

OFFERING MEMORANDUM



Family Dollar in Beaumont, TX

2845 SOUTH 11TH ST, BEAUMONT, TX 77701



ESTD. 2010

InCommercial
Property Group



CHICAGO, IL

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Property Description

INVESTMENT OVERVIEW

InCommercial Property Group is pleased to offer the opportunity to acquire a Family Dollar in Beaumont, TX. The 8,000 SF single tenant building sits on 0.72 acres and is located along S 11th St. Priced at \$575,458 with a 7.88% cap rate, the NN lease runs through Dec. 31, 2024. The site great visibility, access, and plenty of surface parking spaces. Family Dollar was acquired by Dollar Tree in 2015 and is now considered to be one of the nation's largest small-box discount retailers. Operating over 15,000 stores in approx. 48 States the Fortune 200 company has a ± \$18 Billion market cap. The Company currently holds an S&P credit rating of BBB- (Investment Grade Credit).

INVESTMENT HIGHLIGHTS

- 8,000 SF Building size / 0.72 Acre lot
- Lot size: 0.72 Acres
- Year building constructed: 2000
- Lease structure: NN (LL Responsibilities: roof, structure, and parking lot (with monthly tenant contribution))
- Lease commencement date: 1/10/2000
- Lease expiration date: 12/31/24
- Major upgrades to roof and parking lot within the last year
- Family Dollar has extended 3 times at this location showing their commitment to the property
- Lease has % rent clause with additional income to Landlord
- Renewal options: one 5-year option
- Corporate guarantee

\$575,458

PRICE

\$45,346

RENTAL INCOME

7.88%

CAP RATE



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Market Overview

AREA HIGHLIGHTS

Beaumont, Texas is located on Interstate 10, just 90 miles east of Houston and 25 miles from the Louisiana border. It sits along the banks of the Neches River and is accessible by car, air, rail or even water. Beaumont is home to Lamar University - a national Carnegie Doctoral Research university, as well as astonishing biodiversity and historical significance. In Beaumont, history was made with the first major oil discovery that changed the world forever. Travelers come from long distances to enjoy Southeast Texas' outdoor opportunities including fishing, hunting, birding and paddling.



Tenant Overview



FAMILY DOLLAR

(NYSE: DLTR)

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.

The average size of a Family Dollar store is approx. 7,000 SF, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small town, as well as in large urban neighborhoods.

Dollar Tree, a Fortune 200 company, acquired Family Dollar in January of 2015. The Company is proudly headquartered in Chesapeake, Virginia and operates 15,000+ stores across the 48 contiguous states and five Canadian provinces, supported by a coast-to-coast logistics network and more than 193,000 associates. Dollar Tree is an investment grade rated company with a Standard & Poor's rating of BBB-. The Company is publicly traded on the New York Stock Exchange (Symbol: DLTR) and has a market cap of ± \$18 Billion.





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