



213 N JACKSON ST | STARKVILLE, MS 39759





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**FAMILY DOLLAR**

213 N JACKSON ST | STARKVILLE, MS



## INVESTMENT HIGHLIGHTS

- **Rare Rental Increases** - This location has rare CPI increases every 3 years
- **Double Relocation Store** - Because two stores were closed to feed the business of this one, double relocation stores typically have store sales that are well above the national average
- **Absolute NNN Lease** - The tenant takes care of all costs and maintenance with this building making it truly passive
- **Prime Location** - This store is a mile away from Mississippi State University located on the corner of two main thoroughfares through Starkville, HWY 182 and HWY 389
- **Essential Retailer** - This location remained open during the recession and no concessions in rent were given during the pandemic
- **Same-Store Sales Growth** - Family Dollar has seen same-store sales grow by 14.4% this year
- **Defensive Product** - The Dollar Store concept tend to perform even better during recessions





INVESTMENT SUMMARY

TENANT	Family Dollar
PROPERTY ADDRESS	213 N Jackson Street
CITY	Starkville
STATE	Mississippi
ZIP	39759
GLA	±9,185 SF
LOT (ACRES)	±1.57 AC



\$2,303,000  
LIST PRICE



9,185 SF  
GLA



6.25%  
CAP RATE



1.57 AC  
LOT SIZE

FINANCIAL SUMMARY

LEASE TYPE	NNN
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
ROOF AND STRUCTURE RESPONSIBLE	Tenant Responsibility
LEASE COMMENCEMENT DATE	3/30/15
LEASE EXPIRATION DATE	3/30/30
LEASE TERM REMAINING (YEARS)	±9.37 Years

## FAMILY DOLLAR RENT SCHEDULE

LEASE COMMENCE	MONTHLY NOI	ANNUAL NOI	RPSF	CAP RATE	INCREASES
Current - 3/30/23	\$11,996.66	\$143,959.92	\$15.68	6.25%	
4/1/23 - 3/30/26*	\$12,596.49	\$151,157.92	\$16.47	6.56%	CPI - 1%
4/1/26 - 3/30/29*	\$13,226.32	\$158,715.81	\$17.29	6.89%	CPI - 1%
4/1/29 - 3/30/30*	\$13,887.63	\$166,651.60	\$18.15	7.24%	CPI - 1%
Option 1 4/1/30 - 3/30/35*	\$14,026.51	\$168,318.12	\$18.34	7.31%	CPI - 1%
Option 2 4/1/35 - 3/30/40*	\$15,288.90	\$183,466.75	\$19.99	7.97%	CPI - 1%
Option 3 4/1/40 - 3/30/45*	\$16,664.90	\$199,978.76	\$21.78	8.68%	CPI - 1%
Option 4 4/1/45 - 3/30/50*	\$18,164.74	\$217,976.84	\$23.74	9.46%	CPI - 1%
Option 5 4/1/50 - 3/30/55*	\$19,799.56	\$237,594.76	\$25.88	10.32%	CPI - 1%

\*Assuming a 2% CPI Increase Annually



For more information on a Barrington Loan Quote,  
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## TENANT OVERVIEW



**COMPANY NAME**  
DOLLAR TREE, INC.

**OWNERSHIP**  
Public

**YEAR FOUNDED**  
1986

**INDUSTRY**  
DOLLAR STORES

**HEADQUARTERS**  
CHESAPEAKE, VA

**NO. OF LOCATIONS**  
±15,115

### 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 15,115 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.

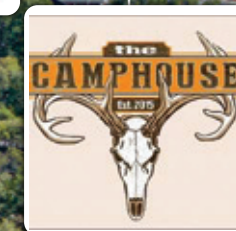
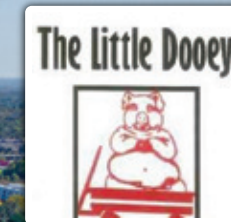
### STRATEGY

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.









± 11,500 VPD







**STARKVILLE**  
MUNICIPAL COURT

**STARKVILLE**  
POLICE DEPARTMENT



182

± 11,500 VPD





## AREA OVERVIEW






## STARKVILLE, MS

Starkville is a city in and the county seat of Oktibbeha County, Mississippi, United States. The Starkville Micropolitan Statistical Area includes all of Oktibbeha County. Starkville is an anchor of the Golden Triangle region of northeast Mississippi which consists of Starkville, Columbus, and West Point. The campus of Mississippi State University is located adjacent to and partially within the east of Starkville.

For families, singles, students, and retirees, the Starkville community and adjacent Mississippi State University offer an abundance of places to see, events to attend, and activities to enjoy. The opportunities cover a multitude of interests from SEC sporting events, participatory sports, outdoor recreation, tours, rodeos, historical sites and buildings, and festivals to concerts, art galleries, and museums – and, of course, a wide range of shopping and dining options. Well-maintained city and county parks provide convenient venues for many activities.

Starkville has many options for visitors to enjoy great recreation, from hunting, fishing, or bird watching in the great outdoors to enjoying a challenging game of golf or working out at state-of-the-art fitness centers. Residents also enjoy many cultural activities including the Starkville Community Theater, Starkville-MSU Symphony Orchestra and more.

## 2020 DEMOGRAPHICS

		1-MILE	3-MILE	5-MILE
	POPULATION	8,094	29,363	37,646
	HOUSEHOLDS	4,132	11,513	15,023
	HH INCOME	\$45,036	\$61,083	\$63,881







## MISSISSIPPI STATE UNIVERSITY

The campus of Mississippi State University is located adjacent to and partially within the east of Starkville. The university is the largest employer in Starkville. Students have created a ready audience for the Magnolia Film Festival. Held every February, it is the oldest film festival in the state. Other major events held in Starkville and strongly supported by the MSU Student Body are the Dudy Gras Parade, Cotton District Arts Festival, Super Bulldog Weekend, Old Main Music Festival, Ragtime & Jazz Music Festival, and Bulldog Bash.

Mississippi State, founded in 1878, is a comprehensive, public, land-grant university, the largest in Mississippi. Programs are offered through the Colleges of Agriculture and Life Sciences, Architecture, Arts and Sciences, Business and Industry, Education, Engineering, Forest Resources, and Veterinary Medicine. The university is particularly noted for its strengths in engineering and scientific agriculture. It is home to one of 27 engineering research centers designated by the National Science Foundation and ranks 61st among public universities in science and engineering research. MSU was one of five colleges and universities to receive the 1998 Truman Foundation Honor Institution Award for success in producing Truman Scholarship winners. The university offers one of four professional golf management degree programs sanctioned by the Professional Golfer's Association, and it offers the nation's only geosciences degree program with an emphasis in broadcast meteorology. Its 4,200-acre campus is located in Starkville, 16 miles west of Columbus.



### ENROLLMENT

- ±18,792 Undergraduate Students
- ±3,434 Graduate Students



### QUICK FACTS

- Established in February 1878
- Land-grant institution
- 4,200 Acre Campus



### RANKINGS

- Home to one of 27 engineering research centers designated by the National Science Foundation
- 61st among public universities in science and engineering research
- One of five colleges and universities to receive the 1998 Truman Foundation Honor Institution Award



# CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs for **Family Dollar** located at **213 N Jackson Street, Starkville, MS 39759**. 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.

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.

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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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