



The ESS Group, Inc.



NET LEASE INVESTMENT PROPERTY | OFFERING MEMORANDUM

FAMILY DOLLAR – LIMITED COMPETITION

700 N FRONT ST | RICHTON, MS 39476

DISCALIMER



700 N FRONT ST, RICHTON, MISSISSIPPI 39476

The Offering Memorandum contains select information pertaining to the business and affairs of Family Dollar ("Property"). It has been prepared by The ESS Group, Inc. We have obtained the information 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. You and your tax and legal advisors should conduct your own investigation of the Property and transaction. 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. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents 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 and conduct their own due diligence.

Owner and The ESS Group, Inc. 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 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 the 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 executive Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or The ESS Group, Inc. or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

EXECUTIVE SUMMARY



700 N FRONT ST, RICHTON, MISSISSIPPI 39476

The ESS Group is pleased to exclusively market for sale a single tenant net leased Family Dollar located in Richton, Mississippi. The investment features a 2012 construction building leased to Family Dollar with a corporate guarantee. The initial lease term is for 10 years with rent commencement in June 2012. There are 6 options to extend, each is 5 years long and each triggers a 10% rent increase. There are no termination rights and the lease is a NN+ with limited landlord responsibilities. This is an 8,000 SF building and the only Family Dollar store within a 20 miles radius.

Family Dollar is an essential business and a recession-proof investment. It delivers everyday low prices on items including food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, seasonal items, paper products and much more from America's most-trusted brands and products, along with Family Dollar's high-quality private brands. Family Dollar is an investment grade rated company and is publicly traded on the New York Stock Exchange (Symbol: DLTR) with a market capitalization in excess of \$22 billion. Family Dollar/Dollar Tree operates over 23,000 stores.

INVESTMENT HIGHLIGHTS



700 N FRONT ST, RICHTON, MISSISSIPPI 39476

2012 CONSTRUCTION WITH 10 YEARS LEASE

2012 construction featuring a corporately guaranteed lease with 10 years and six (5) years options to renew

MINIMAL LANDLORD RESPONSIBILITIES

This is a NN lease with minimal landlord responsibilities or expenses

CORPORATE GUARANTEE

The Lease is guaranteed by Dollar Tree, with a market cap exceeding \$22B

RECESSION-PROOF INVESTMENT

Family Dollar is a proven recession-resistant business

LIMITED COMPETITION

The subject property benefits from a lack of competition. This is the only Family Dollar store within a 20 miles radius

INVESTMENT SUMMARY



700 N FRONT ST, RICHTON, MISSISSIPPI 39476

PRICE	\$875,522.66
CAP RATE	9.00%
NET OPERATING INCOME	\$78,797.04
BUILDING SIZE	8,000 SF
LOT SIZE	0.54 Acres
LEASE TYPE	NN+
LANDLORD RESPONSIBILITIES	Roof & Structure
YEAR BUILT	2012
LEASE TERM	10 Years
RENT COMMENCEMENT DATE	June 22, 2012
RENT EXPIRATION DATE	June 30, 2022
RENT EXTENSION OPTIONS	6 x 5
RENT INCREASES	10% During Options
OWNERSHIP TYPE	Fee Simple
TENANT	Family Dollar
LEASE GUARANTOR	Corporate



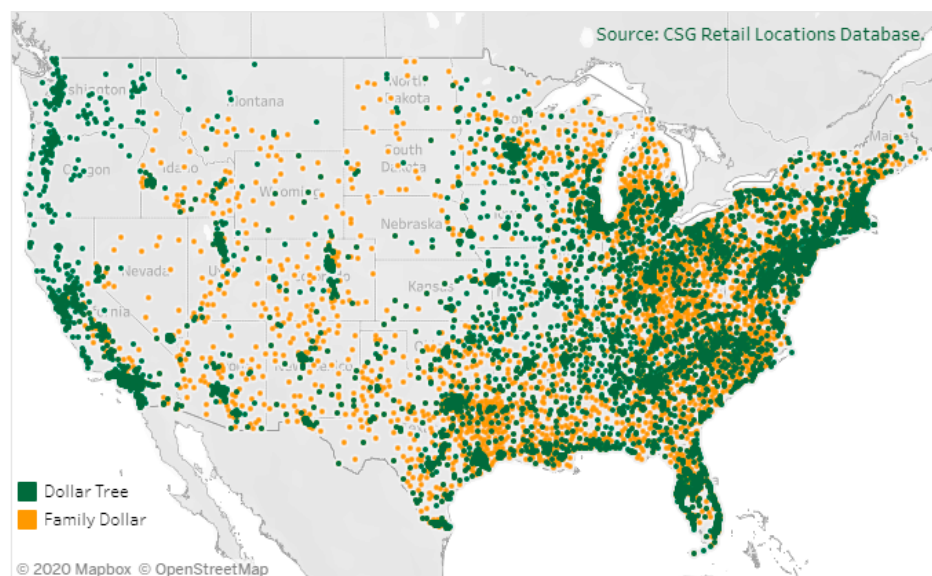
TENANT PROFILE



700 N FRONT ST, RICHTON, MISSISSIPPI 39476

TENANT TRADE NAME	Family Dollar
TENANT OWNERSHIP	Public
STOCK SYMBOL	NYSE: DLTR
TENANT	Corporate Store
NUMBER OF STORES	23,000+
CREDIT RATING	BBB-
REVENUE	\$22B+
MARKET CAP	\$22B

Family Dollar offers a variety of merchandise for the whole family at discounted prices, ranging from household items to brand name foods and other essential items, all for everyday low prices. The company's dynamic organization allows it to operate in rural areas and metropolitan locations. In 2015, Dollar Tree acquired Family Dollar. 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. Family Dollar has successfully operated for 61 years and is publicly traded on the stock market, with a Market Cap exceeding \$22B.



AREA MAP



700 N FRONT ST, RICHTON, MISSISSIPPI 39476

RESIDENTIAL
COMMUNITY



SUBWAY



RESIDENTIAL
COMMUNITY

DOLLAR GENERAL

4,900 VPD

3,400 VPD

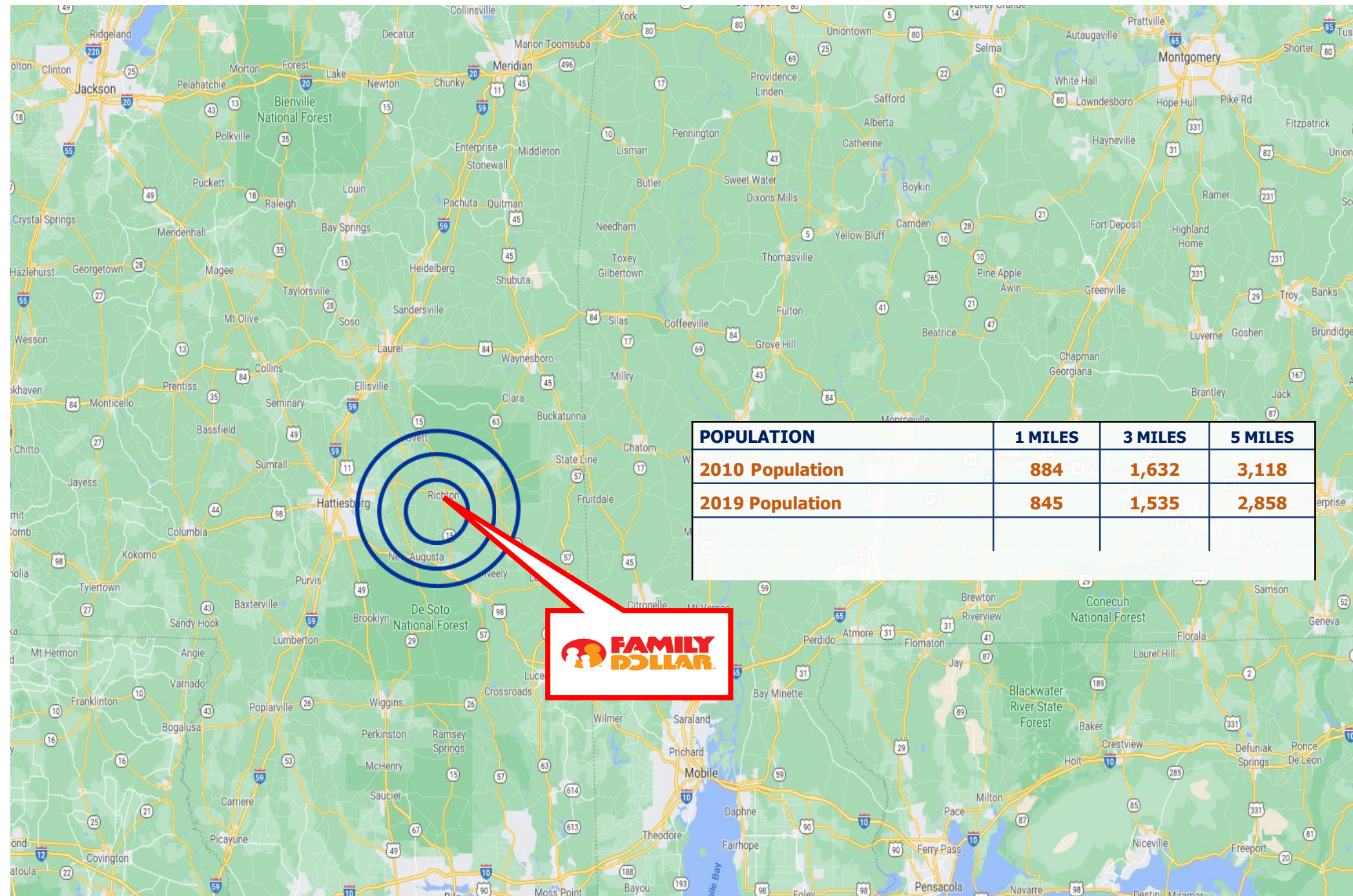


E&H ACE Hardware

DEMOGRAPHICS



700 N FRONT ST, RICHTON, MISSISSIPPI 39476



LOCATION OVERVIEW



700 N FRONT ST, RICHTON, MISSISSIPPI 39476

The subject property is located along Front St (Highway 15), across from its intersection with Highway 42 in the Town of Richton. Richton is highly comprised of retail businesses.

Richton is a town in Perry County, Mississippi. It is part of the Hattiesburg, Mississippi Metropolitan Statistical Area. It is located 20 miles east of Hattiesburg MS with a population of close to 50,000.



EXCLUSIVELY MARKETED BY:

THE ESS GROUP, INC.

NNN SINGLE TENANT INVESTMENTS



ELI SATRA SHANS

310.678.4608

eli@tggcorp.com

1171 S. ROBERTSON BLVD., SUITE 179, LOS ANGELES, CA 90035

www.theessgroup.com