



OFFERING MEMORANDUM

Actual Property

UPGRADED CONSTRUCTION FAMILY DOLLAR - RECENTLY EXTENDED LEASE

2601 E ROBINSON AVENUE, SPRINGDALE, AR 72764

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TRINITYREIS.COM

TRINITY REAL ESTATE INVESTMENT SERVICES // 917 W VICKERY BLVD., FORT WORTH, TX 76104



SPRINGDALE, AR

\$1,684,334 | 6.0% CAP

- NN Family Dollar - Recent Lease Extension
- Upgraded Construction - Four Sided Masonry Construction
- Tenant Recently Contributed \$150K+ to Renovate Subject Property
- Tenant Fully Responsible for HVAC Repairs/Replacement
- Strong Demographics - 100,000 Residents Within 5 Miles of Property
- Strong Customer Base - Subject Property Surrounded by Apartment Complexes, Residential Neighborhoods, and Schools
- Property Fronts E Robison Ave. - 20,000+ VPD
- Strong Retail Corridor - Nearby Tenants: McDonald's, Taco Bell, Kum & Go
- Large Parcel - 1.24 Acre Site

EXCLUSIVELY MARKETING BY:

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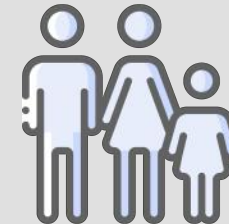
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INVESTMENT OVERVIEW:

Base Annual Rent:	\$101,030*
Rent Per SF:	\$11.01
Rent Commencement Date:	10/24/2007
Lease Expiration Date:	6/30/2027
Lease Term Remaining:	5+ 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:	9,180 SF
Land Area:	1.24 AC
Year Built:	2008
Guarantor:	Dollar Tree Inc.
Price Per SF:	\$183.48

*Rent is based off upcoming rental increase to commence in July of 2022. Seller will Credit Buyer Difference in Rent at Closing.

LEASE ABSTRACT

2601 E ROBINSON AVENUE | SPRINGDALE, AR

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Original Term	7/1/2007-6/30/2017	\$83,600.04	\$9.10	-
Extended Term	7/1/2017-6/30/2022	\$83,600.04	\$9.10	-
Current Term	7/1/2022-6/30/2027	\$101,030	\$11.01	6.00%
Four (4), 5-Year Options 10% Increase	7/1/2027-6/30/2032	\$111,073	\$12.10	6.59%
	7/1/2032-6/30/2037	\$122,120	\$13.30	7.25%
	7/1/2037-6/30/2042	\$134,272	\$14.63	7.97%
	7/1/2042-6/30/2047	\$147,639	\$16.08	8.77%



RESPONSIBILITIES BREAKDOWN

TAXES & INSURANCE

PAID BY **TENANT**

Taxes: Tenant will reimburse Landlord the amount due hereunder within thirty days following Tenant's receipt of Landlord's request...

Insurance: Beginning on the rent commencement date, Tenant will reimburse Landlord for the insurance premium for the insurance Landlord is required to carry.

PARKING LOT

PAID BY **TENANT**

...Landlord will keep the parking, service and access areas (and other exterior areas if any) of the Demised Premises maintained and in a good state of repair and properly lighted; provided however Landlord will not be responsible for the removal of trash, weeds and debris from the Demised Premises...Tenant will be responsible for restriping the parking areas and for the removal of trash, weeds and Debris from the Demised Premises.

ROOF & STRUCTURE

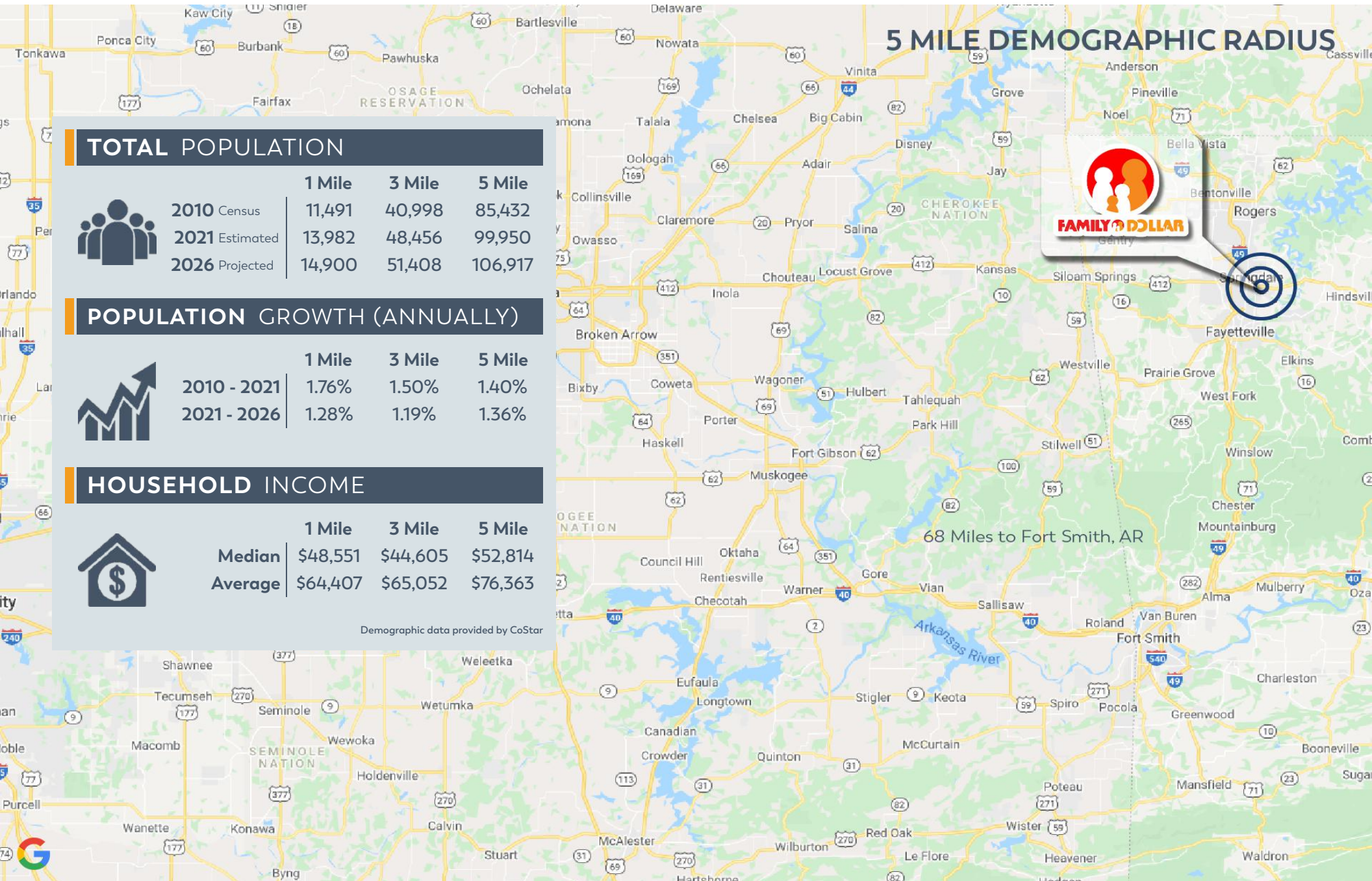
PAID BY **LANDLORD**

Except for the under canopy lights, Landlord will 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...and also all structural portions of the building whether interior or exterior.

HVAC

PAID BY **TENANT**

...and Tenant will keep the interior plumbing, interior electrical, and the heating and air conditioning systems in repair...except during the last year of the Lease Term, Tenant will not be responsible for replacing any major components of the heating and air conditioning system...Tenant's election not to replace any major components will not obligate Landlord to do so.



RETAIL MAP

2601 E ROBINSON AVENUE | SPRINGDALE, AR









Actual Property

Key Demographics 5 Miles



Total Population
2021
99,950



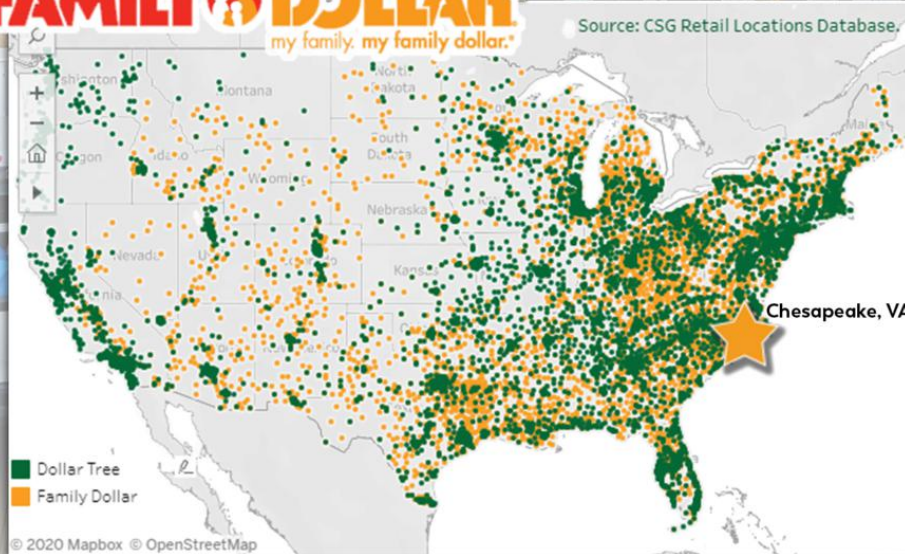
Projected Growth
2021-2026
1.36% Annually



Actual Property

TENANT OVERVIEW

2601 E ROBINSON AVENUE | SPRINGDALE, 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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