OFFERING MEMORANDUM

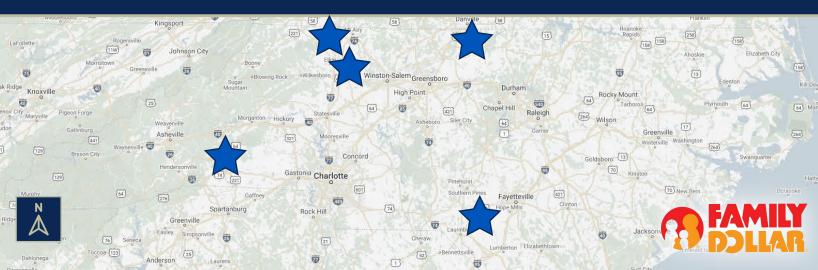
FAMILY DOLLAR PORTFOLIO



BANG REALTY IS PLEASED TO BE THE EXCLUSIVE LISTING BROKER-AGE FOR FIVE FAMILY DOLLAR PROPERTIES IN NORTH CAROLINA.

ADDRESS	CITY, STATE COUNTY	CAP	PRICE	RENT	EXPIRATION	LEASE TYPE
308 E ATKINS ST	DOBSON, NC (SURRY)	7.25%	\$1,310,345	\$95,000	1/31/2024	DOUBLE NET*
822 W MAIN ST	FOREST CITY, NC (RUTHERFORD)	7.25%	\$1,172,358	\$85,000.08	9/30/2023	DOUBLE NET*
216 S PEACHTREE	RED SPRINGS, NC (HOKE/ROBESON)	7.25%	\$1,213,794	\$88,000	9/30/2023	DOUBLE NET*
619 S STATE ST	YADKINVILLE, NC (RUTHERFORD)	7.25%	\$1,337,932	\$97,000	9/30/2023	DOUBLE NET*
1054 NC-86 N	YANCEYVILLE, NC (CASWELL)	7.25%	\$1,462,070	\$106,000	9/30/2025	DOUBLE NET*

*LANDLORD IS RESPONSIBLE FOR ROOF, STRUCTURE, A/C (REPLACEMENT ONLY)





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7.25%	\$95,000
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LOCATION	308 E ATKINS ST DOBSON, NC 35209
EASE TYPE	DOUBLE NET LEASE*
XPIRATION	JANUARY 31ST, 2024
LESSEE	FAMILY DOLLAR
UARANTOR	DOLLAR TREE (NASDAQ:DLT
OPTIONS	(5) 5-YEAR RENEWAL OPTIO
INCREASES	10% EVERY RENEWAL OPTION
LAND SIZE	±1.80 ACRES
LDING SIZE	±8,362 SQUARE FEET
ROFR	NONE

*LANDLORD IS RESPONSIBLE FOR ROOF, STRUCTURE, A/C (REPLACEMENT ONLY)

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FAMILY DOLLAR | DOBSON, NC

- · NN Lease with minimal landlord responsibility
- Family Dollar corporate guarantee (S&P Credit Rating: "BBB")
- Relocation Store Strategic site selection showing Family
 Dollar's commitment to this location
- 1-Mile from Surry Community College enrolls over 3,200
- undergraduates
- Within proximity off all Surry County Departments and Services
- Oversized Parcel 1.80 Acres
- Founded in Charlotte, North Carolina in 1952, Family Dollar now operates over +8,200 location in 47 states





PRICE	САР	ΝΟΙ
\$1,172,358	7.25%	\$85,000.08

LOCATION	822 W MAIN ST FOREST CITY, NC
ASE TYPE	DOUBLE NET LEASE*
PIRATION	SEPTEMBER 30TH, 2023
LESSEE	FAMILY DOLLAR
IARANTOR	DOLLAR TREE (NASDAQ: DLTR)
OPTIONS	(5) 5-YEAR OPTIONS
NCREASES	10% EVERY RENEWAL OPTION
LAND SIZE	±1.38 ACRES
DING SIZE	±8,320 SQUARE FEET
ROFR	NONE

*LANDLORD IS RESPONSIBLE FOR ROOF, STRUCTURE, A/C (REPLACEMENT ONLY)

LEASE EX

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FAMILY DOLLAR | FOREST CITY, NC

- NN Lease with minimal landlord responsibility
- Family Dollar corporate guarantee (S&P Credit Rating:
- "BBB")
- Store #0003 in Family Dollar Chain strategically relocated in 2013
- 1-Mile from Surry Community College enrolls over 3,200
- undergranduates
- Within close proximity to all Forest City Departments and Services
- Frontage on W Main St +11,000 Vehicles per day
- Founded in Charlotte, North Carolina in 1952, Family Dollar now operates over +8,200 location in 47 states





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PRICE	САР	ΝΟΙ
\$1,213,754	7.25%	\$88,000

LOCATION	216 S PEACHTREE ST RED SPRINGS, NC
LEASE TYPE	DOUBLE NET LEASE*
EXPIRATION	SEPTEMBER 30TH, 2023
LESSEE	FAMILY DOLLAR
GUARANTOR	DOLLAR TREE (NASDAQ:DLTR)
OPTIONS	(5) 5-YEAR RENEWAL OPTION
INCREASES	10% EVERY RENEWAL OPTION
LAND SIZE	±0.78 ACRES
JILDING SIZE	±8,320 SQUARE FEET
ROFR	NO

*LANDLORD IS RESPONSIBLE FOR ROOF, STRUCTURE, A/C (REPLACEMENT ONLY)



FAMILY DOLLAR | RED SPRINGS, NC

- NN Lease with minimal landlord responsibility
- Family Dollar corporate guarantee (S&P Credit Rating: "BBB")
- Relocation Store Strategic site selection showing Family
 Dollar's commitment to this location
- Within close proximity to all Red Springs City
 Departments and Services
- Average household income of \$52,385 within 5-miles
- Located on N Main St +13,000 Vehicles
- Founded in Charlotte, North Carolina in 1952, Family Dollar now operates over +8,200 location in 47 states





CAP	NOI
7.25%	\$97,000

OCATION	619 S STATE RD YADKINVILLE, NC
ASE TYPE	DOUBLE NET LEASE*
PIRATION	SEPTEMBER 30TH, 2023
LESSEE	FAMILY DOLLAR
ARANTOR	DOLLAR TREE (NASDAQ: D
OPTIONS	(5) 5-YEAR RENEWAL OPTI
ICREASES	10% EVERY RENEWAL OPTIC
AND SIZE	±1.38 ACRES
DING SIZE	±8,320 SQUARE FEET
ROFR	NONE

*LANDLORD IS RESPONSIBLE FOR ROOF, STRUCTURE, A/C (REPLACEMENT ONLY)

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FAMILY DOLLAR | YADKINVILLE, NC

- NN Lease with minimal landlord responsibility
- Family Dollar corporate guarantee (S&P Credit Rating: "BBB")
- Relocation Store Strategic site selection showing Family Dollar's commitment to this location
- Within close proximity to all Caswell County Departments and Services
- 1/2 a mile from US Hwy 421 +18,000 Vehicles Per Day
- Average Household income of \$60,595 within 5-miles
- Founded in Charlotte, North Carolina in 1952, Family Dollar now operates over +8,200 location in 47 states





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PRICE	САР	ΝΟΙ
\$1,462,070	7.25%	\$106,000

OCATION	1054 NC-86 S N YANCEYVILLE, NC
ASE TYPE	DOUBLE NET LEASE*
PIRATION	SEPTEMBER 30TH, 2024
LESSEE	FAMILY DOLLAR
ARANTOR	DOLLAR TREE (NASDAQ: DLTR
OPTIONS	(4) 5-YEAR RENEWAL OPTIONS
ICREASES	10% EVERY OPTION PERIOD
AND SIZE	±1.25 ACRES
DING SIZE	±8,320 SQUARE FEET
ROFR	NO

*LANDLORD IS RESPONSIBLE FOR ROOF, STRUCTURE, A/C (REPLACEMENT ONLY)



- NN Lease with minimal landlord responsibility
- Family Dollar corporate guarantee (S&P Credit Rating: "BBB")
- Relocation Store Strategic site selection showing Family
 Dollar's commitment to this location
- Within close proximity to all Caswell County Departments and Services
- 1-mile from Piedmont Community College which serves over 10,000 people annually through its curriculum programs
- Frontage on US Hwy 158 9,177 vehicles per day
- Founded in Charlotte, North Carolina in 1952, Family
 Dollar now operates over +8,200 location in 47 states



FAMILY DOLLAR | PORTFOLIO

THERE ARE MORE THAN ±8,200 FAMILY DOLLAR LOCATIONS NATIONWIDE.

When it comes to delivering value on family essentials in a convenient neighborhood location, Family Dollar is THE one-stop shop! As one of the nation's fastest-growing retailers, we offer a compelling assortment of merchandise for the whole family. Families will find household cleaners, food, health and beauty aids, toys, apparel, home fashions, and more—all for everyday low prices. Many of our items are \$1 or less, and most items in the store are priced below \$10. We make shopping fun while keeping our shoppers' budgets top of mind.

During the new millennium, Family Dollar became a Fortune 500 company. Seven years after Family Dollar was added to the S&P 500 index in 2001, company stock finished first among the index. Sales rocketed to \$5 billion annually throughout the decade, and Family Dollar opened its 5,000th store in Jacksonville, Florida.

During the 2010s, Family Dollar officially merged with Dollar Tree, together becoming one of the largest small-format retailers in the United States. The merger was announced in 2014, and made official the next year. At this point, Family Dollar operated well over 8,000 stores, and our 10th distribution center opened in Ashley, Indiana.



CONFIDENTIALITY DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Bang Realty and it should not be made available to any other person or entity without the written consent of Bang Realty. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Bang Realty. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospec-tive purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Bang Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors. The information contained in this offering memorandum has been obtained from sources we believe reliable; however,

Bang Realty has not verified, and will not verify, any of the information contained herein, nor has Bang Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. If you have no interest in the Property, please return this Offering Memoradum to Bang Realty.

CONTACT US

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