



FAMILY DOLLAR

536 VINEVILLE ST | FORT VALLEY, GA

TABLE OF CONTENTS

3

INVESTMENT HIGHLIGHTS

4

FINANCIAL OVERVIEW

8

TENANT OVERVIEW

10

AREA OVERVIEW

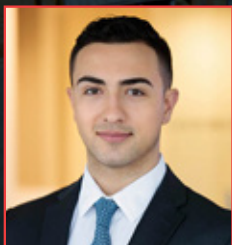
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FAMILY DOLLAR

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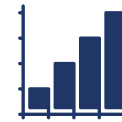
\$785,275

LIST PRICE



\$62,822

NOI



8.00%

CAP RATE



±15,000 SF

GLA

INVESTMENT HIGHLIGHTS



- **Significant Upside:** This property features about 4,375 SF of vacant space where an investor can add value – the current owner already has a tenant looking to sign a lease



- **Recent Renewal:** Family Dollar signed a 5-year extension earlier this year which shows a strong commitment to the location



- **Surrounded By Credit Retailers:** Other tenants in the area include McDonald's, CVS, O'Reilly Auto Parts, BB&T, and AutoZone



- **Robust Economic Activity:** Fort Valley, GA is the corporate HQ for Blue Bird Corporation, which is a large manufacturer of buses



- **Home of Fort Valley State University:** This University has more than 2,300 students and is a member school of the Thurgood Marshall College Fund



ASSET OVERVIEW

NAME	Family Dollar
ADDRESS	536 Vineville St.
CITY, STATE	Fort Valley, GA 31030
CROSS STREET	Knoxville St
APN	F05A 215
LAND AREA	±1.52 acres
NET RENTABLE AREA	±15,000

TAX PARCEL MAP



FAMILY DOLLAR RENT SCHEDULE

DATE	MONTHLY RENT	ANNUAL RENT	CAP RATE
Current - June 30, 2021	\$6,610.00	\$79,320.00	-
July 1, 2021 - June 30, 2026	\$5,619.00	\$67,422.00	8.00%
Option 1: July 1, 2026 - June 30, 2031	\$6,180.90	\$74,170.80	9.45%
Option 2: July 1, 2031 - June 30, 2036	\$6,798.99	\$81,587.88	10.39%
Option 3: July 1, 2036 - June 30, 2041	\$7,478.89	\$89,746.67	11.43%
Option 4: July 1, 2041 - June 30, 2046	\$8,226.78	\$98,721.33	12.57%
Option 5: July 1, 2046 - June 30, 2051	\$9,049.46	\$108,593.47	13.83%
Option 6: July 1, 2051 - June 30, 2056	\$9,954.40	\$119,452.82	15.21%

TENANT SUMMARY

TENANT TRADE NAME	Family Dollar
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
LEASE TYPE	NN
ROOF AND STRUCTURE	Landlord
ORIGINAL LEASE TERM	10 Years
LEASE COMMENCEMENT DATE	7/13/11
LEASE EXPIRATION DATE	6/30/26
TERM REMAINING ON LEASE	±5.5 Years
INCREASE	10% in each option
OPTIONS	6x5

DEBT QUOTE

LTV: 65.00%

RATE: 4.000%

AMORTIZATION: 25

Loan quote provided by Matthews™ based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing.

JESSE LILLARD

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RENT ROLL

Suite	Tenant	Lease Start	Lease End	Square Feet	% of NRA	Contract Rental Rate		Rent \$ PSF		Annual Recovery	Recovery Per Area	Expense Category
						Year	Month	\$ PSF/Yr.	\$ PSF/Mo.			
1	Family Dollar	Jul-11	Jun-26	10,625	70.8%	\$67,428	\$5,619	\$6.35	\$0.53	\$9,989	\$0.94	CAM INS TAX MGMT
2	Vacant	Jan-00	Jan-00	4,375	29.2%	\$0	\$0	\$0.00	\$0.00	\$10,339	\$2.36	CAM INS TAX MGMT
Occupied Totals - In Place				10,625	70.8%	\$67,428	\$5,619	\$6.35	\$0.53	\$9,989	\$0.94	
Vacant Totals				4,375	29.2%	\$0	\$0	\$0.00	\$0.00	\$10,339	\$0.97	
Totals				15,000	100.0%	\$67,428	\$5,619	\$4.50	\$0.37	\$20,328	\$1.91	

FINANCIAL OVERVIEW

Year	Year 1	
	<u>Total</u>	<u>\$/SF</u>
Income		
Rental Income	\$67,428	\$4.50
Reimbursement Revenue	\$9,989	\$0.67
Effective Gross Income	\$77,417	\$5.16
Expenses		
Real Estate Taxes	\$11,689	\$0.78
Insurance	\$2,907	\$0.19
Total Operating Expense	\$14,596	\$0.97
Net Operating Income	\$62,822	\$4.19

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.

SURROUNDING TENANTS



FORT VALLEY, GA




Fort Valley is a quiet and peaceful, yet energetic and progressive city located near the geographical center of Georgia in growing Peach County. The city is the county seat of Peach County.

Fort Valley is known as the Peach Capital of the World and is the state's largest peach producing area. It is also the birthplace of and corporate home to the Blue Bird Corp., one of the nation's largest manufacturers of school buses. The city is also home to Fort Valley State University and the American Camellia Society. Lane Southern Orchards operates a sprawling peach packing and retail facility at the edge of town which has become a popular tourist attraction.

With quiet tree-lined streets and dozens of beautiful historical homes, Fort Valley is a city in transition. Served by a dedicated mayor and city council, progressive and professional fire and police departments and an innovative city-owned utility service, the city is preparing itself for tremendous growth over the next few years.

Many of the city's downtown business properties have been remodeled and restored over the past several years and the city's movie theatre, has been renovated and restored into a showplace arts center for the community now known as the Austin Theatre, one of its early names.

2020 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
 POPULATION	4,218	12,331	14,371
 HOUSEHOLDS	1,755	4,550	5,306
 HH INCOME	\$45,749	\$51,750	\$51,754

FORT VALLEY STATE UNIVERSITY STUDENT GROWTH



Summer Enrollment

+18.8%



Fall Enrollment

+1.9% year-over-year



Overall Enrollment

+2,776 Students



FORT VALLEY STATE UNIVERSITY

FVSU is one of the most affordable colleges in the country. Excellence is demanded across the campuses, from faculty members who are respected researchers, instructors, and authors, to students, who accept the challenges of leadership, scholarship, and professionalism. More than 60 clubs and organizations provide students with real-world opportunities to pursue their passions, and the school's professional network help launch students into careers through internships and career development.

FVSU is Georgia's only 1890 land-grant institution, which means that their mission is to not only empower students to use education to pursue meaningful careers, but it is also to use their scholarship, research, and outreach to make lives better for the communities around us.

ACCOMPLISHMENTS



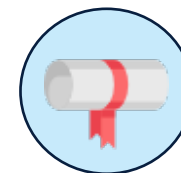
The reigning
NCAA Division
II Football
Champions



#3 Producer For
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100% of Education
Major Graduates
Passed



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar** located at **536 Vineville St, Fort Valley, GA 31030** ("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.

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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

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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