



*REPRESENTATIVE PHOTO

PROPERTY

**FAMILY DOLLAR /
DOLLAR TREE**

LOCATION

**15818 HWY 21
URIAH, AL 36480**

SHOP^{COS.}

SHOP^{COS.}

CONFIDENTIAL OFFERING MEMORANDUM

FAMILY DOLLAR/ DOLLAR TREE

LOCATION

15818 HIGHWAY 21

URIAH, AL 36480

OFFERED BY

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INVESTMENT OVERVIEW

- Corporate, investment-grade lease to Dollar Tree, Inc. (NASDAQ: DLTR) (S&P: BBB; Moody's: Baa2); sales in 2021 exceeded \$23 billion.
- New 10-year lease with increases in each of the three (3), five (5) year options.
- Family Dollar / Dollar Tree combination concept stores provide convenient consumable shopping to isolated, rural markets. DT/FD features the best of Dollar Tree's \$1 seasonal items along with Family Dollar's heavily discounted food and essentials for \$10 or less.
- Initial rollout of Family Dollar / Dollar Tree concept stores has blown away sales projections, achieving \$1.6MM+ Average Unit Volume (AUV) and seeing year-over-year same store sales growth of 20% on average.
- Property is strategically positioned at the intersection of the two major highways within a large, underserved geographical region, next to a high performing Dollar General (ask broker for details).

SHOP Companies is pleased to exclusively offer to qualified investors, the opportunity to acquire fee simple interest in a brand new construction Family Dollar / Dollar Tree, "New Concept" property located at 15818 Highway 21, Uriah, AL 36480.

This new construction property is strategically located at the intersection of State Route 21 and Highway 59. State Route 21 is a north and south, consistently traveled route that carries travelers to the coastline of Alabama and Florida. Alternatively, HWY 59 can be used to travel to Mobile, AL (190,000+ population, 2019).

Family Dollar / Dollar Tree is strategically positioned next to a high performing Dollar General location, the only other grocery and general goods option within 10 miles. The closest Walmart is 17 miles northeast in Monroeville, AL.

Family Dollar / Dollar Tree is operating under a NN lease with Landlord responsibilities limited to roof and structure. Rent commencement is anticipated to occur in February 2022, providing the new owner with all one hundred twenty (120) months of rent collection during the initial lease term. The lease also features rent increases in each of the three (3), five (5) year option period.

Lease payments are fully guaranteed by Family Dollar Tree's Parent Company: Dollar Tree, Inc. (NASDAQ: "DLTR") that carries investment grade credit ratings of BBB/Stable and Baa2/Stable from S&P and Moody's, respectively.

EXECUTIVE SUMMARY

INVESTMENT SUMMARY

Offering Price:	\$1,750,000
Cap Rate:	6.00%
Tenant:	Family Dollar Stores of Alabama, LLC
Location:	15818 Highway 21, Uriah, AL 36480
Building Square Feet:	10,500 SF
Land Area:	+/-1.57 Acres
Est. Rent Commencement:	February 15, 2022
Original Lease Term:	Ten (10) years following the Rent Commencement Date
Renewal Options:	Three (3), Five (5) Year Options
Rent Increases:	\$0.50/SF in each Option Term
Lease Type:	NN
Year Built:	2022
Roof & Structure:	Landlord Responsibility



Rent Schedule:

Years	Annual Rent	Monthly Rent
Base Term (1-10)	\$105,000	\$8,750
Option 1 (11-15)	\$110,250	\$9,188
Option 2 (16-20)	\$115,500	\$9,625
Option 3 (21-25)	\$120,750	\$10,063

EXECUTIVE SUMMARY

TENANT PROFILE

Dollar Tree, Inc. (NASDAQ: DLTR), a Fortune 200 company, is a leading operator of discount variety stores that has served North America for more than 30 years. The Company is 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. Dollar Tree, Inc. has a BBB/Stable credit rating with Standard & Poor's and Baa2/Stable with Moody's.

Dollar Tree was founded in 1986 and is the nation's leading operator of discount retail stores. Dollar Tree primarily serves low to middle income customers in a variety of markets including small towns, mid-sized cities, and metropolitan areas. In July 2015, Dollar Tree, Inc. completed their acquisition of Family Dollar Stores, Inc., making it the largest discount retailer by store count in North America. This strategic acquisition allowed the company to achieve meaningful synergies, with an estimated \$300 million annual benefit. The company continues to operate both the Family Dollar and Dollar Tree banners, with Dollar Tree selling goods at \$1.00 or less, and Family Dollar selling the majority of their goods for \$10.00 or less.

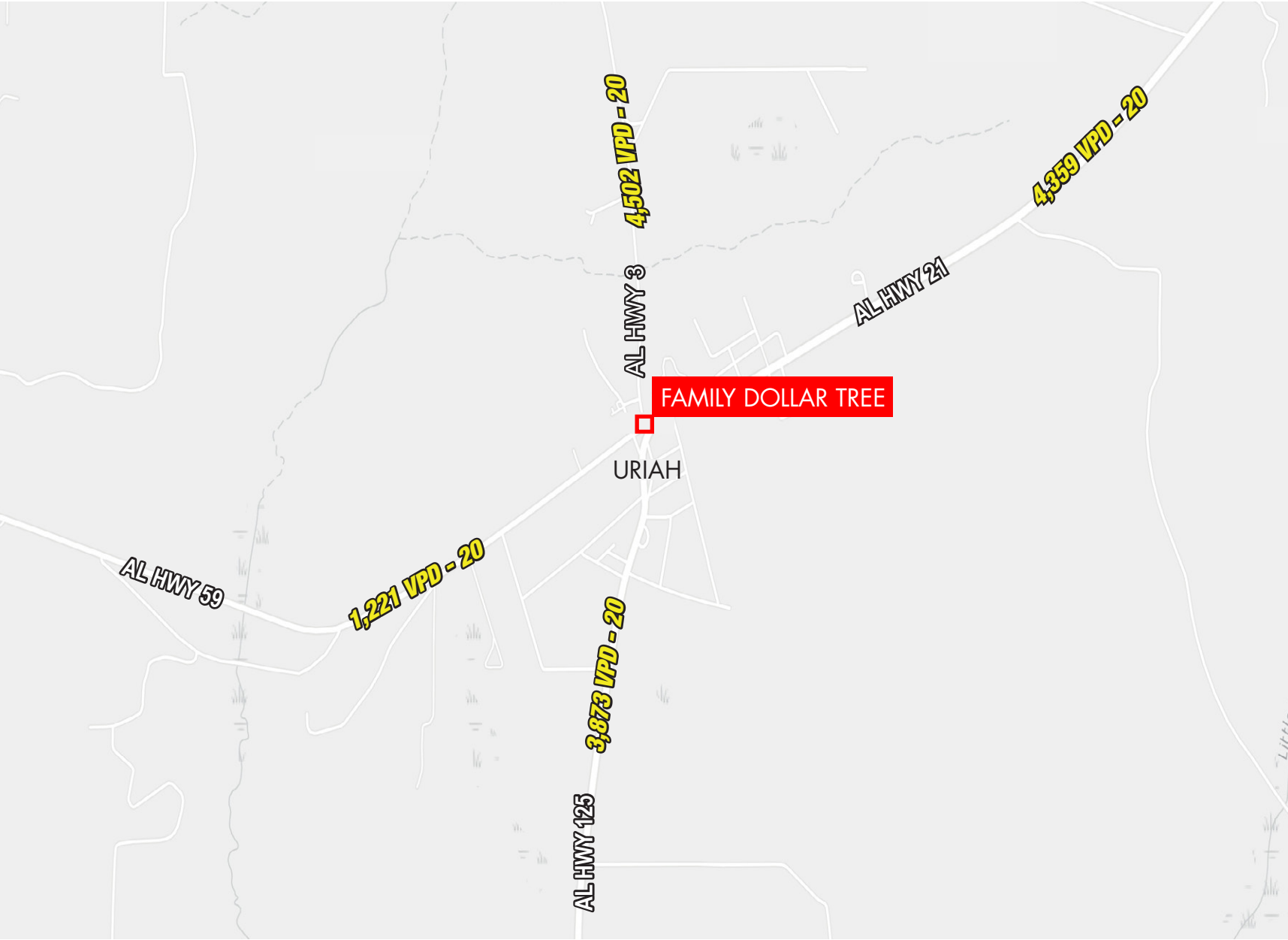
This "new concept" Family Dollar / Dollar Tree features elements of the Dollar Tree and Family Dollar outlets and sells a mix of Dollar Tree's typical \$1 seasonal items plus Family Dollar's food and essentials for more than \$1.

www.familydollar.com/combostores

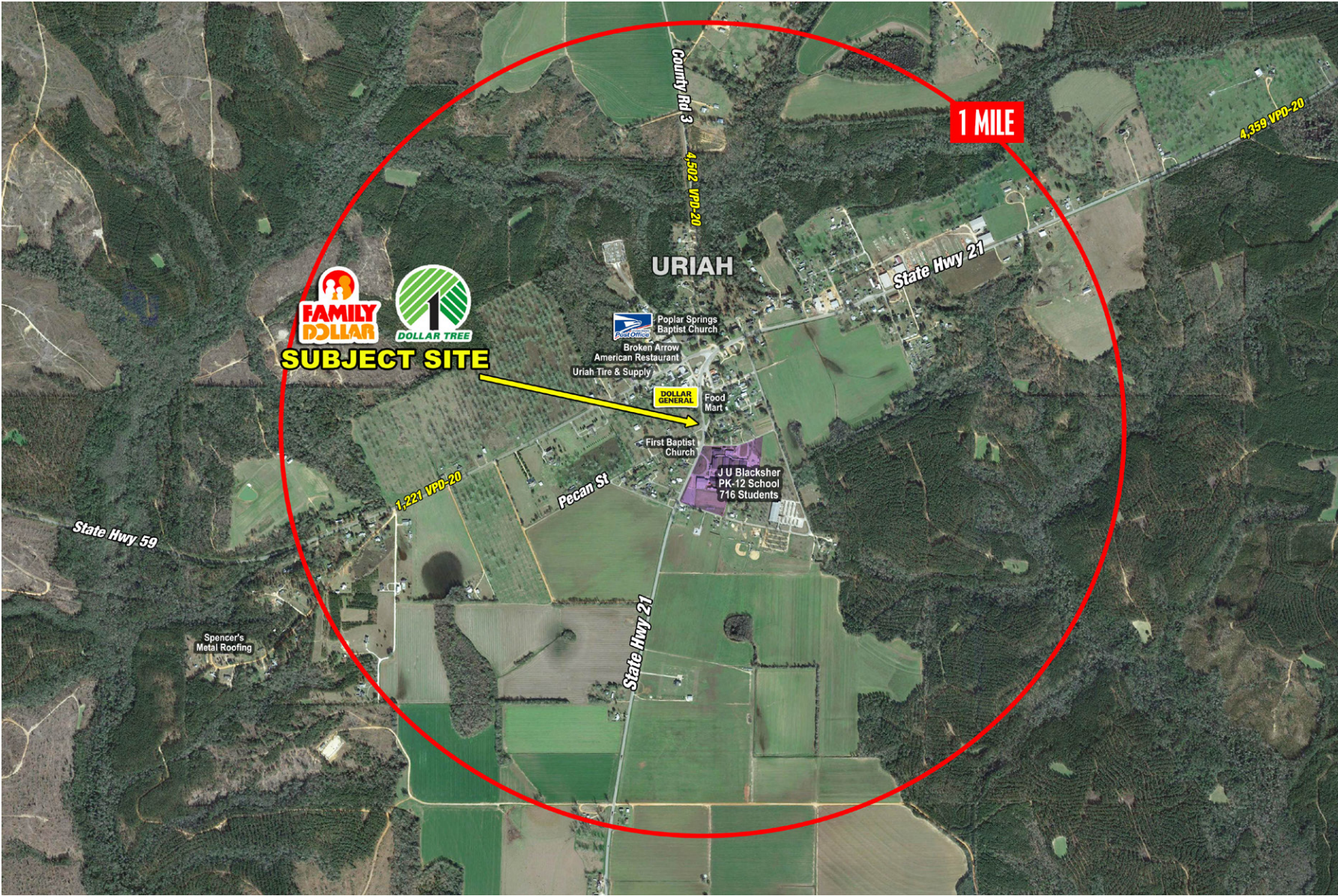




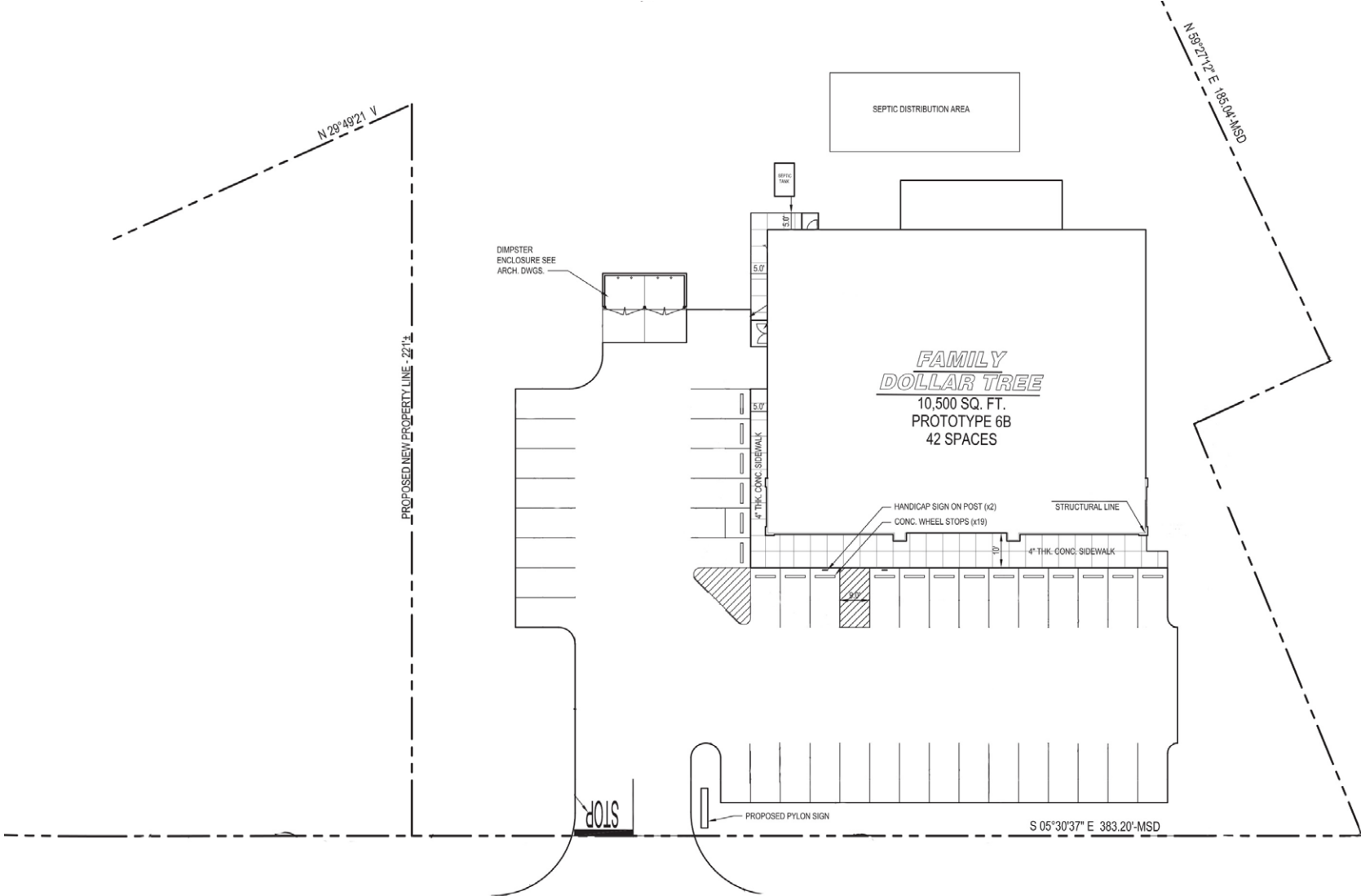
PROPERTY OVERVIEW



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TRADE AREA OVERVIEW

DEMOGRAPHICS

Variable	10 minutes	20 minutes	30 minutes
2021 Total Population	1,501	9,850	34,624
2026 Total Population (Esri)	1,519	9,881	34,506
2010 Total Population (Esri 2019)	1,385	9,862	34,667
2000 Total Population (U.S. Census)	1,311	9,468	35,223
2000-2010 Population Annual Compound Growth Rate (U.S. Census)	0.52%	0.41%	-0.21%
2019-2024 Population: Annual Growth Rate (Esri)	0.24%	0.06%	-0.07%
2021 Total Daytime Population	1,386	8,601	34,644
2021 Median Age (Esri)	40.9	40.1	40.5
2021 Total Households (Esri)	588	3,216	12,778
2026 Total Households (Esri)	595	3,228	12,735
2010 Total Households (Esri 2019)	542	3,063	12,531
2000 Total Households (U.S. Census)	521	3,013	12,706
2010-2019 Families: Annual Growth Rate (Esri)	0.56%	0.27%	0.04%
2021 Average Household Income (Esri)	\$53,869	\$55,019	\$53,235
2021 Median Household Income (Esri)	\$45,511	\$39,458	\$36,492
2021 Per Capita Income (Esri)	\$20,838	\$17,999	\$19,730
2021 Education: Less than 9th Grade (Esri) (%)	2%	4%	4%
2021 Education: 9-12th Grade/No Diploma (Esri) (%)	4%	13%	12%
2021 Education: High School Diploma (Esri) (%)	41%	39%	41%
2021 Education: Some College/No Degree (Esri) (%)	22%	17%	16%
2021 Education: Associate's Degree (Esri) (%)	9%	8%	8%
2021 Education: Bachelor's Degree (Esri) (%)	12%	8%	8%
2021 Education: Graduate/Professional Degree (Esri) (%)	6%	5%	5%
2021 Total (SIC01-99) Businesses	36	184	1,264
2021 Total (SIC01-99) Employees	294	1,990	14,398



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