FAMILY DOLLAR 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 REACH

Family Dollar serves families in more than 8,000 neighborhoods in 46 states. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$23 billion annually with more than 16,000 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.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar** located at **4130 Rozzelles Ferry Rd, Charlotte, NC 28216** ("Property"). The 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 and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

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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.

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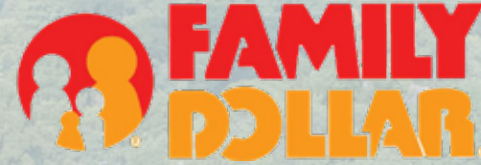
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