



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS

In Cooperation With:  
Scott Reid & ParaSell Inc.,  
a Licensed VA Broker #0226032019  
Scott Reid & ParaSell, Inc. Works With  
Prospective Virginia Resident Buyers



Family Dollar  
13076 Boydton Plank Road  
Dinwiddie, VA 23841



F A M I L Y   D O L L A R

## MARKETED BY:

**TODD LEWIS**

TX Lic. # 703013

512.957.0597 | DIRECT

todd@SIGnnn.com

**MAX FREEDMAN**

TX Lic. # 644481

512.766.2711 | DIRECT

max@SIGnnn.com

**SCOTT REID**

VA Lic. # 0226032019

949.942.6585 | DIRECT

scott@parasellinc.com

SIG Works With Non-Resident Prospective Buyers

In Cooperation With:

Scott Reid &amp; ParaSell Inc., a Licensed Virginia Broker #0226032019

Scott Reid & ParaSell, Inc. Works With  
Prospective Virginia Resident Buyers

## TABLE OF CONTENTS

04

## INVESTMENT OVERVIEW

Investment Summary  
Investment Highlights

06

## LEASE ABSTRACT

Lease Summary  
Rent Roll

07

## PROPERTY OVERVIEW

Property Images  
Location, Aerial & Retail Maps

12

## AREA OVERVIEW

City Overview  
Demographics

14

## TENANT OVERVIEW

Tenant Profile

© 2021 ParaSell, Inc. in association with Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. ParaSell & SIG does not doubt its accuracy; however, ParaSell & SIG makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. ParaSell & SIG encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.



# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale a 9,180 SF Family Dollar Located at 13076 Boydton Plank Road in Dinwiddie, VA. This Deal Includes a Tenant That Has Been on Site Since 2007 and Previously Extended the Lease, Showing Commitment to the Location.

## OFFERING SUMMARY

PRICE	\$1,281,691
CAP	7.10%
NOI	\$91,000
PRICE PER SF	\$139.62
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	13076 Boydton Plank Road Dinwiddie, VA 23841
COUNTY	Dinwiddie
BUILDING AREA	9,180 SF
LAND AREA	2.0 AC
YEAR BUILT	2007

ACTUAL PROPERTY IMAGE





# HIGHLIGHTS

- ~4 Years Remaining on a Strong Corporate Guaranteed Lease - NYSE: DLTR
- Lease Has Previously Been Extended, Showing Commitment to the Site
- There Are No Other Family Dollar Stores Within a 10-Mile Radius
- Residents Within a 3-Mile Radius Make an Above Average Household Income of \$101,730
- Dinwiddie is About Halfway Between Richmond, VA (40-Miles) and the NC State Line (60-Miles)
- Dinwiddie County is a Prime Tourist Destination in the Region, Serving as Home to the National Museum of the Civil War Soldier, Which is Recognized as One of America's Premier Historical Attractions and as the Most Innovative Civil War History Park in the Country
- Minutes From All Major City and County Offices Including Fire and EMS, Sheriff's Office, County Courthouse and Social Services
- Nearby Tenants Include: Food Lion, Tractor Supply, Village Mart, DeWitt Tire and NAPA Auto Parts



# LEASE SUMMARY

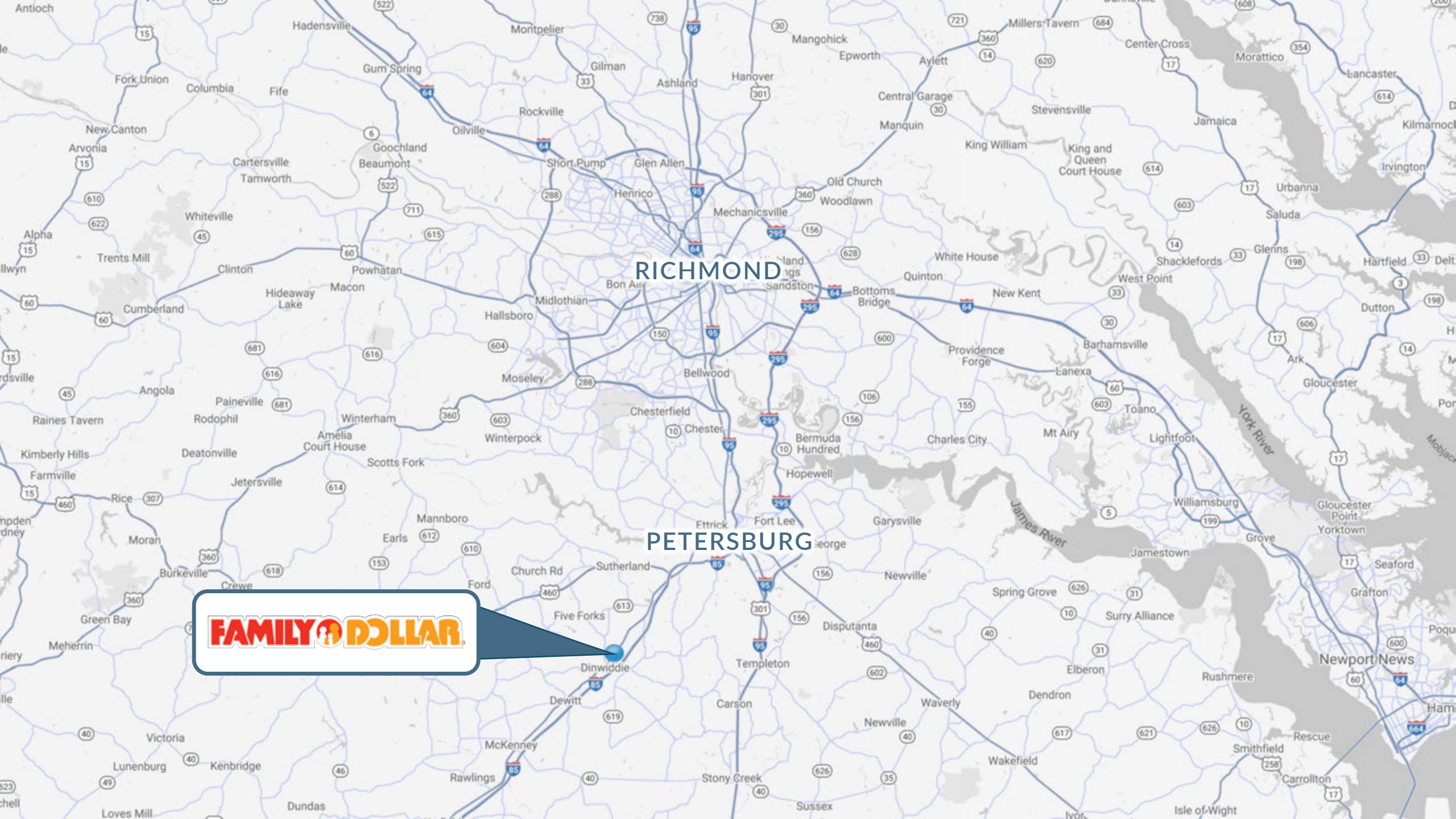
TENANT	Family Dollar
PREMISES	A Building of Approximately 9,180 SF
LEASE COMMENCEMENT	December 30, 2008
LEASE EXPIRATION	June 30, 2025
LEASE TERM	~4 Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	Variable At Options
LEASE TYPE	Double Net (NN)
PERMITTED USE	Discount/Dollar Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Shared Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
9,180 SF	\$91,000	\$9.91









RICHMOND

PETERSBURG

**FAMILY DOLLAR**



**DOLLAR  
GENERAL**

Dinwiddie Motor  
Company



Boydton Plank Rd

Maple St







DOLLAR  
GENERAL

Village  
Mart

Bottoms  
Up Tanning

Dinwiddie Motor  
Company

De Witt Tire



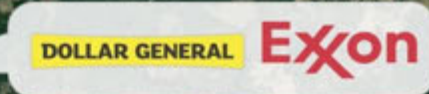
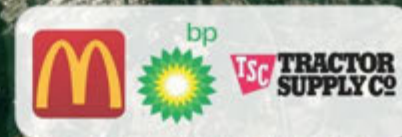
TSC TRACTOR  
SUPPLY CO

FAMILY DOLLAR

Boynton Plank Rd









Dinwiddie is a small unincorporated community and the county seat of Dinwiddie County, Virginia. The unincorporated community of Dinwiddie is located approximately in the center of the County. The town is near the Interstate 85 corridor, about halfway between Richmond and the North Carolina State line. Dinwiddie County offers a blend of suburban and rural living, with agriculture contributing significantly to the economy and the quality of life that its approximately 28,667 residents enjoy. Dinwiddie County is part of the Richmond, VA Metropolitan Statistical Area. Richmond is the capital city of the Commonwealth of Virginia and 40 miles away from the city of Dinwiddie. The City of Richmond is the 5th largest city in Virginia with a population of 230,862 as of 2021.

Predominant industries/employers in the County are distribution, government, advanced manufacturing, forestry, and agriculture. With the County located between two military installations, national defense spending in the region is also important to the local economy. Proximity to the state capital benefits Dinwiddie city and county. Richmond, because of its location in the middle of the eastern seaboard, is within 750 miles of two-thirds of the nation's population and less than 100 miles from the nation's capital. The city is ideally suited as a commerce hub because of the intersection of Interstates 95, 64, and 295, two major rail freight lines, and Amtrak passenger service. The Port of Richmond and Richmond International Airport provide water and air transportation services to the region's residents and businesses.

Burnt Quarter, the Dinwiddie County Court House, and Williamson Site are listed on the National Register of Historic Places. Just under an hours drive Richmond provides various attractions. This active educational environment supports the City's flourishing cultural community, numerous sports and entertainment attractions, and one of the nation's largest river park systems. The Virginia Museum of Fine Arts, located in the City's Fan District, is home to the largest public Fabergé collection outside Russia, and is considered a world class public museum. The Richmond Flying Squirrels, the Minor League AA affiliate of the San Francisco Giants Major League Baseball team, play at The Diamond in Richmond, and Richmond has served as home for the Washington Redskins' summer training camp.



DINWIDDIE COUNTY COURT HOUSE



RICHMOND INTERNATIONAL AIRPORT



	3 MILES	5 MILES	10 MILES
POPULATION	2,382	4,688	22,842
AVERAGE HH INCOME	\$101,730	\$100,839	\$79,360





FAMILY DOLLAR

# TENANT PROFILE

CHESAPEAKE, VA. July 6, 2015, Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores selling everything for \$1 or less, announced that it has completed the acquisition of Family Dollar Stores, Inc., a leading national discount retailer offering name brands and quality, private brand merchandise. Dollar Tree, a Fortune 200 Company, operated 15,865 stores across 48 states and five Canadian provinces as of July 31, 2021. Stores operate under the brands of Dollar Tree, Family Dollar, and Dollar Tree Canada. Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods, 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.

The average size of a Family Dollar store is approximately 7,000 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small town, as well as in large urban neighborhoods. Within these markets, the stores are located in shopping centers or as free-standing building, and all are convenient to the Company's customer base.



COMPANY TYPE  
NASDAQ: DLTR



FOUNDED  
1953



# OF LOCATIONS  
15,865+



HEADQUARTERS  
Chesapeake, VA



WEBSITE  
[familydollar.com](http://familydollar.com)  
[dollartree.com](http://dollartree.com)



# CONFIDENTIALITY AGREEMENT

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 ParaSell, Inc. in association with Sands Investment Group (SIG) and should not be made available to any other person or entity without the written consent of ParaSell & SIG.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective 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, 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 or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, ParaSell & SIG has not verified, and will not verify, any of the information contained herein, nor has ParaSell & SIG 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release ParaSell & SIG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.







## SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS

SIG Works With Non-Resident Prospective Buyers

In Cooperation With:

Scott Reid & ParaSell Inc.,

a Licensed Virginia Broker #0226032019

Scott Reid & ParaSell, Inc. Works With

Prospective Virginia Resident Buyers

## EXCLUSIVELY MARKETING BY:

### TODD LEWIS

TX Lic. # 703013

512.957.0597 | DIRECT

todd@SIGnnn.com

### MAX FREEDMAN

TX Lic. # 644481

512.766.2711 | DIRECT

max@SIGnnn.com

### SCOTT REID

VA Lic. # 0226032019

949.942.6585 | DIRECT

scott@parasellinc.com

A photograph of a Family Dollar retail store. The building is a single-story structure with a light-colored stone or brick facade and a red metal roof over the entrance. The "FAMILY DOLLAR" logo is prominently displayed above the entrance. Several cars are parked in the lot in front of the store, including a red sedan, a silver SUV, a dark sedan, a gold sedan, and a white pickup truck. A blue United States Postal Service delivery truck is visible on the left side of the image. The store is surrounded by lush green trees and foliage.

**FAMILY DOLLAR**

# Family Dollar

13076 Boydton Plank Road  
Dinwiddie, VA 23841





SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS

### VIRGINIA ASSOCIATION OF REALTORS REQUIRED DISCLOSURE OF BROKERAGE RELATIONSHIP

Real estate licensees in Virginia who have entered into brokerage relationship are required by law to make prompt written disclosures of those brokerage relationship to those they work with, but do not represent in the real estate transaction. Licensees must also make written disclosures and obtain timely written consents from their clients in order to enter into certain brokerage relationships. This disclosure form is provided to you to satisfy these requirements and to assure that you understand the nature of the brokerage relationships in which the licensee presenting this disclosure is involved. Regardless of whose interests a licensee represents, all licensees who are REALTORS® are required by the REALTORS® Code of Ethics to treat all parties with whom they deal honestly.

The duties of real estate licensees in Virginia are set forth in Section 54.1-2130 et seq. of the Code of Virginia and in the regulations of the Virginia Real Estate Board. You should be aware that in addition to the information contained in this disclosure pertaining to brokerage relationships, there may be other information relevant to the transaction which may be obtained from other sources.

On the back of this form is information about brokerage relationships and the responsibilities of both licensees and the parties they represent. If you have any questions about any of this information, please ask the licensee presenting this form for clarification.

#### DISCLOSURE OF BROKERAGE RELATIONSHIP TO NON-CLIENT

(This box is to be signed by any non-client with whom the Agent has had substantive discussion about a specific Property.)

The undersigned do hereby acknowledge disclosure that:

Name of Firm & Licensee: Sands Investment Group in cooperation with ParaSell, Inc.

Represents the following party in a real estate transaction:

☒ Seller(s) or ☐ Buyer(s) ☐ Landlord(s) or ☐ Tenant(s)

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Signature of  
non-client:

Signature of  
non-client:

#### DISCLOSURE OF DUAL REPRESENTATION

The undersigned do hereby acknowledge disclosure that:

Name of Firm & Licensee: \_\_\_\_\_

Represents the following party in a real estate transaction:

☐ Seller(s) or ☐ Buyer(s) ☐ Landlord(s) or ☐ Tenant(s)

The undersigned understand that the foregoing dual representative may not disclose to either client or such client's designated representative any information that has been given to the dual representative by the other client within the confidence and trust of



the brokerage relationship except for that information which is otherwise required or permitted by Article 3 (§54.1-2130 et seq.) of Chapter 21 of Title 54.1 of the Code of Virginia to be disclosed. The undersigned by signing this notice do hereby acknowledge their informed consent to the disclosed dual representation by the license name above.

Date: _____ Signature of Seller/Landlord _____	Date: _____ Signature of Buyer/Tenant _____
Date: _____ Signature of Seller/Landlord _____	Date: _____ Signature of Buyer/Tenant _____

**VIRGINIA ASSOCIATION OF REALTORS REQUIRED DISCLOSURE OF BROKERAGE RELATIONSHIP**  
**DISCLOSURE OF DUAL REPRESENTATION**

The undersigned do hereby acknowledge disclosure that:

Name of Firm & Licensee: \_\_\_\_\_

Represents the following party in a real estate transaction:

☐ Seller(s) and Buyer(s)                      ☐ Landlord(s) and Tenant(s)

The undersigned understand that the foregoing dual representative may not disclose to either client or such client's designated representative any information that has been given to the dual representative by the other client within the confidence and trust of the brokerage relationship except for that information which is otherwise required or permitted by Article 3 (§54.1-2130 et seq.) of Chapter 21 of Title 54.1 of the Code of Virginia to be disclosed. The undersigned by signing this notice do hereby acknowledge their informed consent to the disclosed dual representation by the license name above.

The principal or broker has assigned \_\_\_\_\_ to act as Designated Representative for the one party indicated:

☐ Seller(s) or ☐ Landlord(s)

and \_\_\_\_\_ to act as Designated Representative for the other party as indicated:

☐ Buyer(s) or ☐ Tenant(s)

Date: _____ Signature of Seller/Landlord _____	Date: _____ Signature of Buyer/Tenant _____
Date: _____ Signature of Seller/Landlord _____	Date: _____ Signature of Buyer/Tenant _____



## THE LICENSEE'S DUTIES

A licensee may have a contractual agreement to represent a client, who is commonly referred to as the "principal". A licensee owes certain duties to his principal, as defined in the duties of a standard agent as set out in Virginia law or as otherwise agreed to in writing by the parties. A licensee who is not representing you in a transaction can nonetheless provide you other valuable information and assistance. However, you should always keep in mind whom the licensee represents in your transaction, and thus to whom that licensee owes the duties described above.

### WHOM DOES THE LICENSEE REPRESENT?

In any real estate transaction, a licensee may represent the seller, the buyer, or, under certain circumstances, both seller and buyer.

<b>The Seller</b>	A licensee may represent a seller under a listing agreement, in which case the licensee owes his primary responsibilities to the seller. The listing agreement may authorize the listing firm to list the property with a multiple listing service and to cooperate with other licensees. These cooperating licensees, who frequently work for other firms, may operate under an agreement of subagency with the listing firm, in which case they also owe their primary responsibilities to the seller. Buyers working with a licensee should be aware that the licensee may be a subagent of the listing firm and thus representative of the seller.
<b>The Buyer</b>	A licensee and a buyer may enter into an agreement by which the licensee agrees to represent the interests of the buyer. A buyer's representative must repudiate any subagency offered by a listing firm and must disclose his relationship with the buyer whenever dealing with the seller or seller's representative.
<b>The Buyer &amp; The Seller</b>	A licensee, either acting directly or through one or more of the real estate company's other licensees, may be the representative of both the buyer and the seller in a particular transaction, but only with the informed written consent of both the buyer and the seller. A licensee representing both the buyer and seller will necessarily be limited in his ability to represent either buyer or seller fully and exclusively. The licensee must safeguard the confidentiality of any information obtained within the confidentiality and trust of the brokerage relationship, unless disclosure of such information is required by law. Specifically, the licensee must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price higher than the price offered.
<b>Designated Representatives</b>	Virginia law also permits a principal or supervising broker to assign different licensees affiliated with the broker as designated representatives to represent different clients in the same transactions. Unlike the dual representative discussed in the previous paragraph, these designated representatives represent only the interest of their respective clients, and may therefore represent those interest more fully. The principal or supervising broker who is supervising the transaction will be considered dual representative of both seller and buyer. Designated representatives may not disclose, except to their broker, personal or financial information received from the clients during the brokerage relationship and any other information a client requests to be kept confidential, unless required by law to be disclosed or the client consents to its disclosure in writing.



## THE PRINCIPAL'S RESPONSIBILITIES

Representation by a licensee in a real estate transaction does not relieve sellers and buyers from the fundamental responsibility to protect their own interest. A buyer should take all reasonable steps to determine the condition of the property the buyer is purchasing, and all parties should carefully read all agreements to assure that they adequately express their understanding of the transaction. A real estate licensee is qualified to advise about real estate, but if you need legal or tax advice, you should consult a competent professional.

A principal should ensure that any existing brokerage relationship is disclosed to other principals and their representatives. A buyer should also consult the buyer's representative before visiting any resale or new homes or contacting any other licensees to avoid the possibility of confusion over brokerage relationships.

You might receive more than one disclosure form, depending upon the number of licensees assisting in the transaction. The law may require a licensee with whom you have substantive discussions about specific property, and with whom you do not have a brokerage relationship, to present you with a written disclosure. You should read its contents each time it is presented to you and you should consider the relationship between you and the licensee in your specific transaction.