

## INVESTMENT OFFERING

## FAMILY DOLLAR & DOLLAR TREE

4269 West Main Street  
Soperton (Outside Savannah), GA 30457



REPRESENTATIVE PHOTO

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**WERTZ**  
REAL ESTATE INVESTMENT SERVICES

# FINANCIAL OVERVIEW

## OFFERING SUMMARY

PRICE	\$1,404,798
DOWN PAYMENT	100% / \$1,404,798
RENTABLE SQUARE FEET	16,897 SF
CAP RATE	6.25%
YEAR BUILT / RENOVATED	2014 / 2021
LOT SIZE	1.34 +/- Acres
TYPE OF OWNERSHIP	Fee Simple

## TENANT SUMMARY

TENANT TRADE NAME	Family Dollar & Dollar Tree
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
LEASE TYPE	NN
LANDLORD RESPONSIBILITIES	Roof, Structure, Parking Lot Replacement
ORIGINAL LEASE TERM	Ten (10) Years
RENT COMMENCEMENT DATE	10/01/2021
LEASE EXPIRATION DATE	09/30/2031
TERM REMAINING ON LEASE	Ten (10) Years
INCREASES	Structured Every 5-Years
OPTIONS TO RENEW	(4) 5-Year Options
RIGHT OF FIRST REFUSAL	No



## ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-5	\$87,799.92	\$7,316.66
Years 6-10	\$93,363.92	\$7,780.33
Years 11-15 (Option 1)	\$98,927.92	\$8,243.99
Years 16-20 (Option 2)	\$104,491.92	\$8,707.66
Years 21-25 (Option 3)	\$110,055.92	\$9,171.33
Years 26-30 (Option 4)	\$115,619.92	\$9,634.99

NET OPERATING INCOME	\$87,799.92
TOTAL RETURN YR-1	6.25% \$87,799.92

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# TENANT OVERVIEW



## FAMILY DOLLAR STORES, INC.

As one of the nation’s fastest growing retailers, 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, which makes shopping fun without stretching the family budget.

The relatively small footprint of many Family Dollar stores allows the Company to open new stores in rural areas and small towns, as well as in large urban neighborhoods. Within these markets, the stores are located in shopping centers or as free-standing buildings, all convenient to the Company’s customer base.

In 2015, Dollar Tree acquired Family Dollar. 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 U.S. states and five Canadian provinces. Dollar Tree’s strategic rationale behind the Family Dollar acquisition include creating a leading discount retailer in North America, targeting a broader range of customers and geographies, leveraging complementary merchandise expertise, generating significant synergy opportunities, and enhancing financial performance and improved growth prospects.



PROPERTY NAME	Family Dollar & Dollar Tree
PROPERTY ADDRESS	4269 W Main Street Soperton (Outside Savannah), GA 30457
PROPERTY TYPE	Net Lease Dollar Store
LEASE GUARANTOR	Corporate
TERM REMAINING ON LEASE	Ten (10) Years
OPTIONS TO RENEW	(4) 5-Year Options
LEASE TYPE	NN
LANDLORD RESPONSIBILITY	Roof, Structure, Parking Lot Replacement
INCREASES	Structured Every 5-Years
YEAR 1 NET OPERATING INCOME	\$87,799.92
NO. OF LOCATIONS	8,200+
HEADQUARTERED	Chesapeake, VA
WEBSITE	<a href="http://www.familydollar.com">www.familydollar.com</a>
YEARS IN THE BUSINESS	Since 1959

# EXECUTIVE SUMMARY

## INVESTMENT OVERVIEW

The subject property is a freestanding Family Dollar & Dollar Tree dual branded relocation store located in Soperton (Outside Savannah), GA. The brand new 10-year NN lease includes structured rental increases every 5-Years in the primary term and in the (4) five-year option periods. The property is located adjacent to a busy signalized intersection in the heart of downtown Soperton. The site benefits from its excellent visibility and frontage at the intersection of West Main Street and GA-46 which boasts over 9,500 vehicles per day. Within 5-miles of the subject property the average household income exceeds \$63,000 annually.

National retailers in the immediate vicinity include Dollar General, Circle-K, Dairy Queen, Napa Auto Parts, Subway, Piggly Wiggly, and many more. This is an excellent opportunity for an investor to purchase a stable, long term corporately guaranteed investment with minimal landlord responsibility.



## INVESTMENT HIGHLIGHTS

- Brand New 10-Year NN Lease w/ Structured Rental Increases Every 5-Years in Primary Term & in the (4) 5-Year Option Periods
- Relocation Store - Proven Success in the Community & Market
- Latest Dual Branded Format Store w/ Larger Footprint
- Located Adjacent to Signalized Intersection & Hard Corner
- Average Household Income Exceeds \$63,000 in a 5-Mile Radius
- Investment Grade Credit (Nasdaq: DLTR S&P Rated BBB-)

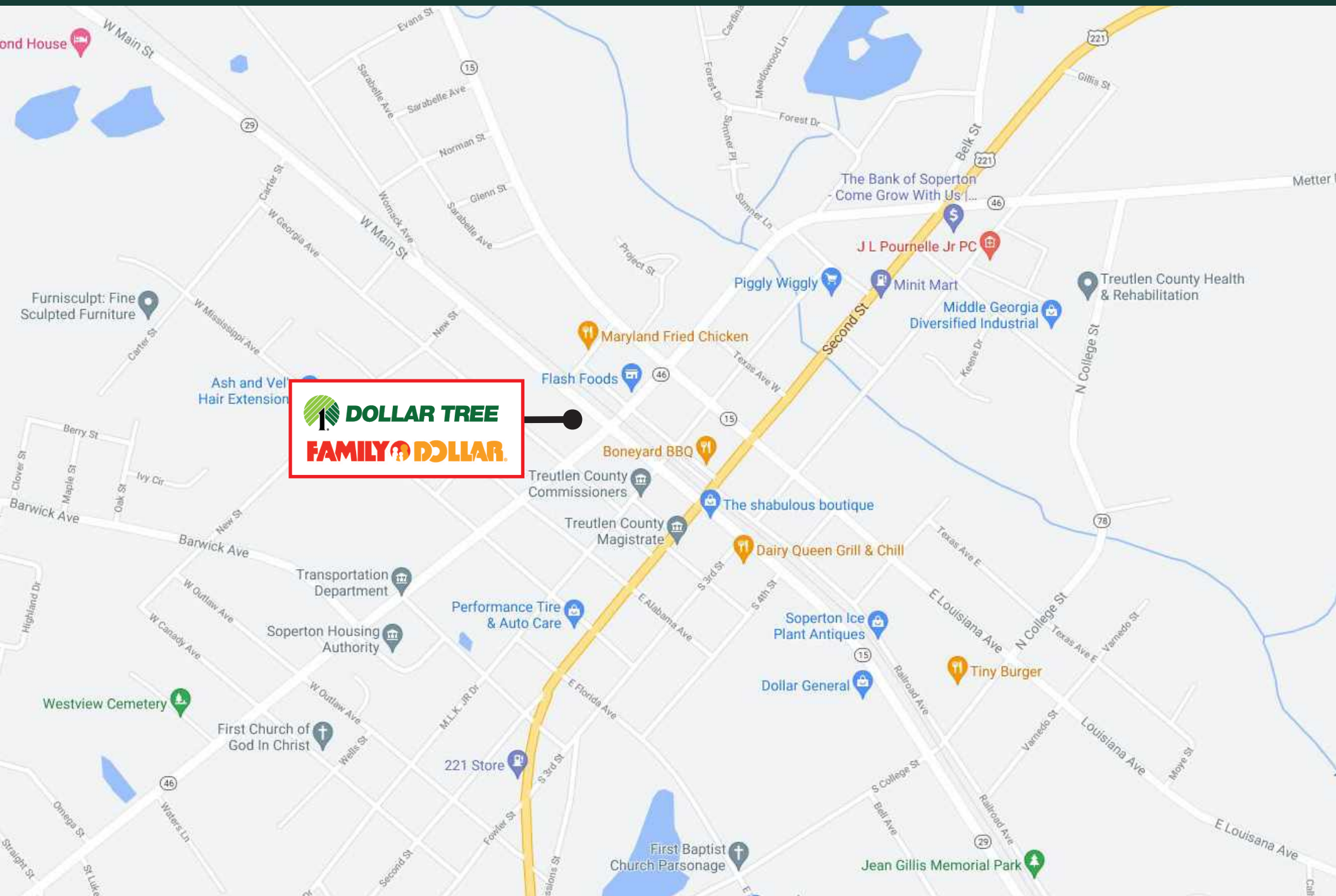


# AERIAL PHOTO



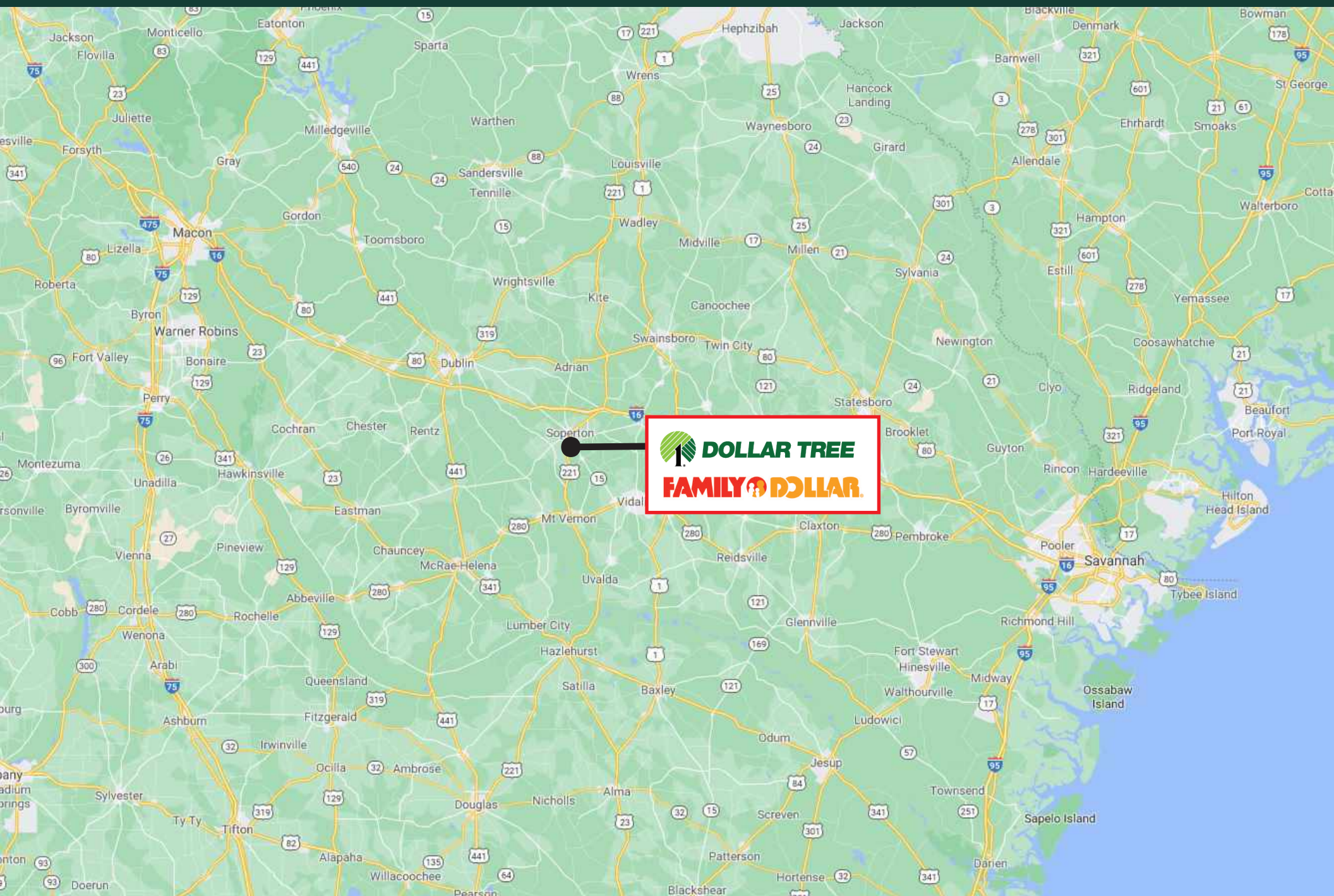
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# LOCATION MAP



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# AREA MAP



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# MARKET OVERVIEW

## SOPERTON, GEORGIA

Soperton is a city in Treutlen County, Georgia, United States. The community is a suburb just outside Savannah and is located off the I-16 and US-221. Soperton is surrounded by the Savannah-Hinesville-Statesboro-Jesup Combined Statistical Area (CSA), which is made up of seven counties in Georgia. The 2019 U.S. Census estimated population for this area was 583,882, up from 525,844 at the 2010 Census.

Ft. Stewart, located just outside of the Savannah MSA (30 miles), and Hunter Army Airfield (a subordinate installation to Ft. Stewart), have an annual financial impact on the local economy of \$2.1 billion. Fort Stewart is the largest military installation east of the Mississippi River and covers nearly 285,000 acres and together with Hunter Army Airfield, accounts for one of Coastal Georgia's largest employers. The two installations are home to more than 42,000 people combined, generating an annual direct federal expenditure of \$1.4 billion.

Two nationally recognized medical centers deliver top quality health care in Savannah: Memorial University Medical Center and the St. Joseph's/Candler Health System. These centers and the advanced medical specialties they offer attract people from all over southeast Georgia and the southern coastal area of South Carolina. The medical facilities are also the top two private nonmanufacturing employers in the metropolitan area.

The Savannah MSA's manufacturing firms create approximately 17.4% of the area's economic output as measured by GDP, accounting for \$2.4 billion of output a year. The number of manufacturing establishments in the Savannah CSA numbers approximately 245 firms employing 15,300 workers with a combined payroll exceeding \$700 million. The top three employers in Savannah's manufacturing sector include Gulfstream Aerospace, Georgia-Pacific Corp and International Paper. Gulfstream which currently employs approximately 6,000 people locally, continues to see healthy sales and is expanding its Savannah site, thereby adding another 1,000 jobs.

Named one of "America's Top 10 Waterfronts," Savannah draws tourists from all over the world to riverfront restaurants and shops, sandy beaches and historic downtown architecture. With over 12 million visitors who spend over \$1.7 billion annually, Savannah's tourism is a major economic driver for the city's businesses as well as the surrounding region.



### ***Savannah MSA's Manufacturing***

Firms Create Approximately 17.4% of the Area's Economic Output (GDP)



### ***Over 12 Million Visitors***

who Spend Over \$1.7 Billion Annually



### ***Ft. Stewart & Hunter Army***

Airfield have an Annual Financial Impact Exceeding \$2.1 Billion



# DEMOGRAPHIC REPORT

NEW PROTOTYPE LOCATION



POPULATION	3 MILE	5 MILES	10 MILES
2026 Projection	4,041	5,265	8,814
2021 Estimate	3,934	5,120	8,591
Percent Change 2021-2026	2.72%	2.83%	2.60%
Median Age	38.13	38.52	40.18

HOUSEHOLDS	3 MILE	5 MILES	10 MILES
2021 Est. Avg. HH Income	\$62,890	\$63,131	\$64,019
2026 Projection	1,444	1,931	3,330
2021 Est. Households	1,409	1,881	3,243
Percent Change 2021-2026	2.48%	2.66%	2.68%

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# WERTZ

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Listed with Georgia broker  
DZ Net Lease Realty, LLC license h-63528

# Real estate disclosure for the state of Georgia

This document is to be attached to marketing packages, brokerage agreements and offers revised 12.13.19

**(Please put an X below in front of what is applicable)**

DZ Net Lease Realty, LLC and non-Georgia broker are:

Not the brokers of a party for the proposed transaction and will help both parties equally.

Brokers of the seller/landlord.

Brokers of the buyer/tenant.

Brokers of both the seller/landlord and buyer/tenant and are acting as dual agents.

**(Please put an X below in front of what is applicable)**

DZ Net Lease Realty, LLC and/or non-Georgia real estate broker shall be paid by:

Seller/landlord

Buyer/tenant

Seller/landlord AND buyer/tenant

**(Please put an X below in front of what is applicable)**

\_\_\_\_\_ is the broker of:

The broker of the buyer/tenant

There is not a broker of the buyer/tenant

\_\_\_\_\_ shall be paid by:

**(Please put an X below in front of what is applicable)**

Seller/landlord

Buyer/tenant

Not applicable

**Acknowledged and Accepted:**

_____	_____	_____	_____
Seller/landlord	Date	Buyer/tenant	Date