

FAMILY DOLLAR



*REPRESENTATIVE PHOTO



OFFERING
MEMORANDUM

FAMILY DOLLAR NET LEASED OFFERING

60 MIKE PARRA ROAD, COLUMBUS, MS

OFFERING MEMORANDUM
PRESENTED BY:

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MANAGING PRINCIPAL

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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INVESTMENT OVERVIEW



The Kase Group is pleased to offer the opportunity to acquire the 100% fee simple interest in a net leased Family Dollar.

This 10,500 square foot Family Dollar, in Columbus, Mississippi has a 10-year lease which commences in May of 2021. The 100% fee simple interest in the underlying land and building is being offered. The tenant has six five-year options to renew with 5% increases in rent during the option periods. The subject property benefits from being just 1/2 mile North of the Columbus Air Force Base which employs 10,400 personnel.

INVESTMENT HIGHLIGHTS

NEW 10 YEAR NET LEASED OFFERING

100% FEE SIMPLE INTEREST

MINIMAL LANDLORD OBLIGATIONS

SCHEDULED INCREASES IN RENT

CORPORATE GUARANTY – NYSE: DLTR

BRAND NEW CONSTRUCTION

STRONG ECONOMIC GROWTH

OFFERING SPECIFICATIONS

PRICE \$1,711,111

CAP RATE 6.75%

TOTAL NOI \$115,500

SQUARE FOOTAGE 10,500

LOT SIZE 1.24 AC

YEAR BUILT 2021

FINANCIAL SUMMARY

FAMILY DOLLAR • NET LEASED OFFERING

60 MIKE PARRA ROAD, COLUMBUS, MS

\$1,711,111 • 6.75% CAP

SUMMARY

TENANT NAME	FAMILY DOLLAR
SQUARE FOOTAGE	10,500
LEASE START	April 1, 2021
LEASE END	March 31, 2031
TOTAL RENT	\$115,500
OPTIONS	Six, 5-Year
INCREASES	5% in Options

OPERATING SUMMARY

	NET OPERATING INCOME	CAP RATE
YEARS 1-10	\$115,500	6.75%
OPTION 1	\$120,750	7.06%
OPTION 2	\$126,000	7.36%
OPTION 3	\$131,250	7.67%
OPTION 4	\$136,500	7.98%
OPTION 5	\$141,750	8.28%
OPTION 6	\$147,000	8.59%

TENANT OVERVIEW



S&P RATED CREDIT



7,100+ LOCATIONS



50,000+ EMPLOYEES

FAMILY DOLLAR

Family Dollar (NYSE: FDO) is a chain of variety stores in the United States. It opened in 1959 and operates approximately 7,100 stores in 45 states and the District of Columbia. It is headquartered in Matthews, North Carolina.

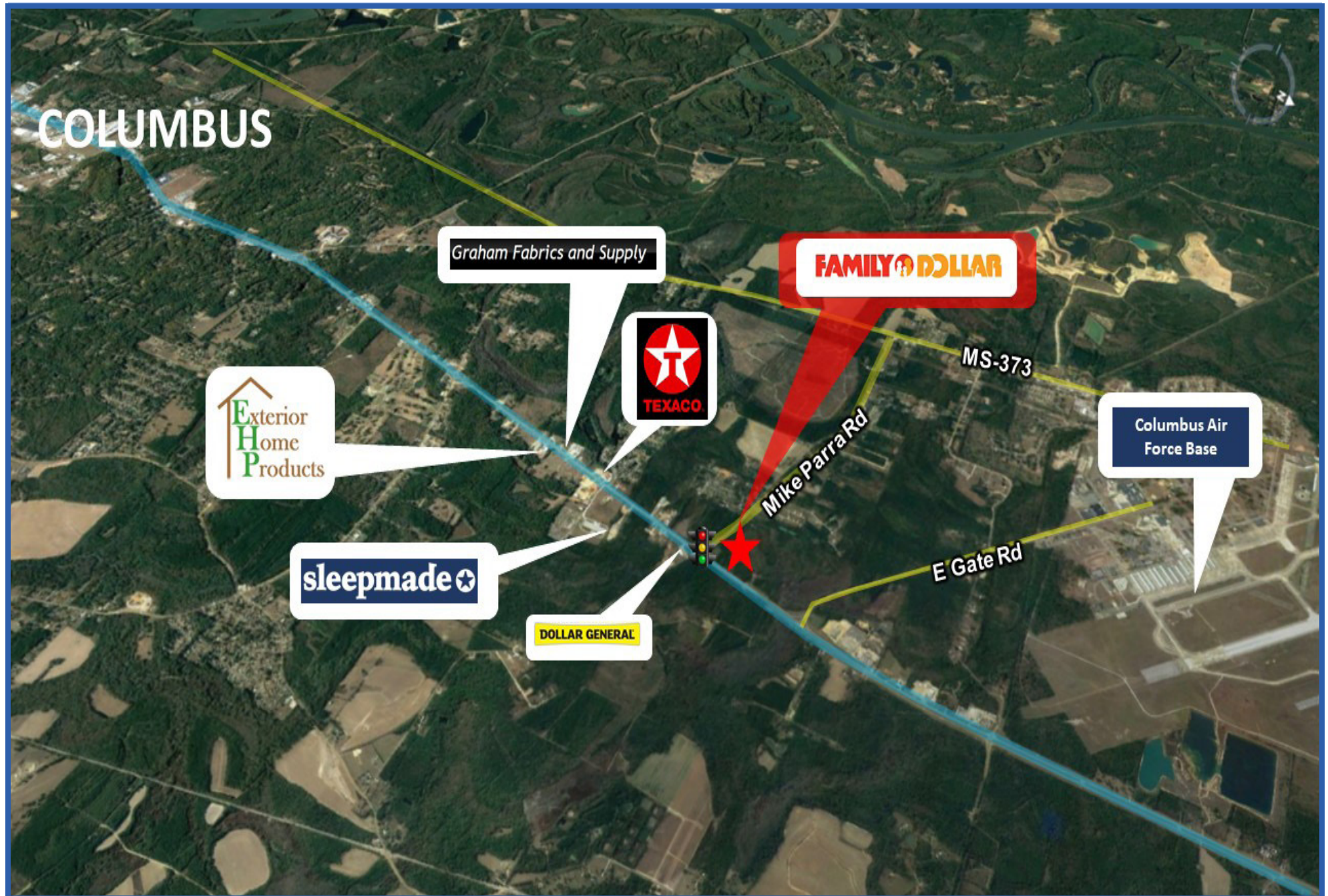
Family Dollar is not a true “dollar store” in the strict sense; while there are many items available for \$1, there are other price points as well. However, approximately 90% of the products cost less than \$10. With most locations set up like a typical supermarket, the chain deals in food items, clothing and assorted household products.

Some, but not all, Family Dollar stores now accept credit cards, as well as debit cards and the cash benefit from EBT cards. Leon Levine, a 21-year-old entrepreneur, founded family Dollar in 1959. 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 1960s, the store company was largely a southern United States operation. By 1969, there were fifty stores in Charlotte alone.

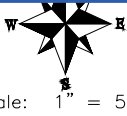
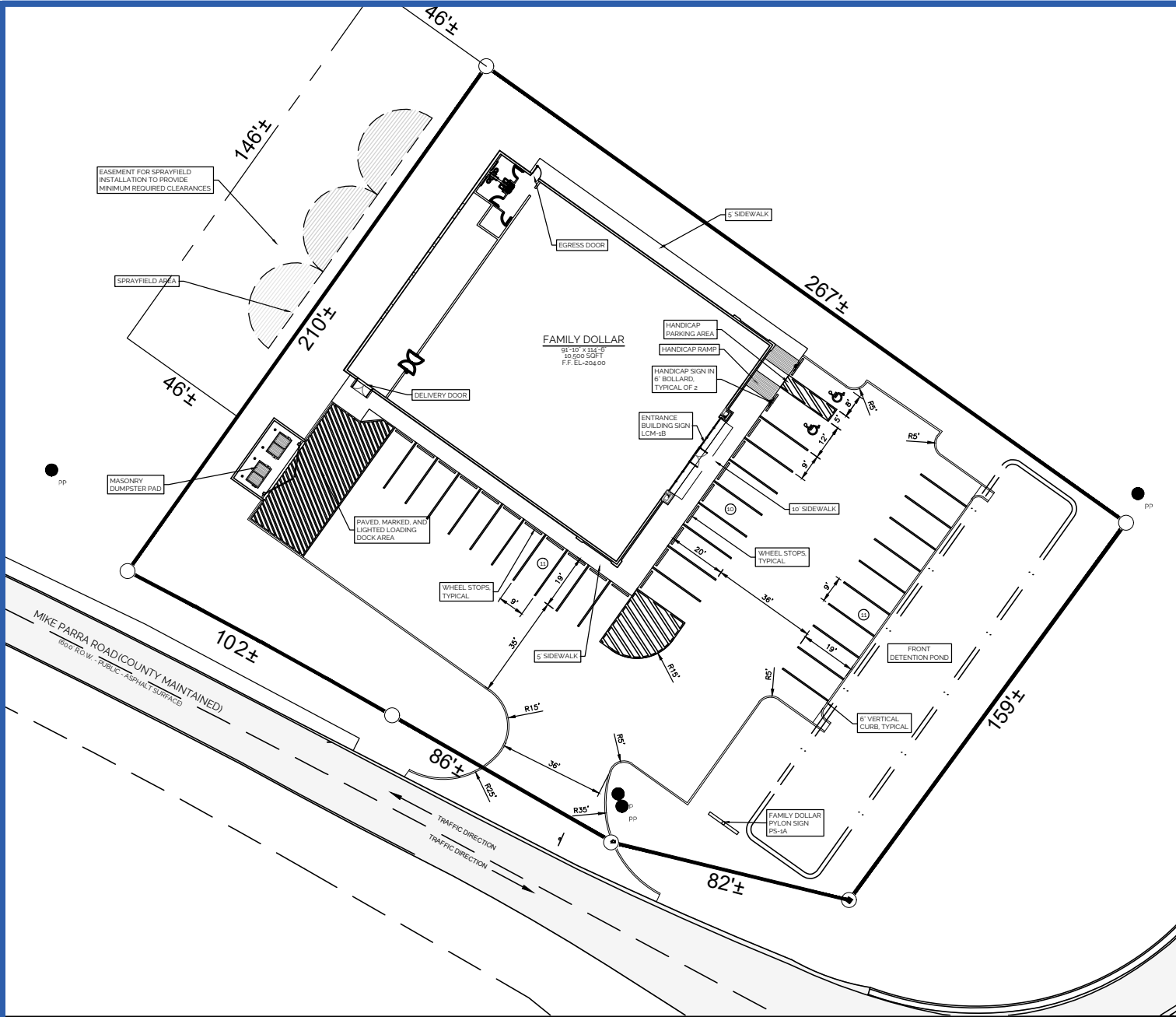
The 1970s were growing years for the store chain. In 1970, Family Dollar’s stock went public for the first time, at \$14.50 per share. In 1971, the chain’s 100th store opened, followed by their 200th in 1974 and their 300th in 1978. Also in 1974, a distribution center was opened in Matthews, North Carolina. In 1979, Family Dollar stock began trading at the New York Stock Exchange. In 1981, the chain’s 400th store was opened, followed by a 500th store in 1982 and a 700th in 1983. The 1980s saw expansion at a wider scale for the company, and, by 1989, 1,500 stores were operating. The 1990s saw the pace of expansion slow down compared to the 1980s, with 1,000 stores opened. However, the company opened distribution centers in West Memphis, Arkansas; Front Royal, Virginia and Duncan, Oklahoma. Since 2000, the pace of growth has quickened significantly, with the addition of about 3,500 new stores, and new distribution centers opening in Morehead, Kentucky; Maquoketa, Iowa; Odessa, Texas; Marianna, Florida; and Rome, New York.

In 2001, Family Dollar joined the S&P 500 stock market index. In 2002, the company joined the Fortune 500 list of largest publicly held companies.

LOCATION AERIAL



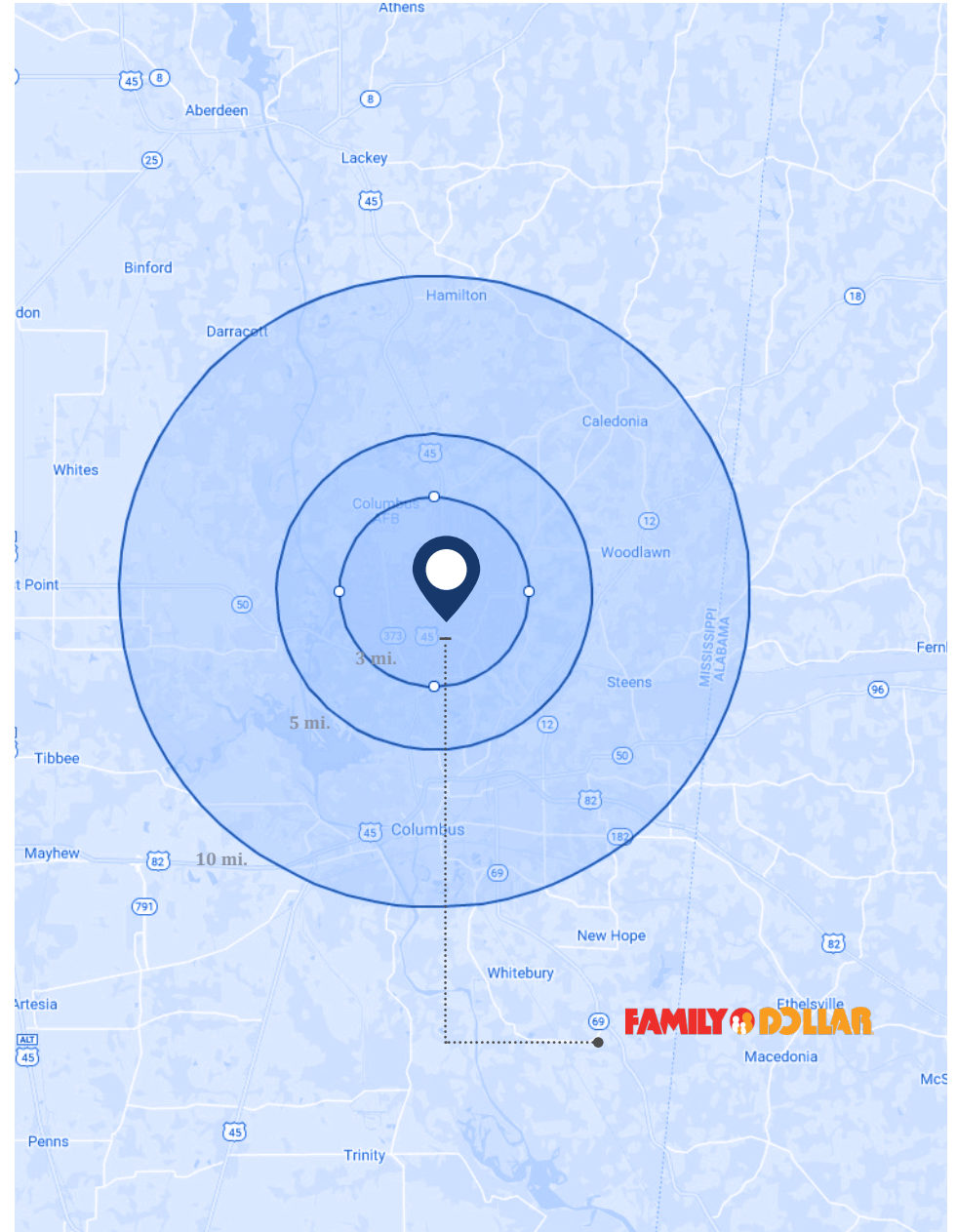
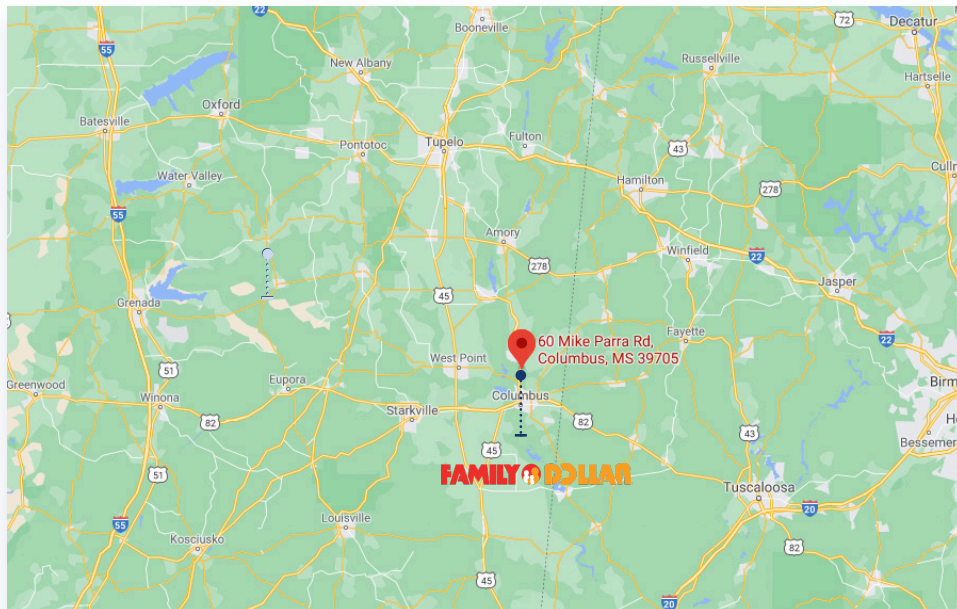
SITE PLAN



COLUMBUS, MS MIKE PARRA ROAD	
Sheet Title Site Plan	
Site Data Summary	
Zoning: None	
Property Size: 1.24 Acres ± 54,141 SF ±	
Area Summary:	
Building Size:	10,500± SF
Concrete Pavement:	19,050± SF
Sidewalks and Aprons:	2,284± SF
Green Space:	19,848± SF
Parking:	
Proposed:	32
Required:	None
PROJECT #: _____	
COLUMBUS, MS	
STORE DESIGN PRELIMINARY	
SITE PLAN APPROVAL	
DATE: _____	
D.S.D.: _____	
C.D.O.: _____	
November 18, 2020	
Developer:	
Executive Holdings, LLC	
311 Telly Road Picayune, MS 39466	

This site layout is based on information provided by the developer, seller, existing survey or site data, etc. Plan accuracy is based on this information, no

REGIONAL OVERVIEW



DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	9,596	23,951	52,393
TOTAL HOUSEHOLDS	4,103	9,890	20,676
AVERAGE HOUSEHOLD INCOME	\$72,949	\$61,021	\$61,314
AVERAGE AGE	40.6	37.8	36.9

AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,103	9,890	20,676
TOTAL POPULATION	9,596	23,951	52,393
PERSONS PER HOUSEHOLD	2.3	2.4	2.5
AVERAGE HOUSEHOLD INCOME	\$72,949	\$61,021	\$61,314
AVERAGE HOUSE VALUE	\$173,404	\$154,262	\$139,818
AVERAGE AGE	40.6	37.8	36.9
WHITE	6,300	11,608	19,403
BLACK	9,636	17,420	22,232
AM. INDIAN & ALASKAN	61	105	147
ASIAN	173	268	388
HAWAIIAN & PACIFIC ISLAND	7	10	12
OTHER	163	267	388

COLUMBUS, MS

Columbus is a city in and the county seat of Lowndes County, on the eastern border of Mississippi, United States, located primarily east, but also north and northeast of the Tombigbee River, which is also part of the Tennessee-Tombigbee Waterway. It is approximately 146 miles northeast of Jackson, 92 miles north of Meridian, 63 miles south of Tupelo, 60 miles northwest of Tuscaloosa, Alabama, and 120 miles west of Birmingham, Alabama. Columbus is the principal city of the Columbus Micropolitan Statistical Area, which is part of the larger Columbus-West Point Combined Statistical Area. Columbus is also part of the area of Mississippi called The Golden Triangle, consisting of Columbus, West Point and Starkville, in the counties of Lowndes, Clay and Oktibbeha.

Lowndes County is located on the northeast border of Mississippi and comprises the Columbus, MS Micropolitan Statistical Area. It is 506 square miles in size and has a population density of 116 persons per square mile. The county seat is Columbus.

The Columbus and Lowndes County MSA has significant economic growth and median household income for Lowndes county is 4.9% greater than the greater Mississippi.

Columbus Air Force Base

Columbus Air Force Base is a United States Air Force base located in Columbus, Mississippi and just 1/2 mile North of the subject property. The base is home of the 14th Flying Training Wing of the 19th Air Force, Air Education and Training Command and employs 10,400 personnel.

Access and Linkages

Primary highway access to the area is via US Highway 82, US Highway 45 and numerous state highways. US Highway 82 leads southeast approximately 30 miles to Reform, Alabama and west approximately 25 miles to Starkville. US Highway 45 leads south approximately 30 miles to Macon and north approximately 30 miles to Aberdeen. Public transportation is not provided and overall, the primary mode of transportation is the automobile.



COLUMBUS, MISSISSIPPI



The Kase Group

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