

FAMILY DOLLAR | DOLLAR TREE

YORKTOWN, TX



852 WEST MAIN ST, YORKTOWN, TX 78164

Marcus & Millichap

FINANCIAL ANALYSIS

O'REILLY AUTO PARTS

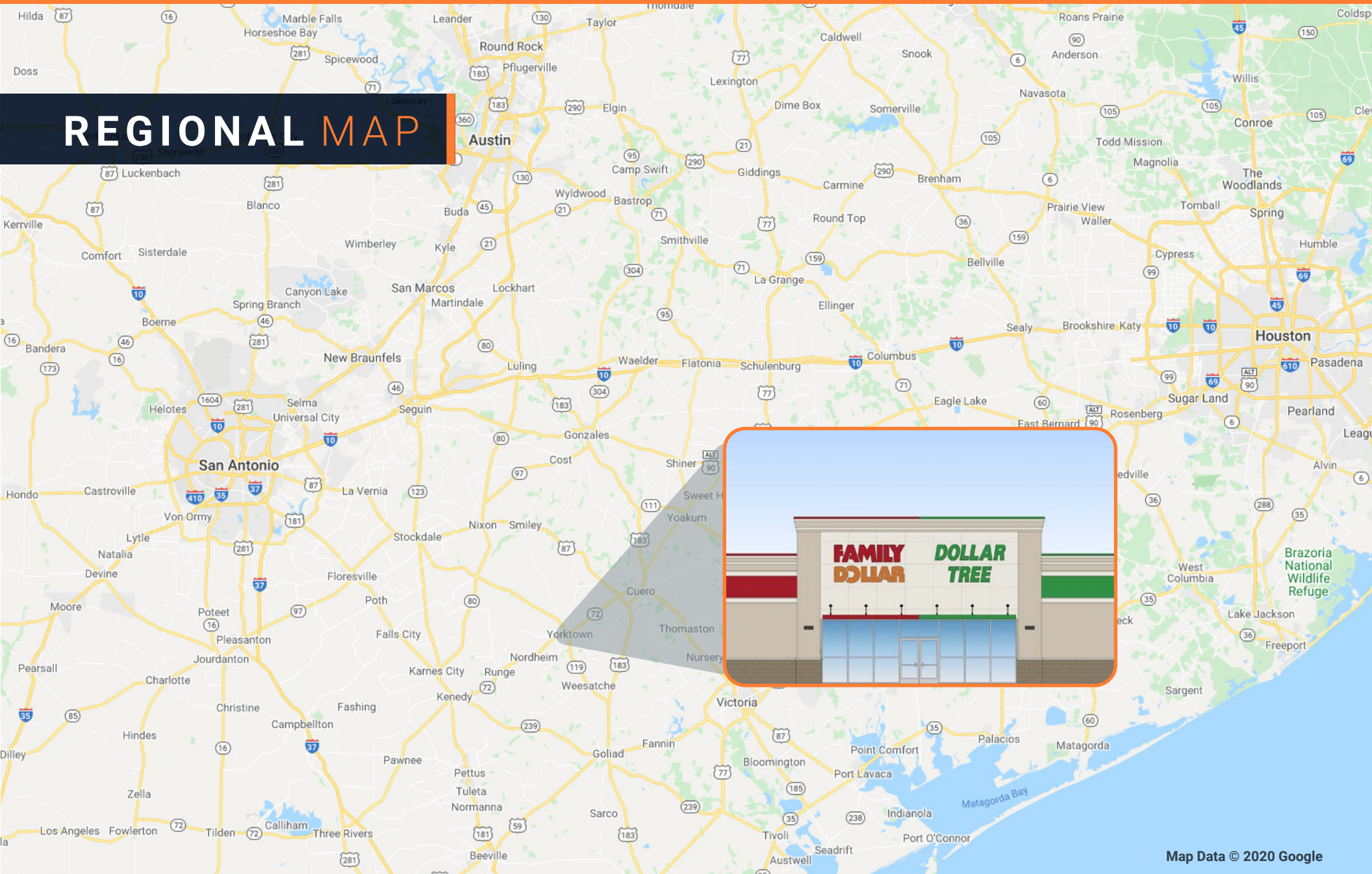
PROPERTY ADDRESS	852 West Main St, Yorktown, TX 78164
PRICE	\$1,638,000
CAP RATE	6.75%
PRICE/SF	\$148.15
YEAR BUILT	2021
BUILDING SIZE	11,056+/- SF
LOT SIZE	1.24+/- Acres
TYPE OF OWNERSHIP	Fee Simple
BASE RENT	\$110,560

YEAR	BASE ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Years 1-10	\$110,560	\$9,213	\$10.00	6.75%
Years 11-15 (Option 1)	\$116,088	\$9,674	\$10.50	7.09%
Years 16-20 (Option 2)	\$121,616	\$10,135	\$11.00	7.42%
Years 21-25 (Option 3)	\$127,144	\$10,595	\$11.50	7.76%
Years 26-30 (Option 4)	\$132,672	\$11,056	\$12.00	8.10%
Years 31-35 (Option 5)	\$138,200	\$11,517	\$12.50	8.44%
Years 36-40 (Option 6)	\$143,728	\$11,977	\$13.00	8.77%

TENANT SUMMARY

Tenant Trade Name	Family Dollar
Tenant	Corporate
Lease Guaranty	Family Dollar Stores, Inc.
Ownership	Fee Simple
Lease Type	Double Net (NN)
Roof and Structure	Landlord
Lease Term	10 Years
Lease Commencement Date	* May 1st, 2021
Lease Expiration Date	June 30th, 2031
Increases	\$.50 Per SF in Each Option
Renewal Options	6, 5-Year Options
Headquartered	Chesapeake, VA (Dollar Tree)
Number of Locations	15,000+ (Dollar Tree and Family Dollar)
Annual Revenue	\$23.2 Billion (Dollar Tree and Family Dollar)
Credit Rating	BBB- (Dollar Tree, Inc.)
Rating Agency	Standard & Poors (Dollar Tree, Inc.)
Stock Symbol	DLTR (Dollar Tree, Inc.)
Board	NASDAQ
Web Site	www.familydollar.com www.dollartree.com

REGIONAL MAP



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Map Data © 2020 Google

AREA DEMOGRAPHICS

POPULATION AND INCOME	1 MILE	3 MILES	5 MILES
2020 ESTIMATE	1,482	2,531	2,989
2020 DAYTIME POPULATION	1,051	1,976	2,416
2020 EST. AVERAGE HOUSEHOLD INCOME	\$85,687	\$86,060	\$86,243
2020 EST. MEDIAN HOUSEHOLD INCOME	\$51,053	\$53,716	\$53,801
2020 EST. PER CAPITA INCOME	\$34,411	\$35,227	\$35,868

2020 HOUSEHOLDS BY INCOME	3 MILES	5 MILES	10 MILES
\$200,000 or More	8.84%	7.94%	7.74%
\$150,000 - \$199,999	5.40%	5.91%	6.13%
\$100,000 - \$149,999	13.47%	12.60%	12.31%
\$75,000 - \$99,999	10.65%	12.87%	13.09%
\$50,000 - \$74,999	12.34%	13.36%	13.60%
\$35,000 - \$49,999	13.39%	13.68%	13.85%
\$25,000 - \$34,999	9.75%	9.99%	10.00%
\$15,000 - \$24,999	8.06%	7.79%	7.77%
\$10,000 - \$14,999	8.09%	7.39%	7.38%
Under \$9,999	10.01%	8.46%	8.13%

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