



OFFERING MEMORANDUM

Actual Property

RARE 10 YEAR FAMILY DOLLAR LEASE - 10% INCREASE IN PRIMARY TERM

106 E FRANKLIN ST, SYLVESTER, GA 31791

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SYLVESTER, GA

\$1,238,095 | 5.25% CAP

- Rare 10 Year Family Dollar Lease With 10% Increase in Primary Term
- Upgraded Stone Masonry Construction - Site was Previously Occupied by Walgreens
- Strong Real Estate Fundamentals - Very Replaceable Rent (Less than \$5/PSF) and Price Below Replacement Cost at \$85/PSF
- Large Corner Lot With Combined Traffic Counts Near 30,000 VPD
- 10% Rental Increase Set to Occur in August of 2026
- Corporately Guaranteed Lease by Dollar Tree Inc. With an S&P Credit Rating of BBB

EXCLUSIVELY MARKETED BY:

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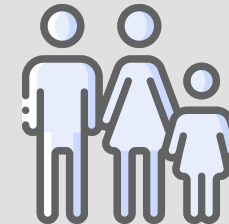
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INVESTMENT OVERVIEW:

Base Annual Rent:	\$65,000
Rent Per SF:	\$4.47
Rent Commencement Date:	8/1/2021
Lease Expiration Date:	7/31/2031
Lease Term Remaining:	9.5+ 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:	14,550 SF
Land Area:	1.69 AC
Year Built:	2007
Guarantor:	Dollar Tree Inc (NYSE: DLTR)
Price Per SF:	\$85.09

LEASE ABSTRACT

106 E FRANKLIN ST | SYLVESTER, GA

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	8/1/2021 - 7/31/2026	\$65,000	\$4.47	5.25%
Primary Term 10% Increase	8/1/2026 - 7/31/2031	\$71,500	\$4.91	5.78%
Three (3), 5-Year Options 10% Increase	8/1/2031 - 7/31/2036	\$78,650	\$5.41	6.35%
	8/1/2036 - 7/31/2041	\$86,515	\$5.95	6.99%
	8/1/2041 - 7/31/2046	\$95,167	\$6.54	7.69%



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RESPONSIBILITIES BREAKDOWN

TAXES & INSURANCE

PAID BY TENANT

Taxes: Commencing as of the Commencement Date, simultaneously with its regularly scheduled monthly payments of Base Rent, Tenant shall pay to Landlord an amount equal to on-twelfth (1/12th) of Tenants proportionate share of Real Property Taxes for the current tax year...

Insurance: Subject to the limitations of this Lease, Tenant shall pay to Landlord Tenant's Proportionate Share of the insurance premiums actually paid by Landlord (or the imputed cost thereof reasonably determined by Landlord's Risk Management department) during the Lease Term for the property insurance Landlord is obligated to maintain...

PARKING LOT

PAID BY TENANT

Tenant shall (a) be obligated to keep (i) the interior of the Building (excluding Landlord's Systems) and any fixtures, facilities or equipment contained in the Building in good condition and repair, including, but not limited to...the exterior areas of the Premises (excluding Landlord's Systems) in good condition and repair, including, but not limited to the parking lot, roadways, pedestrian sidewalks, loading docks and delivery and trash areas, landscaping and exterior lighting; and (b) be obligated to replace, if necessary, any of the interior or exterior portions of the Premises that Tenant is obligated to maintain in the preceding clause (a) as and when needed.

ROOF & STRUCTURE

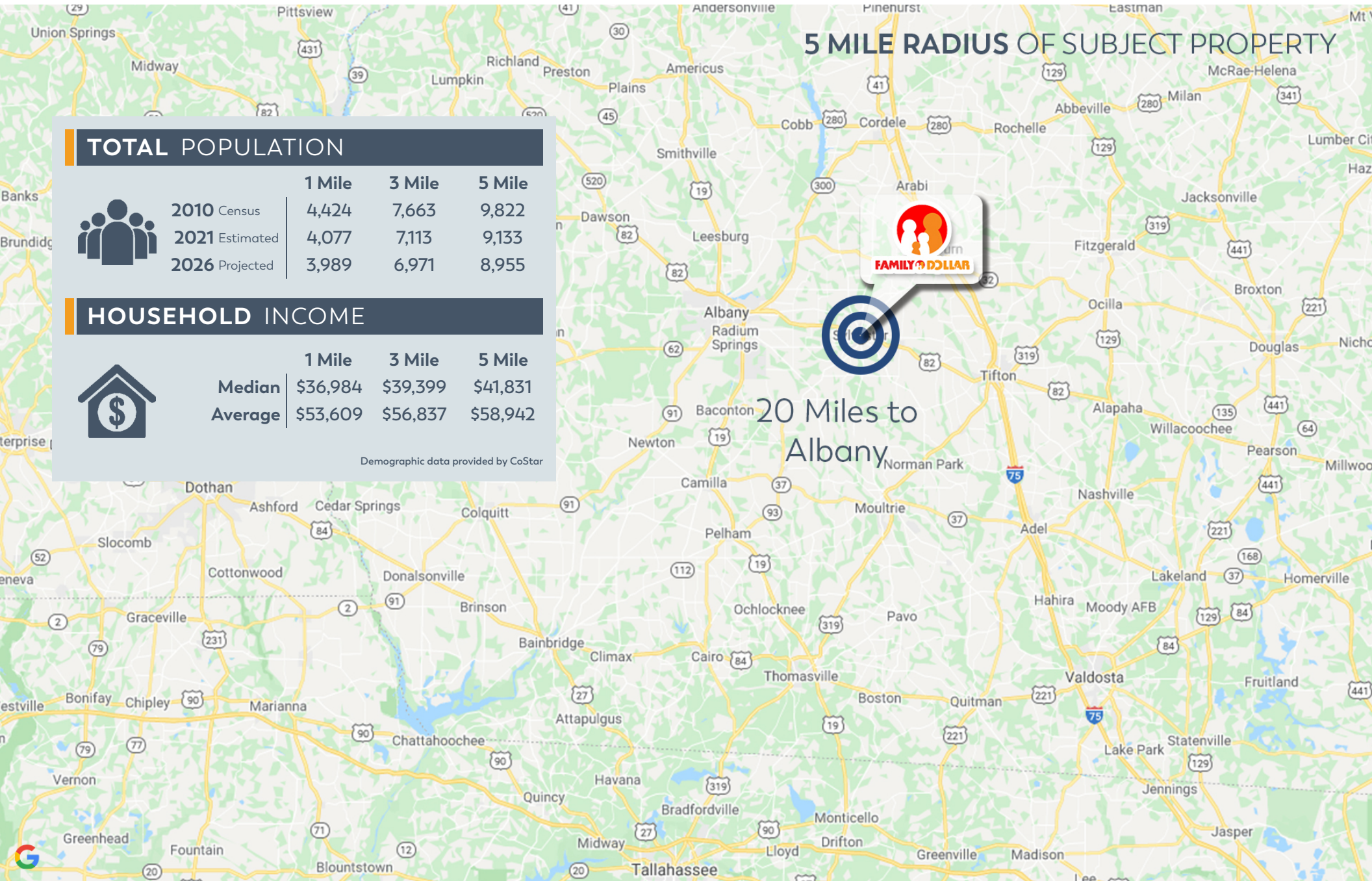
PAID BY LANDLORD

Landlord shall, at its sole cost and expense during the Lease Term, be responsible for (a) the routine maintenance of the roof and structure (which for the avoidance of doubt includes the foundations, floor slab, fire sprinkler system and load bearing walls) of the Building ("Landlord's Systems"), and (b) the replacement, if necessary, of the Landlord's Systems.

HVAC

PAID BY TENANT

Tenant shall (a) be obligated to keep (i) the interior of the Building (excluding Landlord's Systems) and any fixtures, facilities or equipment contained in the Building in good condition and repair, including, but not limited to, the HVAC System, exterior and interior doors, windows, plate glass, and showcases surrounding the Building, electrical, plumbing, fire alarm and monitoring system (excluding any repair to the fire sprinkler system) and sewer systems, and all portions of the store front area...





Actual Property







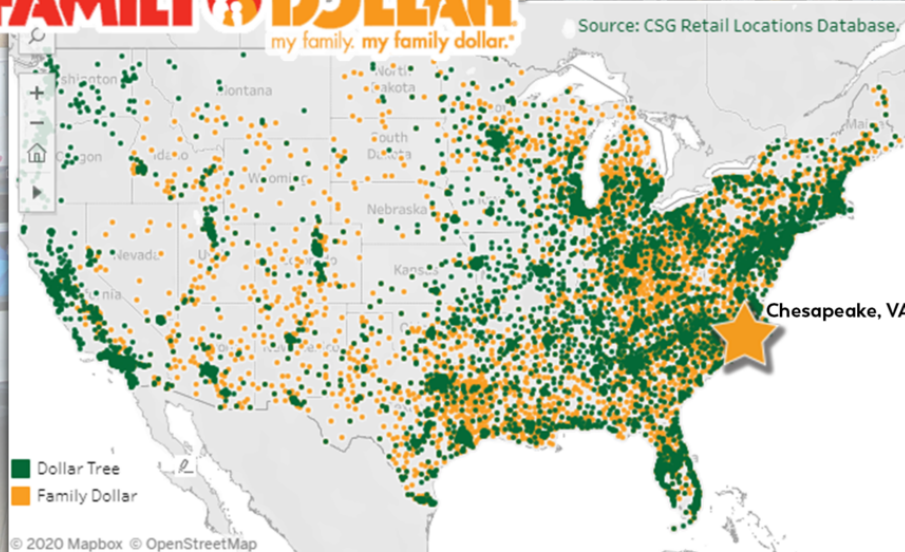
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TENANT OVERVIEW

106 E FRANKLIN ST | SYLVESTER, GA



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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TRINITY

REAL ESTATE INVESTMENT SERVICES

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