



Marcus & Millichap

FAMILY DOLLAR | CALVERT CITY

206 E. 5TH AVENUE / CALVERT CITY, KY 42029

INVESTMENT OVERVIEW

The subject property is a freestanding Family Dollar store located in Calvert City, KY. Family Dollar has operated this location since 2001. They have extended the lease term on three (3) separate occasions, showing their strong commitment to the store. The current lease term is set to expire on December 31st, 2023,

On July 28, 2014, Dollar Tree announced that it would purchase Family Dollar for \$8.5 billion. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid.

Dollar Tree, a Fortune 200 Company, operated 15,685 stores across 48 states and five Canadian provinces as of January 30, 2021. Stores operate under the brands of Dollar Tree, Family Dollar, and Dollar Tree Canada.

INVESTMENT HIGHLIGHTS

- ~ 20-YEAR HISTORICAL OCCUPANCY
- ~ LEASE EXTENSION ON 3 SEPARATE OCCASIONS
- ~ LOW BASE RENT | JUST \$5.25 PER SQUARE FOOT
- ~ BITE SIZE INVESTMENT OPPORTUNITY | JUST \$360,000
- ~ DOLLAR TREE IS INVESTMENT GRADE STATUS | BBB RATING ON S&P



FINANCIAL ANALYSIS

FAMILY DOLLAR

PROPERTY ADDRESS 206 E. 5TH AVENUE CALVERT CITY, KY 42029

PRICE \$360,000

CAP RATE 9.01%

YEAR BUILT 2000/2001

BUILDING SIZE 8,000 +/- SF

LOT SIZE .97 +/- Acres

TYPE OF OWNERSHIP Fee Simple

YEAR	BASE ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current - 12/31/23	\$42,000	\$3,500	\$5.25	9.01%
1/1/24 - 12/31/28 (Option)	\$48,620	\$4,052	\$6.08	10.95%
1/1/29 - 12/31/33 (Option)	\$51,051	\$4,254	\$6.38	11.63%
1/1/34 - 12/31/38 (Option)	\$53,604	\$4,467	\$6.70	12.34%
1/1/39 - 12/31/43 (Option)	\$56,284	\$4,690	\$7.04	13.08%

TENANT SUMMARY

Tenant Trade Name Family Dollar

Ownership Fee Simple

Lease Type Single-Net

Roof and Structure Landlord

Lease Term 10 Years

Lease Expiration Date December 31st, 2023

Increases 15% in Next Option, 5% Per Option Thereafter

Renewal Options 4, 5-Year Options Remaining

Headquartered Chesapeake, VA (Dollar Tree)

Number of Locations 15,000+ (Dollar Tree and Family Dollar)

Annual Revenue \$23.6 Billion (Dollar Tree and Family Dollar)

Credit Rating BBB (Dollar Tree, Inc.)

Rating Agency Standard & Poors (Dollar Tree, Inc.)

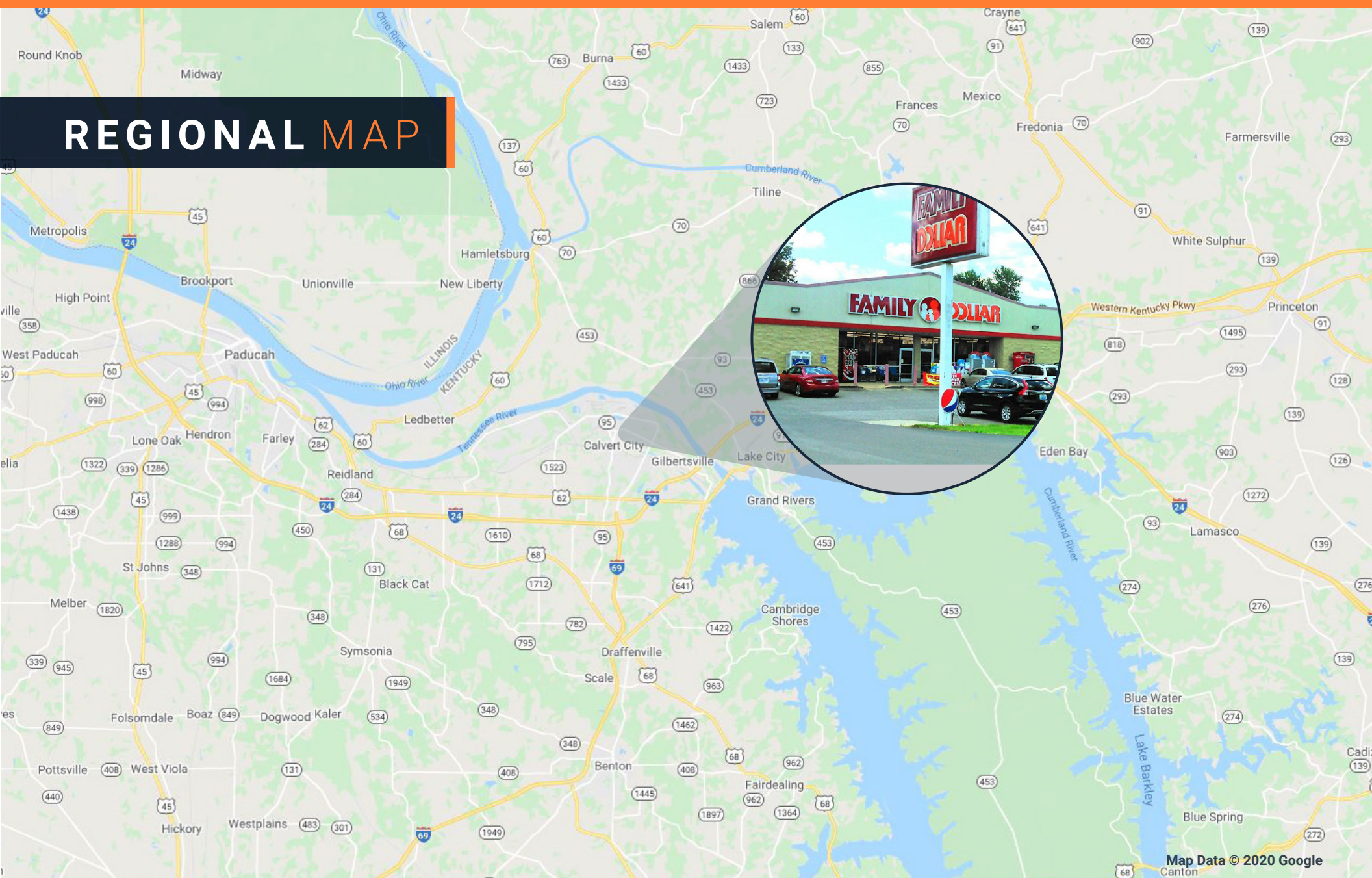
Stock Symbol DLTR (Dollar Tree, Inc.)

Board NASDAQ

Web Site www.familydollar.com

www.dollartree.com

REGIONAL MAP



Map Data © 2020 Google



Map Data © 2020 Google

AREA DEMOGRAPHICS

POPULATION AND INCOME	1 MILES	3 MILES	5 MILES
2020 Estimate	1,811	3,852	6,982
2020 DAYTIME POPULATION	2,786	7,676	10,108
2020 Est. Average Household Income	\$67,811	\$66,637	\$67,066
2020 Est. Median Household Income	\$53,982	\$55,206	\$55,399
2020 Est. Per Capita Income	\$27,468	\$27,809	\$27,746

2020 HOUSEHOLDS BY INCOME	1 MILES	3 MILES	5 MILES
\$200,000 or More	2.94%	2.25%	1.94%
\$150,000 - \$199,999	2.23%	2.58%	2.65%
\$100,000 - \$149,999	8.67%	10.14%	13.33%
\$75,000 - \$99,999	15.01%	13.84%	13.83%
\$50,000 - \$74,999	25.26%	27.23%	23.95%
\$35,000 - \$49,999	11.87%	11.69%	12.22%
\$25,000 - \$34,999	6.90%	7.50%	9.75%
\$15,000 - \$24,999	11.76%	11.79%	10.86%
\$10,000 - \$14,999	6.99%	6.02%	5.13%
Under \$9,999	8.37%	6.97%	6.33%

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