

SECURE
NET LEASE



Family Dollar

\$778,938 | 8.00% CAP

Route 20, Nettie, WV

- ✓ Corporate Guaranteed Net Lease with Family Dollar
- ✓ 10% Rental Increases Every 5 Years
- ✓ Accredited National Tenant (S&P BBB-)
- ✓ Strong Market Commitments
- ✓ No Competition in Immediate Trade Area

Family Dollar is one of the Nation's fastest growing retailers of its type



INVESTMENT OVERVIEW

FAMILY DOLLAR NETTIE, WV



CONTACT FOR DETAILS

John Packwood

Senior Associate
(424) 301-6383

jpachwood@securenetlease.com

Anthony Pucciarello

Executive Vice President
(214) 915-8896

apucciarello@securenetlease.com

WV Broker of Record: Carolyn Snyder

License #: WV0001251003094-00

\$778,938

8.00% CAP

NOI

\$62,315

Building Area

±8,000 SF

Land Area

±2.00 AC

Year Built

2004

Lease Type

Corporate Net Lease*

Occupancy

100%

- ✓ Corporate net lease with 2+ years remaining on the base term of an initial 20-year lease, 10% rent increase every 5 years and during option periods.
- ✓ Dollar Tree acquired Family Dollar in 2015 making them the second-largest discount retailer in the US with more than 15,500 locations combined.
- ✓ Family Dollar boasts an extremely strong investment grade credit rating of BBB- with a market cap of ± 25B. Family Dollar has thrived through the COVID pandemic with a sharp increase in same-store sales and profitability.
- ✓ Nearly 20 years of operating history at the site, signaling strong commitments to the market.
- ✓ Signature property is located just before the intersection of Route 20 and Route 39, with a combined VPD of 5,712.
- ✓ Nicholas County is a world-renowned destination for fishing, rock climbing, & white water rafting. Nicholas County is also home to Summersville Lake, West Virginia's largest lake.
- ✓ Located 100-miles east of Charleston, West Virginia's most popular city & state capital.

*Landlord responsibilities included in individual lease overviews for each site

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

FAMILY DOLLAR NETTIE, WV

Family Dollar

Lessee: Family Dollar Stores of West Virginia, Inc., a West Virginia corporation

Guarantor: Dollar Tree, Inc.

REVENUE

\$10.1 B

CREDIT RATING

Baa2

STOCK TICKER

DLTR

TOTAL LOCATIONS

8,200



familydollar.com

Family Dollar was founded in 1959 by Leon Levine, a 21-year-old entrepreneur. In November of that year, the company's first store was opened, in Charlotte, North Carolina. In 1961, their first store in South Carolina opened, followed by stores in Georgia and Virginia which were opened in 1962 and 1965, respectively.

During the 1960s, the company was largely a southern United States operation. By 1969, there were fifty stores in Charlotte alone. In addition to offering quality merchandise at low prices, Family Dollar is committed to the communities they service by supporting the nonprofit organizations that seek to improve the quality of life for customers and team members. Through a grass roots approach to giving, the Family Hope Community Foundation aids to give back to organizations that help local families in need.

On July 28, 2014, Dollar Tree announced that it would acquire Family Dollar for \$74.50 per share, a deal valuing Family Dollar at 8.5 billion, and that Dollar Tree would also assume 1 billion in debt currently owed by Family Dollar, for a total of 9.5 billion. Headquartered in Chesapeake, Virginia, Dollar Tree is the largest and most successful single price point retailer in North America, operating thousands of stores across 48 contiguous U.S. states and five Canadian provinces, supported by a solid and scalable logistics network.

GUARANTOR OVERVIEW

Dollar Tree, Inc.

Dollar Tree, Inc. is a leading operator of discount variety stores that has served North America for more than thirty years. The company 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.

Headquartered in Chesapeake, VA, Dollar Tree is the largest and most successful single-price-point retailer in North America, operating thousands of stores across 48 contiguous states and five Canadian provinces, supported by a solid and scalable logistics network.

Our roots go back more than 60 years. To appreciate how it all came to pass, you have to rewind more than half a century to K.R. Perry and a Ben Franklin variety store in Wands Corner, Norfolk, Virginia, and to Macon Brock's, Doug Perry's (son of K.R. Perry), and Ray Compton's adventure into \$1.00 retailing. A highly successful concept was created using this single price point to build a national chain of stores.

TOTAL LOCATIONS

15,000+

IN THE NEWS

FAMILY DOLLAR NETTIE, WV

Dollar Tree and Family Dollar Hiring at U.S. Stores and Distribution Centers

APRIL 08, 2021 (PUBLIC OPINION)

The Company is offering a broad range of opportunities to fit candidates' availability.

"With a competitive compensation package and a variety of shifts and flexible schedules, Dollar Tree and Family Dollar are **seeking thousands of motivated individuals** to support our stores and distribution centers as we provide **great value to millions of families** across the country in clean and convenient shopping environments," stated Betty Click, Chief Human Resources Officer. "As a leader in value retail, we are **focused on training and talent development**, and with two distinguished brands, we offer many career opportunities within a stable, growing organization that is committed to providing associates with a **safe, positive, and professional work environment.**"

Dollar Tree, Inc. (NASDAQ: DLTR) today announced plans to support its growth by hiring thousands of full- and part-time associates at Dollar Tree and Family Dollar stores and distribution centers across the U.S.

The opportunities include full- and part-time managers at the **Company's more than 15,400 U.S. store locations**, along with flexible part-time shifts for cashiers and stockers. All Dollar Tree and **Family Dollar stores offer a monthly Store Manager Bonus Program**, which rewards store managers for performance. To meet career-driven candidates' professional goals, associates can quickly advance to store management positions, **depending on a variety of factors.**

EXPLORE ARTICLE



Dollar Tree eyes at least 3K locations for rural concept stores

BEN UNGLESBEE, MARCH 5, 2021 (RETAIL DIVE)

The format targets rural communities of 3,000 to 4,000 people. CFO Kevin Wampler told analysts the combination format could reach 3,000 stores "at a minimum," according to a Seeking Alpha transcript.

The retailer opened **32 combination stores in the second half of 2020**, and now operates a **total of 50**. Comparable **sales are up 20%** on average at the new format stores, Dollar Tree said.

Since Dollar Tree's acquisition of Family Dollar in 2015, the latter has been something of a problem child for the deep discounter. Family Dollar's sales often have lagged Dollar Tree's, and the company has closed **hundreds of Family Dollar stores.**

Dollar Tree plans a major expansion for a new concept store, introduced a little over a year ago, that combines its namesake and Family Dollar banners into a single storefront.

That trajectory, however, reversed during the pandemic, when Family Dollar's offering of food and **household essentials helped feed sales** as consumers stocked up their houses and consolidated trips.

The new format is meant to combine **"Family Dollar's great value and assortment** with Dollar Tree's 'thrill of the hunt' and fixed price-point — creating a new strategic store format targeted for small towns and rural communities," the company said. Those markets, it added, are areas where the retailer **"would traditionally not open a Dollar Tree store alone."**

EXPLORE ARTICLE



LEASE OVERVIEW

FAMILY DOLLAR NETTIE, WV

Initial Lease Term	Two-Plus Years, plus two Fire-Year Options
Rent Commencement	May 1, 2004
Lease Expiration	December 31, 2023
Lease Type	Corporate Net Lease*
Rent Increases	Ten (10) Percent Increases Every Five (5) Years
Current Annual Rent	\$62,315
Option 1	\$68,547
Option 2	\$75,401

*Landlord responsible for structure including roof. Tenant responsible for all other non- structural portions of the Premises and HVAC repairs.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



PANTHER CREEK
ELEMENTAR
SCHOOL
(279 STUDENTS)

CANVAS NETTIE ROAD
±2,816 VPD

39



FAMILY DOLLAR

SUBJECT
PROPERTY
ROUTE 20

NETTIE-FENWICK ROAD
±2,105 VPD

20

20



±2,942 VPD

SITE OVERVIEW

FAMILY DOLLAR NETTIE, WV

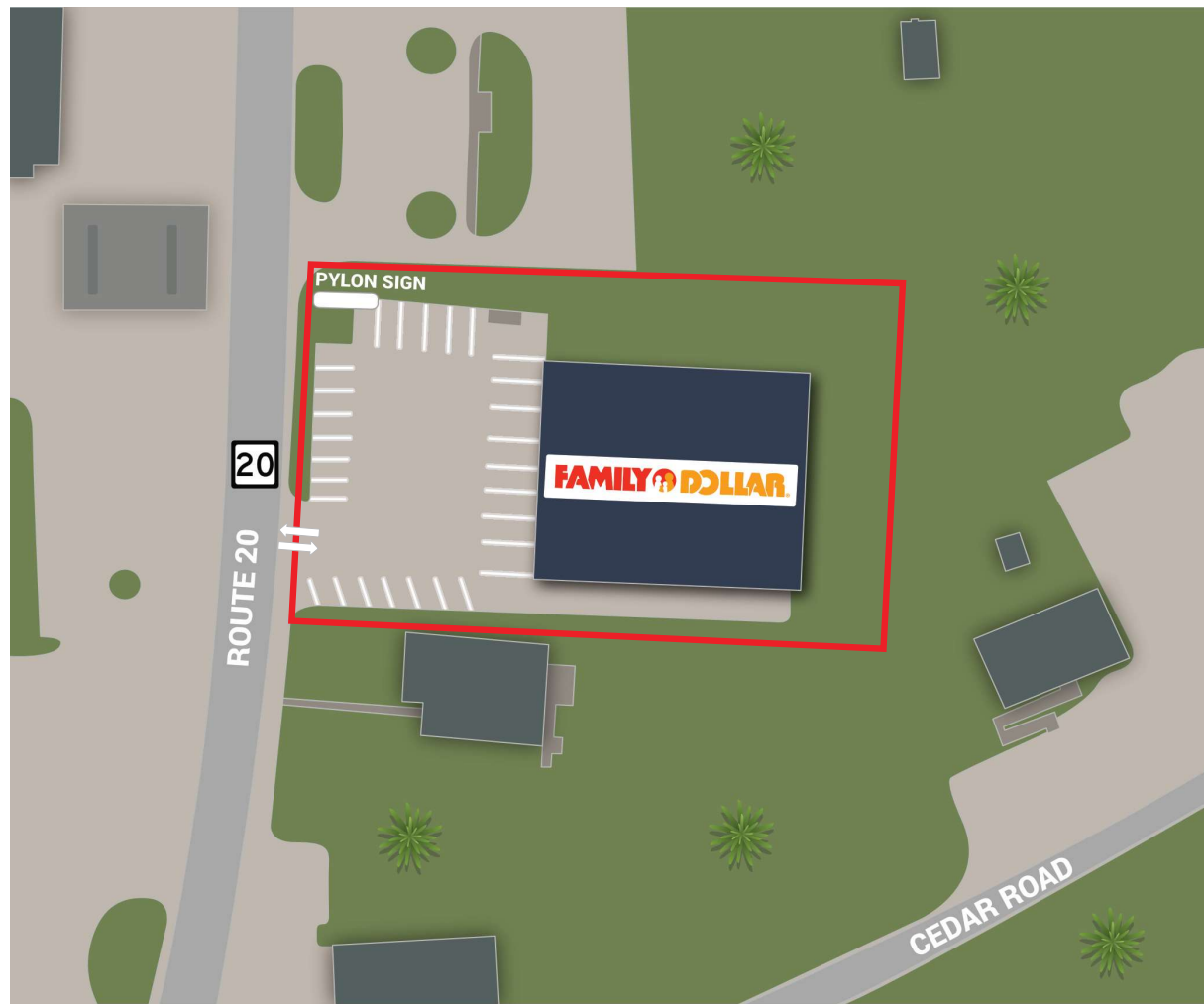
 Year Built | 2004

 Building Area | $\pm 8,000$ SF

 Land Area | ± 2.00 AC

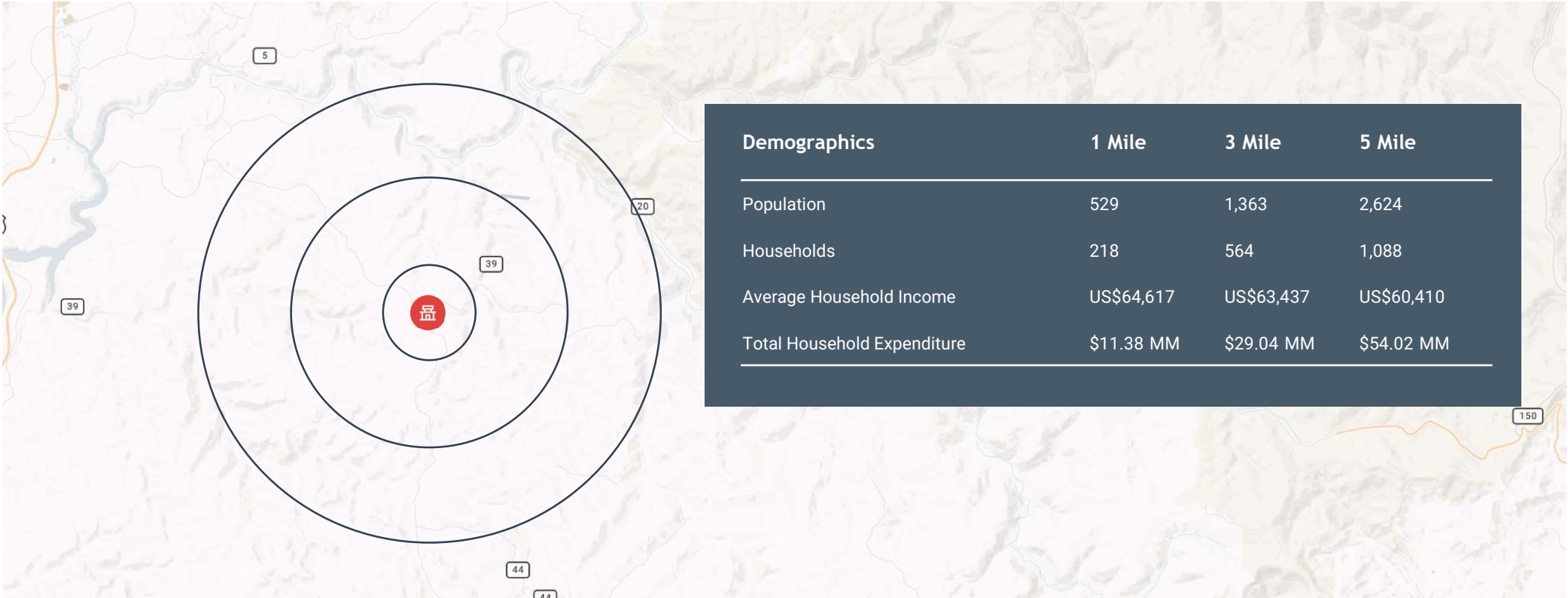
NEIGHBORING RETAILERS

- United States Postal Service
- Go Mart Inc



LOCATION OVERVIEW

FAMILY DOLLAR NETTIE, WV



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Nicholas County Board of Education (528)
2.

Summersville Regional Medical Center (500)
3.

Seneca Health Services, Inc. (475)
4.

SMR Technologies, Inc. (350)
5.

Lowe's Home Centers, Inc. (150)
6.

Contura Energy (125)
7.

Wal-Mart (120)
8.

Go-Mart, Inc. (20)
9.

Nicholas Community Action Partnership, Inc. (15)

LOCATION OVERVIEW

FAMILY DOLLAR NETTIE, WV

Nettie
West Virginia



609

Population



\$38,715

Median Household Income

Nicholas County is world renowned as a destination for trout fishing, rock climbing, and white water rafting.

Destination

Nicholas County is home to West Virginia's largest lake; Summersville Lake

Home

Nettie, WV is an unincorporated census-designated place in Nicholas County, West Virginia, United States.

Nicholas County was created by the Virginia legislature from parts of Greenbrier, Kanawha, and Randolph counties on January 30, 1818.

Nicholas County is part of the 4C Economic Development Authority, which was created to foster regional economic growth

Located in central West Virginia on the Allegheny Plateau, Nicholas County encompasses 654.1 square miles, with economic resources including bituminous coal, limestone quarries, timber, fruit farms, tobacco, and livestock.

Its two largest cities are Summersville, the county seat, and Richwood.

Around the turn of the 20th century, the railroad brought economic growth to Nicholas County. The lumber industry expanded rapidly, and the Cherry River Boom and Lumber Company built one of the world's largest sawmills at Richwood. Other industries followed, including a paper mill, handle and hub factories, a tannery, and what was then the world's largest clothespin factory. Later in the 20th century, coal led another economic surge, until the coal industry softened in the 1970s and early 1980s.

Nicholas County has many other points of interest. The Carnifex Ferry Battlefield State Park is an important historic site. The county is known for its annual county fair, the big ramp festival at Richwood, and the potato festival at Summersville. Music in the Mountains, one of America's major bluegrass festivals, is held at Summersville each summer.

IN THE NEWS

FAMILY DOLLAR NETTIE, WV

Congresswoman Miller announces investment in Nicholas County

TYLER BARKER, DECEMBER 18, 2020 (ABC 4 WOAY-TV)

The investment will be used to implement a Comprehensive Economic Development Strategy (CEDS) for the Region IV Planning and Development Council that serves Fayette, Nicholas, Greenbrier, Pocahontas, and Webster Counties.

"Thank you to the Economic Development Administration for this **crucial investment** in rural America," said Congresswoman Miller. "This funding will **support** our existing businesses, **create new jobs, and strengthen the region**. As we work to revitalize **West Virginia's economy**, this funding is a welcomed step closer to reaching our **goal**."

Congresswoman Miller (R-WV) today announced an Economic Development Administration Investment worth \$70,000 in Nicholas County.

The CEDS will bring together **public and private partnerships** to make an economic development plan. The investment covers half of the project cost bringing the project total to **\$140,000**.

EXPLORE ARTICLE



\$750k Grant Funding to New River Gorge Regional Development Authority

TYLER BARKER, JUNE 04, 2020 (ABC 4 WOAY-TV)

In Raleigh County, New River Gorge Regional Development Authority was awarded \$750,000 dollars to be used for recapitalization of the organization's revolving loan fund which will be used to lend directly to businesses located within their four-county footprint (Fayette, Nicholas, Raleigh, and Summers counties) that have been negatively impacted by the COVID-19 pandemic.

These funds are part of a larger **state-wide collaborative** effort including New River Gorge Regional Development Authority, Wyoming County EDA, The Center for Rural Health, Natural Capital **Investment Fund**, Mid-Ohio Valley Regional Council, and Woodlands Development Group, to bring **new loan monies to small businesses** across West Virginia.

Governor Jim Justice announced West Virginia Appalachian Regional Commission (ARC) Investment Program Grant funding has been awarded to 12 projects across the state totaling \$11.7 Million dollars.

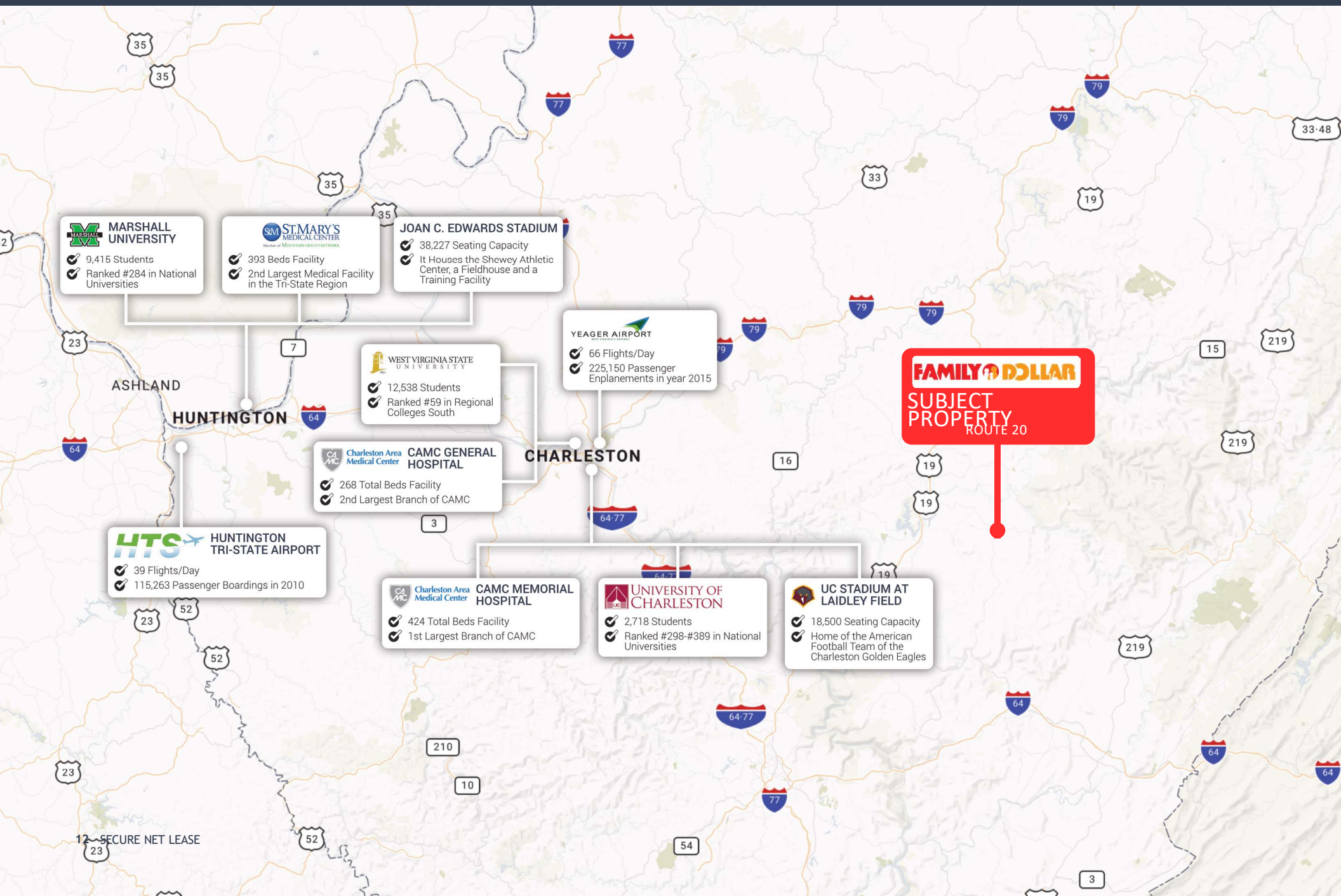
"The **\$750,000** recapitalization of the NRGRDA Revolving Loan Fund will be specifically targeted at small businesses needing working capital at a very challenging time," said Joe Brouse, Executive Director, "We know Governor Justice, the West Virginia Development Office, and the Appalachian Regional Commission desire to see West Virginia companies come back **stronger than ever**. This award demonstrates that commitment to a **strong recovery** for the New River Gorge region."

EXPLORE ARTICLE



BECKLEY, WV METRO AREA

FAMILY DOLLAR NETTIE, WV



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CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 224-6430

CALL FOR ADDITIONAL INFORMATION

John Packwood
Senior Associate
(424) 301-6383
jpackwood@securenetlease.com

Anthony Pucciarello
Executive Vice President
(214) 915-8896
apucciarello@securenetlease.com