FORTIS NET LEASE™

5,400 CARS PER DAY! | CONCRETE PARKING LOT

FAMILY DOLLAR

DOUBLE NET (NN) FAMILY DOLLAR

901 US 49, MARVELL, AR 72366

BENJAMIN SCHULTZ SENIOR DIRECTOR

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BRYAN BENDER

ACTUAL STORE

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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 FNL in compliance with all applicable fair housing and equal opportunity laws.

EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

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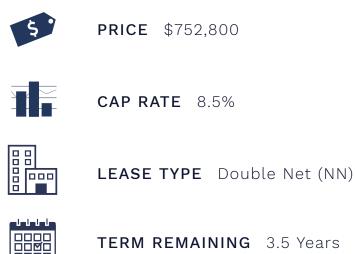
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INVESTMENT SUMMARY	
List Price:	\$752,800
Current NOI:	\$63,995.00
Initial Cap Rate:	8.5%
Land Acreage:	1.0 +/-
Year Built	2014
Building Size:	8,320 SF
Price PSF:	\$90.48
Lease Type:	Double Net (NN)
Lease Term:	10 Years
Average CAP Rate:	8.50%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 8,320 SF. freestanding Family Dollar store located in Marvell, Arkansas. The property offers a Double Net (NN) Lease, leaving minimal landlord responsibilities. There are 3.5 years remaining on the primary term. The lease contains 6 (5 year) options to renew, each with a 10% rental rate increase. The lease is corporately guaranteed by Dollar Tree Stores, Inc. which holds a credit rating of "BBB-", which is classified as Investment Grade. The store is currently open and has been operating successfully since since July 2014.

This Family Dollar is highly visible as it is strategically positioned on US 49 which sees 5,400 cars per day. It is conveniently located across from the local High School. The ten mile population from the site is 3,751 while the three mile average household income is \$41,720 per year, making this location ideal for a Family Dollar. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a "passive" investor to attain the fee simple ownership of a Family Dollar. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, one of the nation's top dollar stores. List price reflects a 8.50% cap rate based on NOI of \$64,827.



TERM REMAINING 3.5 Years

INVESTMENT HIGHLIGHTS

- Double Net (NN) Lease | Minimal Landlord Responsibilities
- 6 (5 Year) Options to Renew | 10% Rental Increases at Each Option
- Concrete Parking Lot | 3.5 Years Remaining on Primary Term
- Three Mile Household Income \$41,720
- Ten Mile Population 3,751
- 5,400 VPD on US 49
- Corporate Guarantee with "BBB-" Credit Rating
- Across From Marvell High School
- Essential Retailer | On Main Thoroughfare

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$64,827.00	\$7.79
INS Reimbursement	\$4,600.00	\$0.55
TAX Reimbursement	\$8,320.00	\$1.00
Gross Income	\$77,747.00	\$9.34
EXPENSE		PER SF
Reserve	\$832	\$0.10
INS	\$4,600	\$0.55
ТАХ	\$8,320	\$1.00
Gross Expenses	\$13,752	\$1.65
NET OPERATING INCOME	\$63,995.00	\$7.69
Year Built:	2014	
Year Built:	2014	
Lot Size:	1.0 +/- Acres	
Building Size:	8,320 SF	
Traffic Count:	5,400	
Roof Type:	Standing Seam	
Zoning:	Commercial	
Construction Style:	Prototype	
Parking Lot:	C Concrete	
# of Parking Spaces	34	-1/
Warranties	Construction	100
HVAC	Ground Mounted	

Tenant:	Family Dollar
Lease Type:	Double Net (NN)
Primary Lease Term:	10 Years
Annual Rent:	\$64,827.00
Rent PSF:	\$7.79
Landlord Responsibilities:	Minimal
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Landlord
Lease Start Date:	7/1/2014
Lease Expiration Date:	6/30/2024
Lease Term Remaining:	3.5 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Six (5 Year)
Lease Guarantor:	Dollar Tree Stores, Inc.
Lease Guarantor Strength:	BBB-
Tenant Website:	www.FamilyDollar.com

\$	123
GROSS SALES:	STORE COUNT:
\$10.7 BILLION	8,000+

LEASE SUMMARY



DOLLAR TREE



BBB-

901 US 49, MARVELL, AR 72366 👘

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Family Dollar	amily Dollar 8,320	7/1/2014	6/30/2024	\$64,827.00	100.0	\$7.79
		Option 1	\$71,309.04		\$8.57	
		Option 2	\$78,439.08		\$9.43	
		Option 3	\$86,282.04		\$10.37	
		Option 4	\$94,910.04		\$11.41	
		Option 5	\$104,401.08		\$12.55	
		Option 6	\$114,841.08		\$13.80	
Totals/Averages	8,320			\$64,827.00		\$7.79



TOTAL SF 8,320



TOTAL ANNUAL RENT \$64,827



OCCUPANCY RATE 100%



AVERAGE RENT/SF \$7.79



NUMBER OF TENANTS 1



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LEASE YEARS ANNUAL RENT MONTHLY RENT **BUMP** YIELD 1-10 \$64,827.00 \$5,402.25 8.50% _ Option 1 \$71.309.04 9.36% \$5.942.42 10% Option 2 \$78.439.08 \$6,536.59 10% 10.31% Option 3 \$86,282.04 \$7.190.17 10% 11.35% \$94,910.04 Option 4 \$7.909.17 10% 12.50% Option 5 \$104.401.08 \$8,700.09 10% 13.76% Option 6 \$114,841.08 \$9,570.09 10% 15.14%

OVERVIEW

Company:	Family Dollar
Founded:	1959
Total Revenue:	\$10.7 Billion
Net Income:	\$284.5 Million
Net Worth:	\$9.5 Billion
Headquarters:	Mathews, North Carolina
Website:	www.FamilyDollar.com

TENANT HIGHLIGHTS

- Publicly traded on NASDAQ Ticker symbol: DLTR
- Company Vision: "The best small-format value and convenience retailer serving the needs of customer in the neighborhoods we serve."
- · Operates in 44 States with Over 8,000 Store Locations
- Ranked #134 on Fortune 500
- "Strong Grade" S&P Rating of BBBTENANT

COMPANY BACKGROUND

RENT SCHEDULE

Family Dollar was founded in 1959 by Leon Levine, a 21-year-old entrepreneur. 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 1960's, the store company was largely a southern United States operation. By 1969, there were fifty stores in Charlotte alone.

In addition to offering quality merchandise at low prices, Family Dollar is committed to the communities they service by supporting the non-profit organizations that seek to improve the quality of life for our customers and team members. Through a grass-roots approach to giving, the FamilyHope Community Foundation aids to give back to organizations that help local families in need.

On July 28, 2014, Dollar Tree announced that it would acquire Family Dollar for \$74.50 per share, a deal valuing Family Dollar at \$8.5 billion, and that Dollar Tree would also assume \$1 billion in debt currently owed by Family Dollar, for a total of \$9.5 billion. Headquartered in Chesapeake, VA, Dollar Tree is the largest and most successful single-price-point retailer in North America, operating thousands of stores across 48 contiguous U.S. states and five Canadian provinces, supported by a solid and scalable logistics network.

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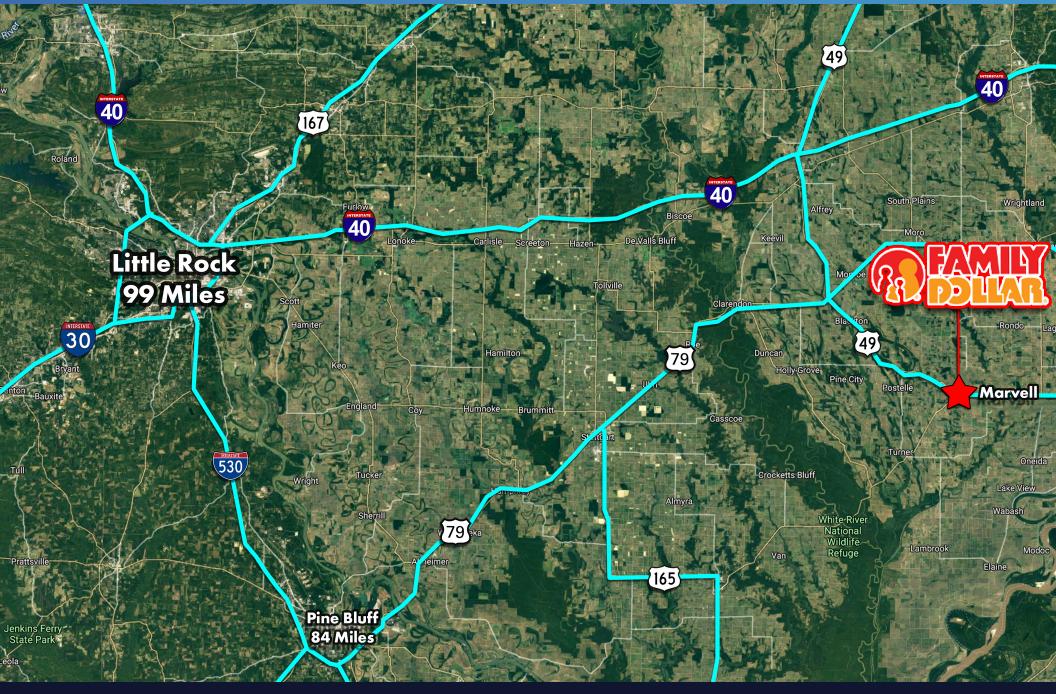


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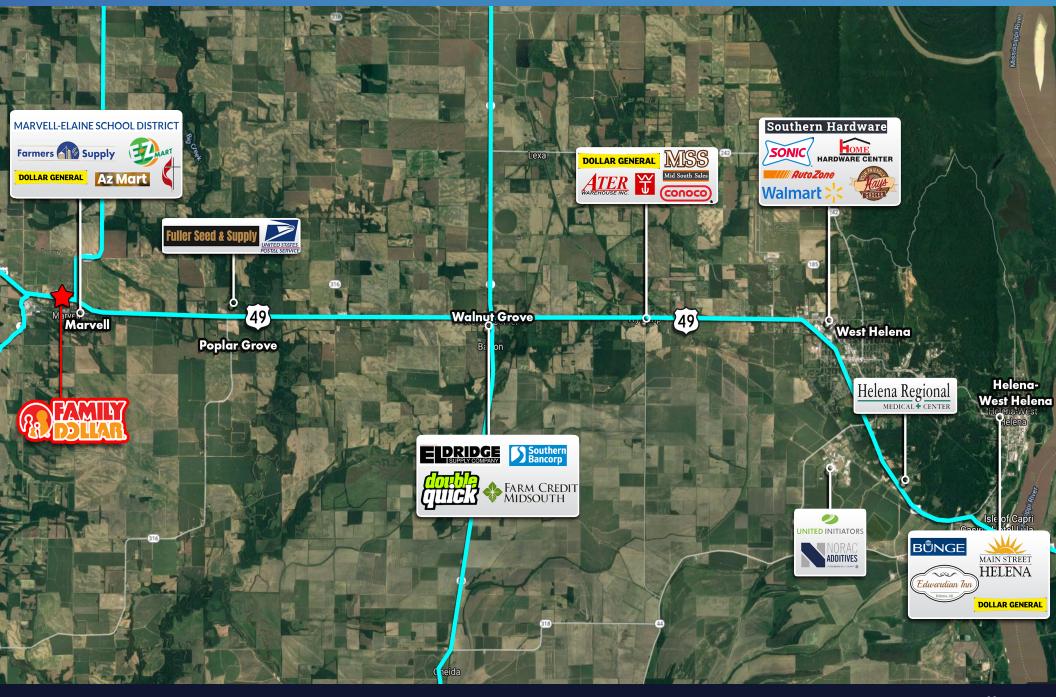
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FAMILY DOLLAR 901 US 49, MARVELL, AR 72366 (m)



FAMILY DOLLAR 901 US 49, MARVELL, AR 72366 (m)



901 US 49, MARVELL, AR 72366 [m



FAMILY DOLLAR 901 US 49, MARVELL, AR 72366 (新

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Marvell is a city in Phillips County, Arkansas (Courthouse pictured above). Marvell was founded when Marvell M. Carruth and his wife, Rachel, sold 50 lots of land given to him by his father, Ladson Carruth, to the Arkansas Central Railroad. A train depot was soon established. Marvell became an un-incorporated town on May 28, 1873, with R.M. Jackson as its first mayor. Three years later, on October 3, 1876, Marvell became an incorporated town.

In the early 1900s there were 15 different merchants in the city of Marvell. One of the stores that stayed in business the longest was A. Hirsch & Co., which did an immense mercantile business and owned valuable land in the area. The Garner Stave Company sold miscellaneous items, such as farming and manufacturing goods. n the 1980s, under the leadership of Mayor Alma Norton, the Marvell City Park and bike trail were built on the old railroad. The Davidson Park was also built and given to the city by the Abe Davidson family. In 1997 cooperation with UAMS east and grant from federal government the city under mayor Clark Hall, the Marvell Medical Clinic was built with citizen donations. The clinic expanded in only one year to include dental services and interactive two-way compressed video use for medical consultations and health education.

Levon Helm, the drummer and singer for The Band, was born & raised in Marvell. There are many markers throughout the town celebrating him.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2020	1,221	1,805	3,751
Median Age	44.3	45.4	46.3
# Of Persons Per HH	2.3	2.4	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	530	766	1,549
Average HH Income	\$41,720	\$42,219	\$43,682
Median House Value	\$62,991	\$65,343	\$67,309
Consumer Spending	\$9.3M	\$13.9M	\$29.2M





STATES SOLD IN

43

BROKER & BUYER REACH

345K

PROPERTIES SOLD

3,300+

TOTAL SALES VOLUME

\$6.7B

Click to Meet Team Fortis

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