



ACTUAL STORE

FAMILY DOLLAR TREE

214 N MAIN, BURKESVILLE, KY 42717

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STATE BROKER OF RECORD:

BRIAN BROCKMAN

BANG REALTY, INC.

11427 REED HARTMAN HWY #236

CINCINNATI , OH 45241

513.657.3645

INVESTMENT SUMMARY

List Price:	\$1,208,955
Current NOI:	\$81,000.00
Initial Cap Rate:	6.70%
Land Acreage:	1.00+- Confirm W/Owner
Year Renovated	2021
Building Size:	12,000 SF
Price PSF:	\$100.75
Lease Type:	NN
Lease Term:	5 Yr

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 12,000 SF Dollar Tree & Family Dollar Hybrid store located in Burkesville, KY. The property is encumbered with a five (5) year double net lease, leaving minimal landlord responsibilities. The lease contain four (5) year options to renew, each with \$0.50 PSF rent increase. The lease is corporately guaranteed by Dollar Tree Corporation which holds a credit rating of “BBB-” which is classified as investment grade.

This Store is highly visible as it is strategically positioned off of North Main St in Burkesville. The building is located right on a main artery leading into downtown Burkesville and less than one mile from the heart of Downtown. The five mile population is nearly 3,500 with the three mile average household income of nearly \$45,000. These are above-average demographics for a Dollar Store.

This investment will offer a new owner success due to the financial strength and the proven profitability of the tenant, one of the nation’s top dollar stores. List price reflects a 6.70% cap rate based on NOI of \$81,000.



PRICE \$1,208,955



CAP RATE 6.70%



LEASE TYPE NN



TERM REMAINING 5 YR

INVESTMENT HIGHLIGHTS

- **Completely Renovated in 2021**
- **Brand New HVAC System**
- **Brand New Roof**
- New Dual Tenant Concept | Brand New Lease
- **Combo Stores See 20% Increase in Revenue!**
- **5 Year NN Lease Requiring Minimal Landlord Responsibilities**
- Four- (5 Yr) Options | \$0.50 Rental Rate Increase
- Located on Main Artery Leading into Downtown Burkesville
- **Investment Credit Tenant | Standard & Poor's: 'BBB-'**
- Three Mile Average Household Income Nearly 45,000
- The Store Out Positions Other Retailers in Market!

FAMILY DOLLAR TREE

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$81,000.00	\$6.75
Gross Income	\$81,000.00	\$6.75

EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00

NET OPERATING INCOME	\$81,000.00	\$6.75
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PROPERTY SUMMARY

Year Renovated:	2021
Lot Size:	1.00+- Acres
Building Size:	12,000 SF
Traffic Count:	11,674
Roof Type:	Metal Seamed
Zoning:	Commercial
Construction Style:	Retrofit
Parking Lot:	Asphalt - Fresh Overcoat
HVAC	BRAND NEW

LEASE SUMMARY

Tenant:	Dollar Tree / Family Dollar
Lease Type:	NN+
Primary Lease Term:	5 Yr
Annual Rent:	\$81,000.00
Rent PSF:	\$6.75
Landlord Responsibilities:	Yes
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	1/15/2022
Lease Expiration Date:	1/15/2027
Lease Term Remaining:	5 YR
Rent Bumps:	In Options (\$0.50 P/Ft)
Renewal Options:	4 - (5 Years)
Lease Guarantor:	Dollar Tree Corp
Lease Guarantor Strength:	BBB-
Tenant Website:	DollarTree.com



GROSS SALES:
\$22.25B



STORE COUNT:
15,000+



GUARANTOR:
DOLLAR TREE

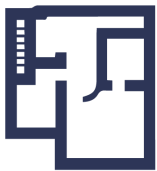


S&P:
BBB-

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Family Dollar Tree	12,000	01/15/2022	01/15/2027	\$81,000.00	100.0	10% In Options	\$6.75
		01/15/2027		\$87,000.00			\$7.25
		01/15/2032		\$93,000.00			\$7.75
		01/15/2037		\$99,000.00			\$8.25
		01/15/2042		\$102,000.00			\$8.50
Totals/Averages	12,000			\$81,000.00			\$6.75



TOTAL SF
12,000



TOTAL ANNUAL RENT
\$81,000



OCCUPANCY RATE
100.0%



INITIAL RENT/SF
\$6.75



NUMBER OF TENANTS
1



OVERVIEW

Company:	Dollar Tree
Founded:	1986
Total Revenue:	\$22.25 Billion
Net Income:	\$1.714 Billion
Headquarters:	Chesapeake, Virginia
Website:	www.DollarTree.com

TENANT HIGHLIGHTS

- \$22.5+ Billion Market Capital in 2020
- Same Store Sales Increases 4.4% in 2019
- Ranked #134 on Fortune 500 in 2020
- Recently Opened it's 15,200th store in the USA
- Boasts a staggering TTM revenue exceeding \$24 billion

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
1-5	\$81,000	\$6,750	In Options	6.70%

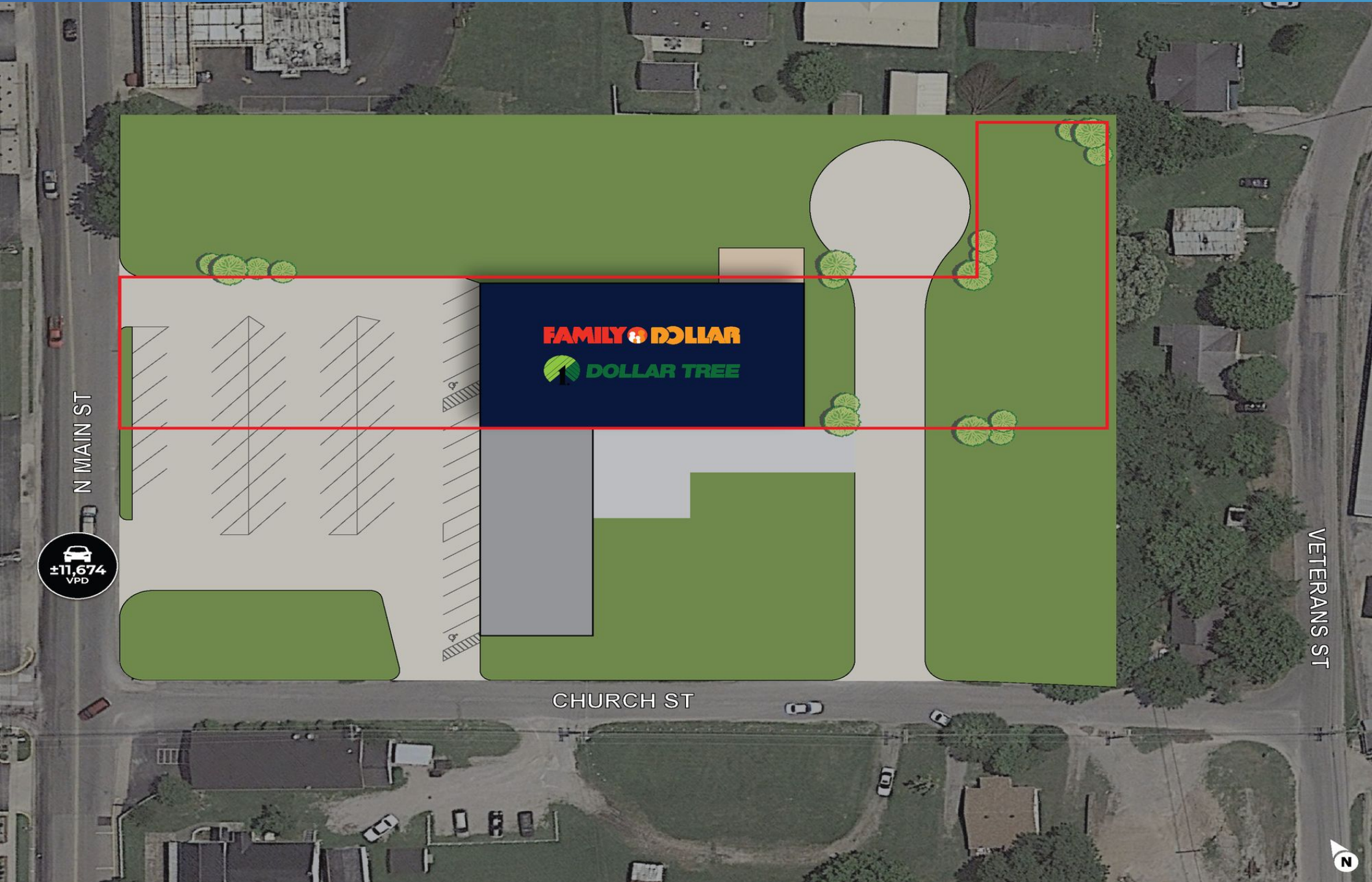
DOLLAR TREE

Dollar Tree, Inc. operates discount retail stores in the United States and Canada. The company operates in two segments, Dollar Tree and Family Dollar. The Dollar Tree segment offers merchandise at the fixed price of \$1.00. It provides consumable merchandise, including candy and food, and health and beauty care products, as well as everyday consumables, such as household paper and chemicals, and frozen and refrigerated food; various merchandise.

This segment operates under the Dollar Tree, Dollar Tree Canada, Deals, and Dollar Tree Deals brands, as well as 10 distribution centers in the United States and 2 in Canada, and a store support center in Chesapeake, Virginia. A Fortune 500 Company, Dollar Tree is headquartered in Chesapeake, Virginia and was founded in 1953. The name of the company Only \$1.00 was changed to Dollar Tree Stores in 1993 and, shortly thereafter, in 1995, the company went public with a market value of \$225 million. Today, Dollar Tree is a \$20+ billion dollar company and a premier operator in its industry.

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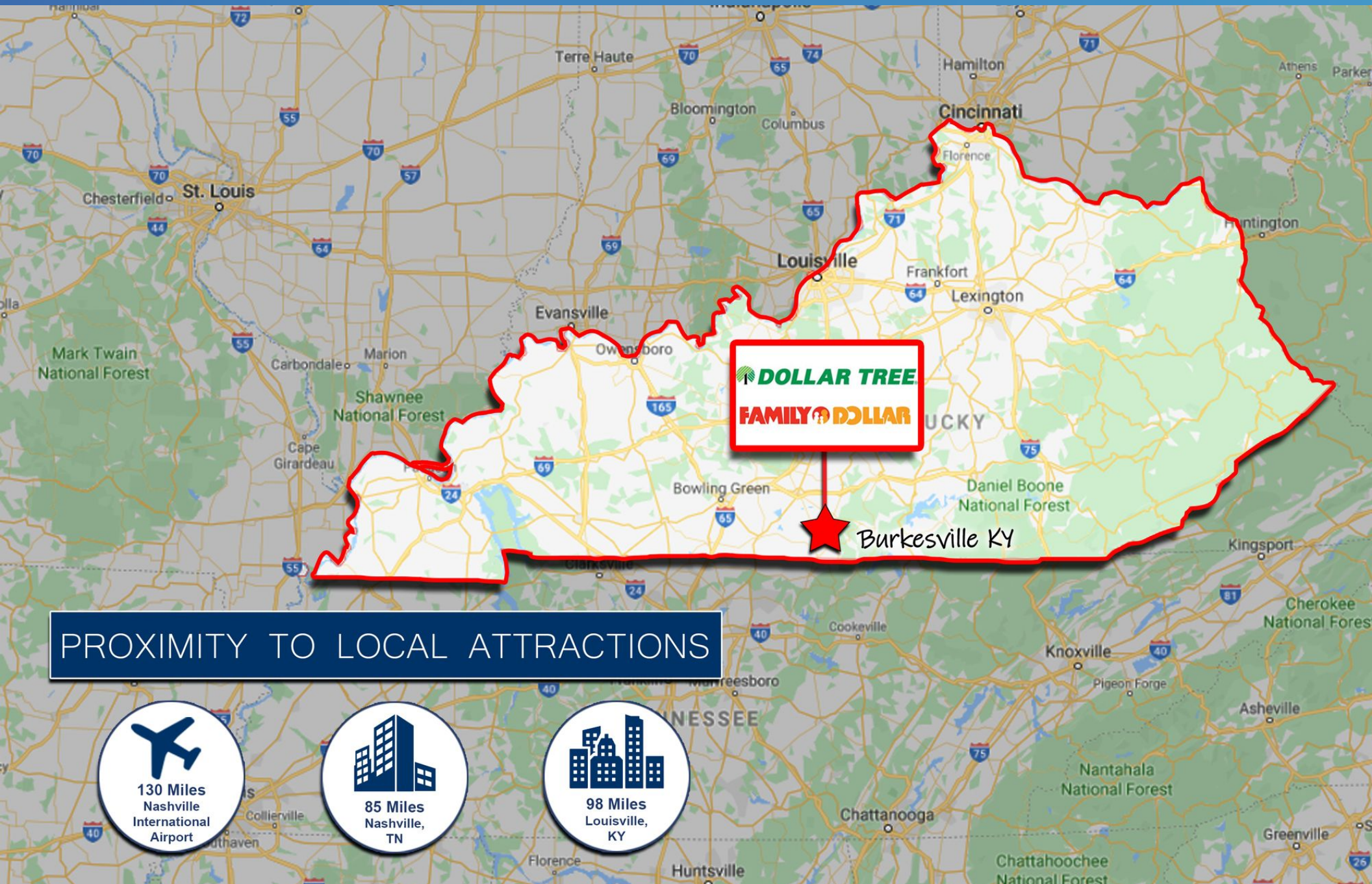
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PROXIMITY TO LOCAL ATTRACTIONS



130 Miles
Nashville
International
Airport



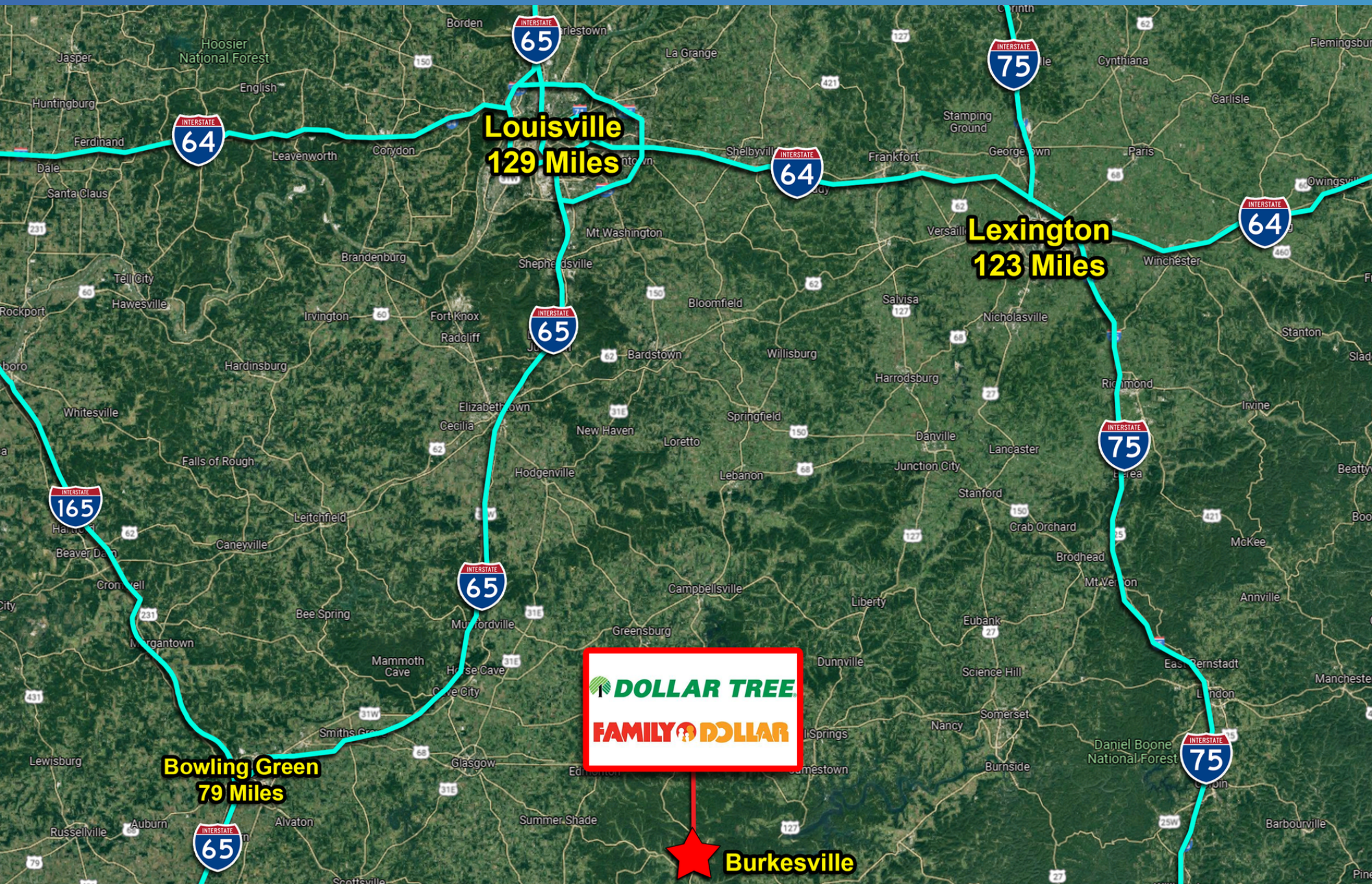
85 Miles
Nashville,
TN



98 Miles
Louisville,
KY

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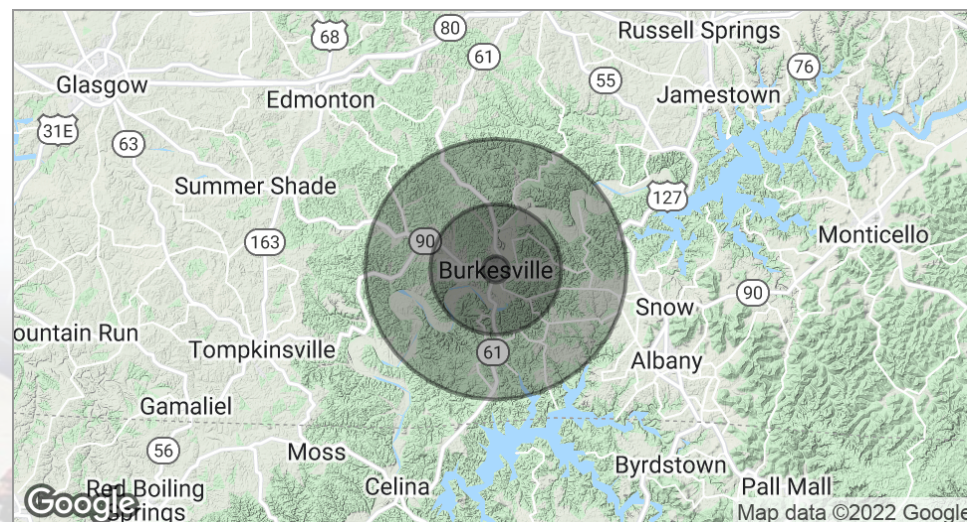


Burkesville began as a small riverside settlement even before the Iroquois Indians officially sold the land in 1768. The settlement was originally called Cumberland Crossing. In 1846, it was incorporated as a city and named Burkesville after Isham Burk, a prominent citizen leader at that time.

Just as Kentucky was a border state in the Civil War, so was Burkesville a border town. Burkesville stood on the Cumberland River, a major natural barrier between opposing forces, so Union and Confederate troops as well as guerillas led by Champ Ferguson sparred across the countryside. Confederate General John Hunt Morgan tore through the area while conducting Morgan's Raid, and Confederate General Hylan B. Lyon's raids in December 1864 burned seven courthouses, ending with the one in Burkesville on January 3.

Burkesville was a fairly busy river port whose heyday came during the latter part of the nineteenth century, when water transportation was the most feasible way to move large quantities of goods. The rise of larger craft, such as the riverboat, required diligent dredging of the riverbed to keep it navigable so far upstream. The last steamboat docked in Burkesville in 1929, the year after the first major

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	2,210	3,345	6,971
Average Age	36.8	36.9	37.5
# Of Persons Per HH	2.5	2.5	2.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	997	1,402	2,926
Average HH Income	\$47,318	\$46,456	\$47,493
Median House Value	\$81,593	\$85,683	\$93,206
Consumer Spending	\$22M	\$32M	\$71M





TOTAL SALES VOLUME

\$7.5B

PROPERTIES SOLD

3,600+

BROKER & BUYER REACH

345K

STATES SOLD IN

44

Click to Meet Team Fortis

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