



FAMILY DOLLAR.

715 Mason Ave | Daytona Beach, FL

ACTUAL PROPERTY

OFFERING MEMORANDUM

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

LISTED BY



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INVESTMENT HIGHLIGHTS

- Property Highlights – Family Dollar (Daytona Beach, FL)
- Commitment to Site: Family Dollar has been at the location for 15+ Years
- 10% Rental Increase in each Option Period
- Florida is an Income Tax-Free state
- Corporate Guarantee: Family Dollar was acquired by Dollar Tree in 2015 and operates over 15,000 locations
- Recession and Pandemic Proof: Family Dollar has been thriving through the COVID-19 pandemic as one of the only recession-proof tenants to remain open throughout the pandemic
- Dense Population Demographics: 120,000+ People within a 5-mile population





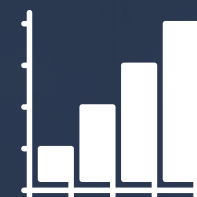
\$1,300,000

LIST PRICE



\$80,219

NOI



6.18%

CAP RATE

BUILDING INFO

Address	715 Mason Ave Daytona Beach, FL, 32117
GLA	±10,000 SF
Cap Rate	6.18%
Year Built	1978/1995
Lot Size	±0.59 AC

TENANT SUMMARY

Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Family Dollar
Lease Type	NN
Roof and Structure	Owner Responsibility
Original Lease Term	10
Lease Commencement Date	1/30/02
Rent Commencement Date	4/1/02
Lease Expiration Date	3/30/22
Term Remaining on Lease	0.9 months
Increase	10% Increase Every Option Period
Options	2 x 5 Years

Lease Years	Monthly Rent	Annual Rent	Increases	Cap Rate
4/1/2017 - 3/30/2022	\$6,684.92	\$80,219.00	10.00%	6.18%
4/1/2022 - 3/30/2027	\$7,375.25	\$88,503.00	10.00%	6.81%
4/1/2027 - 3/30/2032	\$8,138.92	\$97,667.04	10.00%	7.51%

Please contact a Matthews™ Capital Markets Agent for financing options:

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VOLUSIA MALL SHOPPING CENTER



AEROPOSTALE
DILLARD'S
CHAMPS
FIRESTONE
RACK ROOM SHOES
H&M
PACSUN
FINISHLINE
HALLMARK
ETC.

TANGER OUTLETS DAYTONA BEACH SHOPPING CENTER



BANANA REPUBLIC
BATH AND BODY WORKS
KATE SPADE
SKETCHERS
FAMOUS FOOTWEAR
MICHAEL KORS
KIRKLANDS
LANE BRYANT
LOFT
H&M
CLARKS
CARTERS
AEAGLE
COLUMBIA
ETC.



MASON AVENUE
± 21,000 VPD

DAYTONA BEACH
± 1 MILE AWAY

ACTUAL PROPERTY



ACTUAL PROPERTY



ACTUAL PROPERTY



ACTUAL PROPERTY



ACTUAL PROPERTY



TENANT PROFILE

COMPANY NAME

Dollar Tree, Inc.

OWNERSHIP

Public

INDUSTRY

Dollar Stores

HEADQUARTERS

Chesapeake, VA

NO. OF EMPLOYEES

±60,000



A DOLLAR TREE COMPANY

Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores, announced that it would buy Family Dollar for \$8.5 billion. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid.

Dollar Tree, a Fortune 500 Company, now operates more than ±15,115 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar.

FAMILY DOLLAR OVERVIEW

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. 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.

GEOGRAPHIC REACH

Family Dollar serves families in more than 8,000 neighborhoods in 46 states. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$23 billion annually with more than 15,115 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

STRATEGY

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.



15,115+

LOCATIONS



\$23B

2020 REVENUE



1959

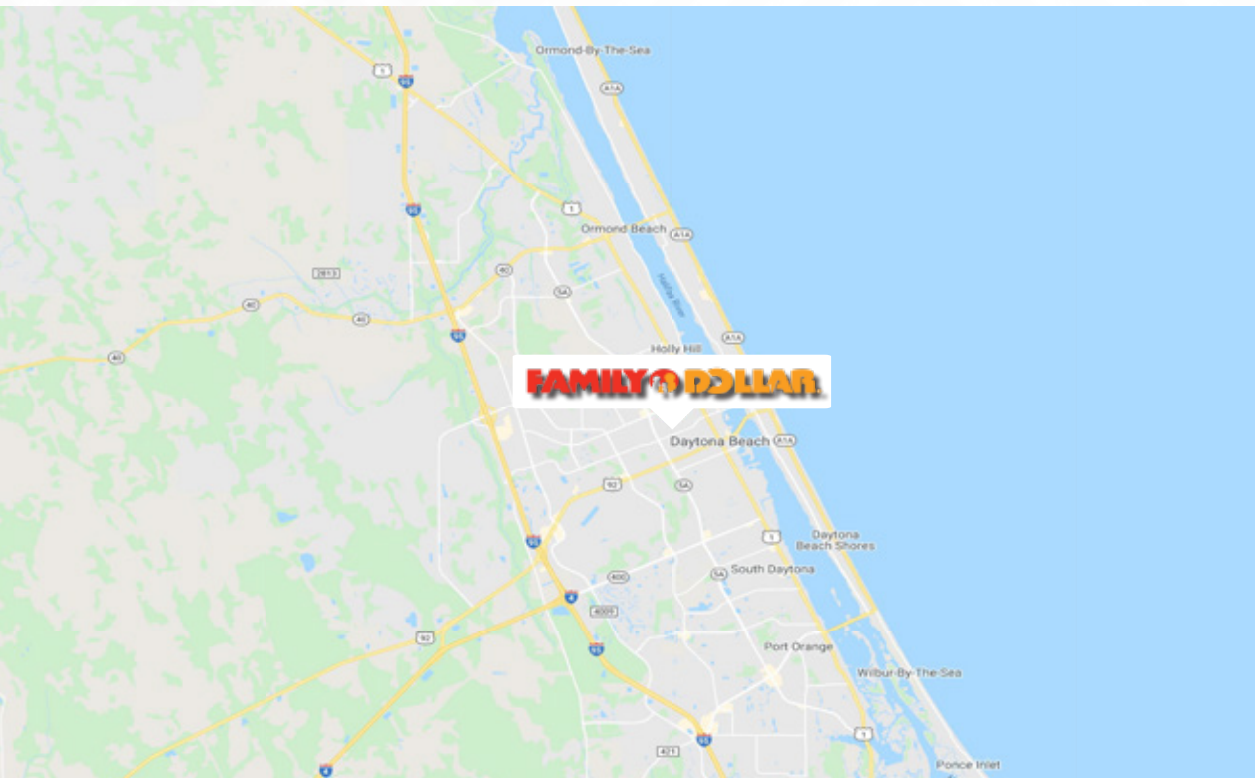
FOUNDED

DAYTONA BEACH, FL

Situated along the coast of the North Atlantic Ocean, Daytona Beach is a city in Volusia County, Florida. With a city population of over 67,000 residents, Daytona is the principal city of the Deltona–Daytona Beach–Ormond Beach Metropolitan Area, which is home to over 630,000 residents.

Daytona Beach has a thriving economy with several companies and organizations having major operations within the city. It is also home to two institutions of higher education: Embry-Riddle Aeronautical University and Bethune-Cookman University. Daytona Beach is also conveniently connected to other Florida cities due to Interstate 95 and Interstate 4 running through the city. It is also served by the Daytona Beach International Airport, making it easy for tourists to visit the city.

Today, Daytona Beach is a popular tourist destination during Speedweeks as thousands of NASCAR fans flock to the city for the Daytona 500. Other popular events in the city include Bike Week, Coke Zero Sugar 400, and Busch Clash. Tourists also enjoy the 23 miles of white sandy beaches open to the public without time restrictions.



PROPERTY DEMOGRAPHICS

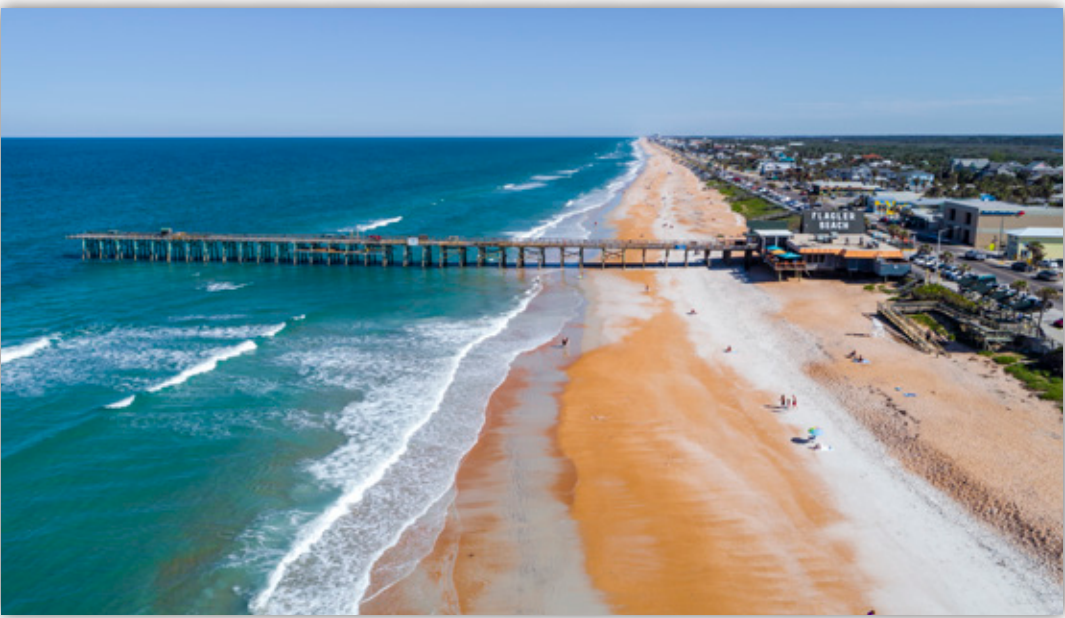
POPULATION	1-MILE	3-MILE	5-MILE
2026 Projection	12,620	67,556	129,973
2021 Estimate	11,998	64,156	122,831
2010 Population	11,309	60,192	111,576
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2026 Projection	4,994	29,614	58,545
2021 Estimate	4,749	28,159	55,403
2010 Households	4,501	26,667	50,881
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$43,099	\$49,074	\$56,367

ECONOMY

The local economy of Daytona Beach is thriving in all its sectors which include tourism, housing, manufacturing, retail, and government. Daytona Beach has always been a popular tourist destination, attracting more than 10 million visitors to the city each year for vacations or to attend major special events such as the Daytona 500 and Bike Week. The city is also home to the headquarters of corporations and organizations including Brown & Brown, Halifax Media Group, International Speedway Corporation, and NASCAR.

QUICK FACTS

- Volusia County Visitors: 10+ million
- Bike Week Attendance: 500,000+
- Dayton 500 Attendance: 101,500+
- #6 in Fastest-Growing Places



MAJOR EMPLOYERS

Employer	# of Employees
Volusia County School District	7,623
Halifax Health	4,050
Volusia County, Florida	3,408
Advent Health Daytona Beach	2,288
Embry-Riddle Aeronautical University	2,003
Daytona State College	1,250
The City of Daytona Beach	921
Bethune Cookman University	843
Florida Hospital Healthcare Partner	697
SMA Healthcare	677
Source: CODB.US	

ATTRACTIONS

DAYTONA INTERNATIONAL SPEEDWAY

Home of the Daytona 500 and the Motorsports Hall of Fame of America, the 500-acre Daytona International Speedway boasts the most diverse schedule of racing in the world. It hosts 9 major event weekends in addition to concerts, gatherings, car shows, production vehicle testing, and police motorcycle training. Popular events include Daytona 500, Coke Zero Sugar 400, and Busch Clash. It's \$400 million renovation that was completed in 2016 turned it into a state-of-the-art motorsports facility.

DAYTONA BEACH PIER

Also popularly known as Main Street Pier, the Daytona Beach Pier has been an iconic landmark of the city since 1925. Located along the Daytona Beach Boardwalk, the 1,000 feet wooden pier is open every day and is frequented by tourists and fishing enthusiasts.

DAYTONA BEACH BOARDWALK

The Daytona Beach Boardwalk features a variety of entertainment attractions including the Joyland Amusement Center and Mardi Gras Fun Center. The area offers rides and arcade games for people of all ages to enjoy. In addition, racing enthusiasts can take a self-guided tour along the boardwalk and spot automobile and motorcycle racing commemorative plaques.



EMBRY-RIDDLE AERONAUTICAL UNIVERSITY

The Embry-Riddle Aeronautical University is a private university in Daytona Beach that specializes in aviation and aerospace programs. It boasts being the biggest accredited university system that specializes in aviation and aerospace. It offers over 100 associate, bachelor's, master's, and Ph.D. degree programs in a variety of areas of study, including applied science, business, and engineering. Currently, over 6,000 students attend the university at its main campus in Daytona Beach. ERAU plays 9 men's sports, 10 women's sports, and 1 co-ed sport which is cheerleading. The varsity sports teams compete at the NCAA Division II level and is a member of the Sunshine State Conference and the Peach Belt Conference for track & field. ERAU had a total economic impact of \$1.98 billion statewide and supported nearly 15,000 jobs in 2020.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar** located at **715 Mason Ave, Daytona Beach, FL, 32117** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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