



REPRESENTATIVE PHOTOGRAPH

# FAMILY DOLLAR TREE PREMONT, TX

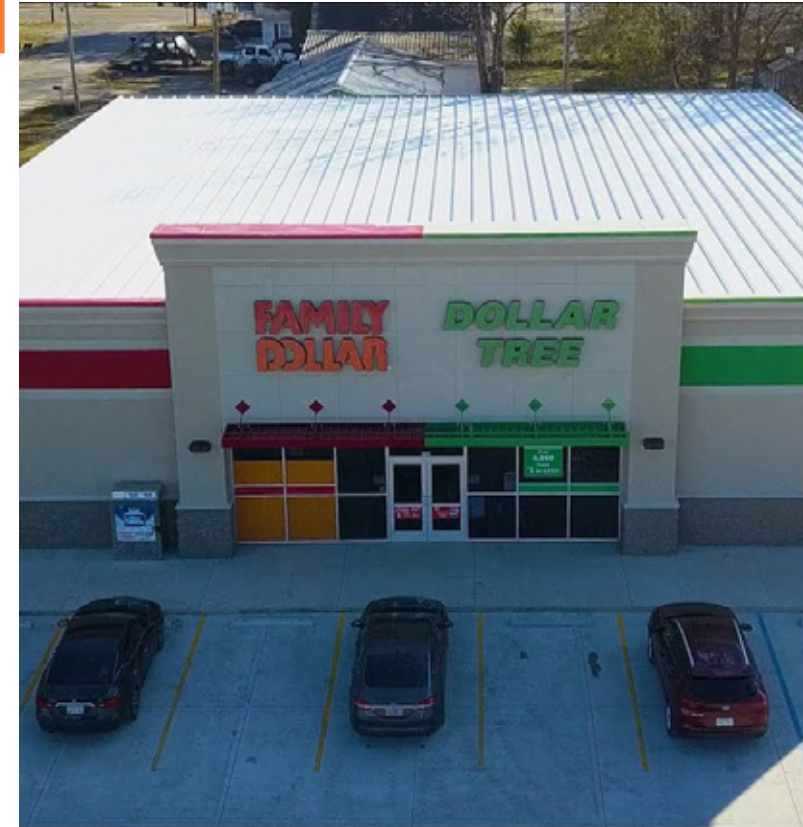
619 S BROADWAY STREET / PREMONT, TEXAS 78375

## INVESTMENT HIGHLIGHTS

- BRAND NEW 2021 CONSTRUCTION | EXPECTED DECEMBER OPENING
- NEW FAMILY DOLLAR-DOLLAR TREE COMBINATION STORE PROTOTYPE
- 10+ YEAR INITIAL LEASE TERM | 6, 5-YEAR OPTIONS WITH RENTAL INCREASES
- TEXAS REAL ESTATE | NO STATE INCOME TAX, CONSULT YOUR CPA
- DOUBLE-NET (NN) LEASE | MINIMAL LANDLORD RESPONSIBILITIES

## FAMILY DOLLAR | DOLLAR TREE

- DOLLAR TREE IS INVESTMENT GRADE STATUS | BBB STABLE ON S&P
- COMBINED ANNUAL REVENUE OF \$25.51 BILLION
- 15,000+ COMBINED LOCATIONS
- LEASE GUARANTY FROM FAMILY DOLLAR STORES, INC.





## BRAND INFORMATION



Dollar Tree, Inc., a Fortune 200 company, is a leading operator of discount variety stores that has served North America for more than thirty years. The Company is proudly headquartered in Chesapeake, Virginia and operates 15,000+ stores across the 48 contiguous states and five Canadian provinces, supported by a coast-to-coast logistics network and more than 193,000 associates. Stores operate under the brands of Dollar Tree, Family Dollar, and Dollar Tree Canada. [www.dollartree.com](http://www.dollartree.com)



When it comes to delivering value on family essentials in a convenient neighborhood location, Family Dollar is THE one-stop shop! As one of the nation's fastest-growing retailers, we offer a compelling assortment of merchandise for the whole family. Families will find household cleaners, food, health and beauty aids, toys, apparel, home fashions, and more—all for everyday low prices. Many of our items are \$1 or less, and most items in the store are priced below \$10. We make shopping fun while keeping our shoppers' budgets top of mind.

As shoppers enter their neighborhood Family Dollar, they will discover great values on the name brands they trust in a clean, well-organized store staffed with friendly associates. Our relatively small footprint allows us to open new stores in rural areas, small towns, and large urban neighborhoods, meeting our shoppers right where they are. [www.familydollar.com](http://www.familydollar.com)



# FINANCIAL ANALYSIS

## FAMILY DOLLAR TREE

Property	Family Dollar Tree
Property Address	619 S. Broadway Street, Premont, TX 78375
Price	\$1,706,000
Cap Rate	6.00%
Price/ SF	\$162.48
Year Built	2021
Building Size	10,500+/- SF
Lot Size	1.03+/- Acres
Type of Ownership	Fee Simple
Base Rent	\$102,375

YEAR	BASE ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Years 1 - 10	\$102,375	\$8,531	\$9.75	6.00%
Years 11 - 15 (Option 1)	\$107,625	\$8,969	\$10.25	6.31%
Years 16 - 20 (Option 2)	\$112,875	\$9,406	\$10.75	6.62%
Years 21 - 25 (Option 3)	\$118,125	\$9,844	\$11.25	6.92%
Years 26 - 30 (Option 4)	\$123,375	\$10,281	\$11.75	7.23%
Years 31 - 35 (Option 5)	\$128,625	\$10,719	\$12.25	7.54%
Years 36 - 35 (Option 6)	\$133,875	\$11,156	\$12.75	7.85%

## TENANT SUMMARY

Tenant Trade Name	Family Dollar Tree
Guarantor	Family Dollar Stores, Inc.
Ownership	Fee Simple
Lease Type	Double Net (NN)
Roof and Structure	Landlord
Lease Term	10 Years
*Lease Commencement Date	December 1st, 2021
Lease Expiration Date	March 31st, 2032
Increases	\$.50 Per SF in Each Option
Renewal Options	6, 5-Year Options
Headquartered	Chesapeake, VA (Dollar Tree)
Number of Locations	15,000+ (Dollar Tree and Family Dollar)
Annual Revenue	\$23.2 Billion (Dollar Tree and Family Dollar)
Credit Rating	BBB- (Dollar Tree, Inc.)
Rating Agency	Standard & Poors (Dollar Tree, Inc.)
Stock Symbol	DLTR (Dollar Tree, Inc.)
Board	NASDAQ
Web Site	www.familydollar.com www.dollartree.com

\* Estimated Dates

REGIONAL MAP



Map Data © 2020 Google



## RETAIL MAP



## AREA DEMOGRAPHICS

POPULATION AND INCOME	1 MILE	3 MILES	5 MILES
2021 ESTIMATE	2,684	3,120	3,329
2021 DAYTIME POPULATION	1,977	2,531	2,799
2021 EST. AVERAGE HOUSEHOLD INCOME	\$45,680	\$47,046	\$47,712
2021 EST. MEDIAN HOUSEHOLD INCOME	\$32,675	\$34,122	\$34,900
2021 EST. PER CAPITA INCOME	\$16,200	\$16,612	\$17,070

2021 HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 or More	0.85%	0.84%	0.84%
\$150,000 - \$199,999	0.64%	1.06%	1.26%
\$100,000 - \$149,999	9.81%	9.53%	9.38%
\$75,000 - \$99,999	10.85%	10.48%	10.28%
\$50,000 - \$74,999	10.41%	12.82%	14.02%
\$35,000 - \$49,999	13.73%	13.97%	14.08%
\$25,000 - \$34,999	13.12%	12.36%	12.00%
\$15,000 - \$24,999	16.09%	15.80%	15.66%
\$10,000 - \$14,999	11.31%	10.81%	10.56%
Under \$9,999	13.19%	12.34%	11.92%



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