



OFFERING MEMORANDUM

Actual Property

LOW PRICE POINT FAMILY DOLLAR - \$700K PRICE POINT

500 SW FRONT STREET, WALNUT RIDGE, AR 72476

MCKENNA LANGLEY
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WALNUT RIDGE, AR

\$700,730 | 6.85% CAP

- Low Price Point NN+ Family Dollar With 4+ Years Remaining
- Store has Been Operating at Current Location Since 1999, Showing Continual Commitment to Area
- Multiple Upgrades to Building - HVAC & Roof Replaced in 2016 With Roof Under Warranty Until 2026
- Situated on the Corner of SW Front St. & Free St. Generating 10,000 VPD
- Multiple Points of Entry With Ample Concrete Parking Lot
- Limited Local Retail Competition, Store Would Serve 8,000+ Local Residents
- Nearby Local Traffic Generators Include Walnut Ridge High School, Walnut Ridge Elementary School & Several Residential Neighborhoods

EXCLUSIVELY MARKETING BY:

MCKENNA LANGLEY

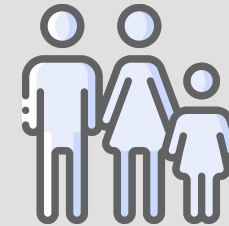
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INVESTMENT OVERVIEW:

Base Annual Rent:	\$48,000
Rent Per SF:	\$5.87
Rent Commencement Date:	10/4/1999
Lease Expiration Date:	6/30/2026
Lease Term Remaining:	4+ Years
Lease Type:	NN+
Type of Ownership:	Fee Simple



In 2015, Dollar Tree Acquired Family Dollar for \$8.5B, Combining for 13,000+ Stores



For Over 60 Years, Family Dollar has Provided Value and Convenience for Customers



Dollar Tree, Inc. is a Fortune 500 Company and the World-Leader in \$1 Price-Point Stores

PROPERTY DETAILS:

Building Area:	8,174 SF
Land Area:	.65 AC
Year Built:	1980
Guarantor:	Dollar Tree Inc. (NYSE: DLTR)
Price Per SF:	\$85.73

LEASE ABSTRACT

500 SW FRONT STREET | WALNUT RIDGE, AR

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Current Term	10/4/1999 - 6/30/2026	\$48,000	\$11.30	6.85%
Three (3), 5-Year Options 10% Increase	7/1/2026 - 6/30/2031	\$52,800	\$12.81	7.53%
	7/1/2031 - 6/30/2036	\$58,080	\$14.09	8.29%
	7/1/2036 - 6/30/2041	\$63,888	\$15.50	9.12%



RESPONSIBILITIES BREAKDOWN

TAXES & INSURANCE

REIMBURSED BY TENANT

Taxes: Tenant will reimburse Landlord for real estate taxes on the demised premises.
Insurance: Landlord agrees to keep the demised premises insured to their full replacement cost, with building ordinance coverage, against loss or damage by perils covered by fire and extended coverage and vandalism and mischief insurance. Tenant will reimburse Landlord for the insurance premium for the insurance Landlord is required to carry.

PARKING LOT

PAID BY LANDLORD/TENANT

Landlord will keep the parking, service and access areas (and other exterior areas, if any) maintained and in a good state of repair and properly lighted; however Tenant shall be responsible for the maintenance of existing landscaping, including mowing; the removal of snow, ice, trash, and debris from the parking lot and landscaped areas; repairing parking area lights; and restriping the parking area.

ROOF & STRUCTURE

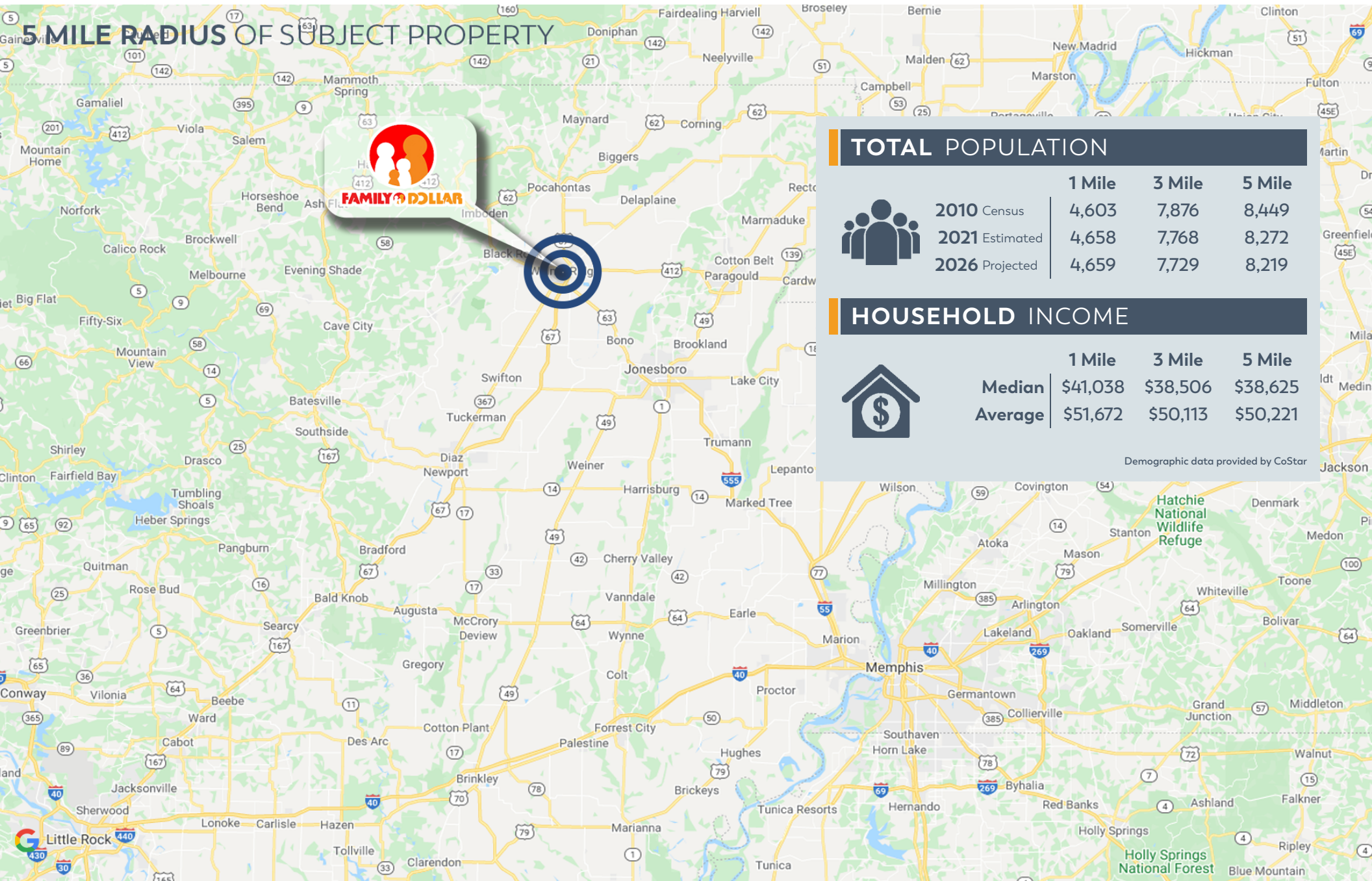
PAID BY LANDLORD

Landlord shall maintain and keep in good repair and replace when necessary all exterior portions of the building constituting part of the demised premises, including the roof, exterior walls, canopy, gutters, downspouts, doors, door closures and plate glass, and also all structural portions of the building whether interior or exterior.

HVAC

PAID BY LANDLORD/TENANT

Tenant shall keep the interior plumbing, interior electrical, and the heating and air condition systems in repair until the aggregate cost of repairs and replacements to such systems equals \$1,000 in any lease year.











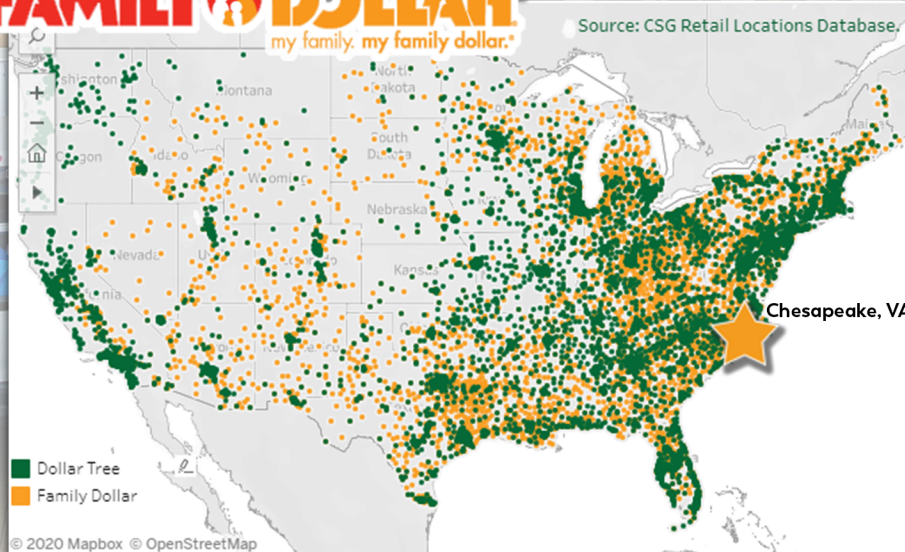
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TENANT OVERVIEW

500 SW FRONT STREET | WALNUT RIDGE, AR



62 Years
of Success



**Parent
Company**
NASDAQ: DLTR



BBB
S&P Rated



\$23.5B
Market Cap



8,200+
Family Dollar
Locations

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BROKER OF RECORD

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