

# OFFERING MEMORANDUM



**FAMILY DOLLAR**

5403 OLD NATIONAL HWY | ATLANTA, GA 30349

**J2 CAPITAL ADVISORS**  
NATIONAL NET LEASED INVESTMENTS



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# INVESTMENT SUMMARY



LIST PRICE

**\$1,692,571**



CAP RATE

**7.00%**



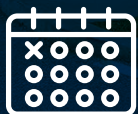
BUILDING SIZE

**10,080 SF**



LEASE TYPE

**NN**



LEASE START/END DATE

**7/1/13 - 6/30/23**



ANNUAL RENT

**\$118,480**



OPTIONS

**6, 5-YEAR**





# INVESTMENT HIGHLIGHTS

J2

INVESTMENT HIGHLIGHTS



## TOP RANKED NATIONAL TENANT

One of the Largest Single Price Point Operators



## STRONG CORPORATE TENANT

S&P: BBB Moody's Baa2



## ESSENTIAL RETAILER

Recession Proof - Dollar Stores have outperformed traditional retail during the Covid-19 Pandemic & have expanded their typical customer base



## SUPERIOR LOCATION

The Property is strategically located within minutes of Atlanta International Airport and is less than 10 miles from Downtown Atlanta



## ATTRACTIVE RENTAL INCREASES

Above Average Rental Increase in Options  
(10% Every 5 Years)



## LONG TERM COMMITMENT

In 2020, Family Dollar invested approx. \$150,000 in Capital Improvements converting to the new H2 Prototype



# FINANCIAL SUMMARY

J2

FINANCIALS

## RENT ROLL

LEASE TERM	DATES		RENT		INCREASE	
	START	END	ANNUAL	MONTHLY	PSF	
Current Term	7/1/13	6/30/23	\$118,480.08	\$9,873.34	\$11.75	-
1st	7/1/23	6/30/28	\$130,328.04	\$10,860.67	\$12.93	10%
2nd	7/1/28	6/30/33	\$143,361.00	\$11,946.75	\$14.22	10%
3rd	7/1/33	6/30/38	\$157,697.04	\$13,141.42	\$15.64	10%
4th	7/1/38	6/30/43	\$173,467.08	\$14,455.59	\$17.21	10%
5th	7/1/43	6/30/48	\$190,813.08	\$15,901.09	\$18.93	10%
6th	7/1/48	6/30/53	\$209,895.00	\$17,491.25	\$20.82	10%

## EXPENSES/LANDLORD RESPONSIBILITIES

- + Foundation, Roof, & Structure
- + Expenses exceeding \$2,500 in any lease year for concrete and/or asphalt repair









Waffle House  
Chevron  
Dollar General  
Shell  
Circle K

Hampton Inn Express

Westin  
Hotels & Resorts

Ruby Tuesday

Ramada  
by Wyndham

McDonald's  
Taco Bell

Burger King

Wendy's

Bojangles

Skate Town

HARTSFIELD-JACKSON  
ATLANTA INTERNATIONAL AIRPORT

FAMILY DOLLAR  
my family, my family dollar.

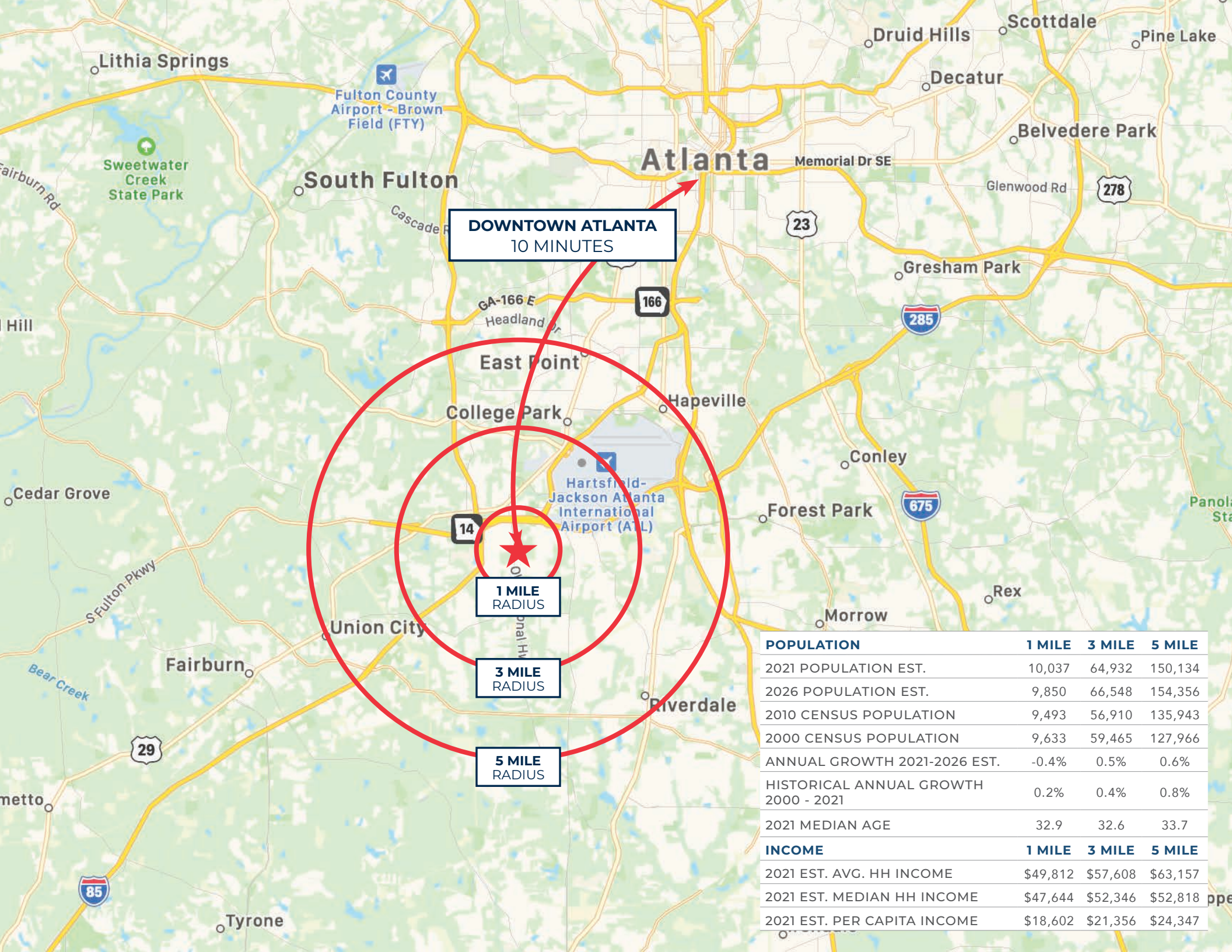
Kroger

Dunkin'



OLD NATIONAL HWY





**DOWNTOWN ATLANTA**  
10 MINUTES

**1 MILE  
RADIUS**

**3 MILE  
RADIUS**

**5 MILE  
RADIUS**

POPULATION	1 MILE	3 MILE	5 MILE
2021 POPULATION EST.	10,037	64,932	150,134
2026 POPULATION EST.	9,850	66,548	154,356
2010 CENSUS POPULATION	9,493	56,910	135,943
2000 CENSUS POPULATION	9,633	59,465	127,966
ANNUAL GROWTH 2021-2026 EST.	-0.4%	0.5%	0.6%
HISTORICAL ANNUAL GROWTH 2000 - 2021	0.2%	0.4%	0.8%
2021 MEDIAN AGE	32.9	32.6	33.7
INCOME	1 MILE	3 MILE	5 MILE
2021 EST. AVG. HH INCOME	\$49,812	\$57,608	\$63,157
2021 EST. MEDIAN HH INCOME	\$47,644	\$52,346	\$52,818
2021 EST. PER CAPITA INCOME	\$18,602	\$21,356	\$24,347



# AREA OVERVIEW

Atlanta is the capital of the U.S. state of Georgia. It played an important part in both the Civil War and the 1960s Civil Rights Movement. Atlanta History Center chronicles the city's past, and the Martin Luther King Jr. National Historic Site is dedicated to the African-American leader's life and times. Downtown, Centennial Olympic Park, built for the 1996 Olympics, encompasses the massive Georgia Aquarium

## ATLANTA, GA

Atlanta is the capital and most populous city of the U.S. state of Georgia. With a 2020 census population of 498,715, it is the 38th most populous city in the United States. The city serves as the cultural and economic center of the Atlanta metropolitan area, home to more than six million people and the ninth-largest metropolitan area in the nation. Atlanta is the seat of Fulton County, the most populous county in Georgia. Situated among the foothills of the Appalachian Mountains, Atlanta features unique topography that includes rolling hills and the most dense urban tree coverage in the United States.

Atlanta was originally founded as the terminus of a major state-sponsored railroad. With rapid expansion, however, it soon became the convergence point among multiple railroads, spurring its rapid growth. The city's name derives from that of the Western and Atlantic Railroad's local depot, signifying the town's growing reputation as a transportation hub. Toward the end of the American Civil War, in November 1864, the city was almost entirely burned to the ground in General William T. Sherman's

March to the Sea. However, the city rose from its ashes and quickly became a national center of commerce and the unofficial capital of the "New South". During the 1950s and 1960s, Atlanta became a major organizing center of the civil rights movement, with Martin Luther King Jr., Ralph David Abernathy, and many other locals playing major roles in the movement's leadership. During the modern era, Atlanta has attained international prominence as a major air transportation hub, with Hartsfield-Jackson Atlanta International Airport being the world's busiest airport by passenger traffic since 1998.







# FAMILY DOLLAR

## Tenant Overview

**Family Dollar Stores, Inc.** is a U.S. chain of variety stores headquartered in Matthews, North Carolina.

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 opened in South Carolina, 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.

Family Dollar is not a true "dollar store" in the strict sense; while there are many items available for \$1, there are other price points as well. However, approximately 90% of the products cost less than \$10. With most locations set up like a typical supermarket, the chain deals in food items, clothing and assorted household products.

On July 6, 2015 Family Dollar acquired by Dollar Tree, Inc. (NYSE: DLTR) in an \$8.5 Billion transaction. The combined company operates more than 15,000 stores in 48 states and five Canadian provinces, with sales exceeding \$22 billion annually and over 182,000 associates. The organization is now the largest discount retailer in North America

TRADE NAME	Dollar Tree
TENANT	Dollar Tree, Inc.
ENTITY TYPE	Public (NASDAQ: DLTR)
FOUNDED	1986
HEADQUARTERS	Chesapeake, VA
REVENUE	\$22.8 Billion (2.60% YOY)
NET WORTH	\$5.64 Billion
FYE	2/3/2019
CREDIT RATING	BBB-/Stable (S&P)
LOCATIONS	15,237+
EMPLOYEES	182,100+
WEBSITE	<a href="http://www.dollartree.com">www.dollartree.com</a>





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