

FAMILY DOLLAR TREE | 10 YEAR NN INVESTMENT OPPORTUNITY

9747 HWY 18 VERNON, AL 35592



10,500 SF
FOR SALE

REPRESENTATIVE PHOTO



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656 ELLIS OAK AVENUE

CHARLESTON, SC 29412





DOLLAR TREE

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OFFERING SUMMARY

OFFERING	
PRICE:	\$1,797,600
NOI:	\$112,350.00
CAP:	6.25%
GUARANTY:	FAMILY DOLLAR STORES, INC.
TENANT:	FAMILY DOLLAR STORES OF ALABAMA, LLC
LEASE TYPE:	10 YEAR NN
RENTABLE AREA:	10,500 SF
LAND AREA:	1.3 ACRES
YEAR BUILT:	2022
PARCEL #:	40-11-05-16-4-002-047.000, 40-11-05-16-4-002-047.001, 40-11-05-15-4-002-048.000, 40-11-05-16-4-002-029.000, 40-11-05-16-4-002-030.00
OWNERSHIP:	FEE SIMPLE
PARKING SPACES:	32
ZONING:	B-1



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INVESTMENT HIGHLIGHTS

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10,500 SF BUILDING
(FAMILY DOLLAR
TYPICAL PROTOTYPE
IS 8,320 SF)



10+ YEAR LEASE



INVESTMENT
GRADE CREDIT
TENANT



VPD ON 3RD
AVENUE SW = 5,161



3-MILE HHI =
\$53,375



NEAR VERNON CITY HALL,
NATIONAL/LOCAL BUSI-
NESSES; ADJACENT TO NEW
O'REILLY AUTO PARTS



RECESSION &
PANDEMIC
RESISTANT TENANT



RELOCATION OF
EXISTING HIGH
PERFORMANCE FAMILY
DOLLAR

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PROPERTY OVERVIEW

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32 PARKING SPACES



YEAR BUILT: 2022

PARCEL
NUMBER

40-II-05-16-4-002-047.000, 40-II-05-16-4-002-047.001, 40-II-05-15-4-002-048.000,
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FAMILY DOLLAR STORES OF ALABAMA, LLC

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SITE PLAN

FAMILY DOLLAR TREE

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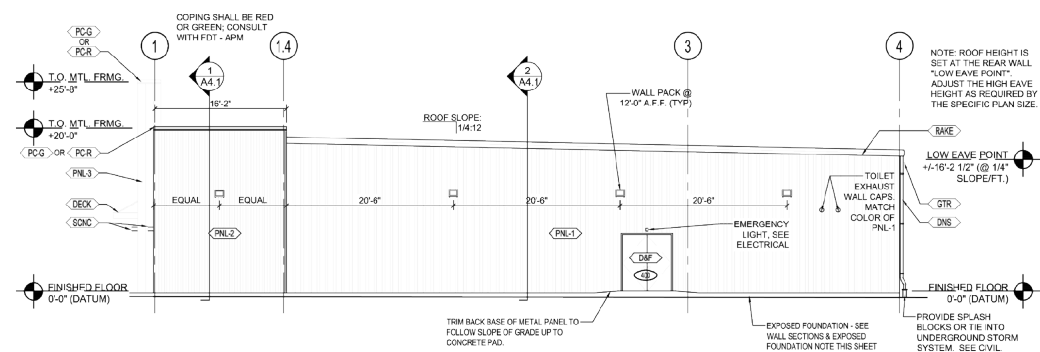
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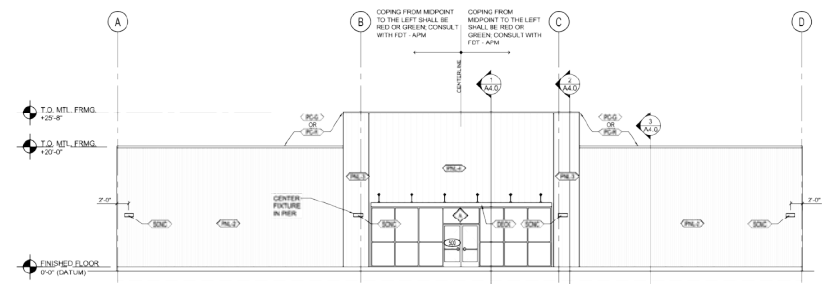
ELEVATIONS

FAMILY DOLLAR TREE

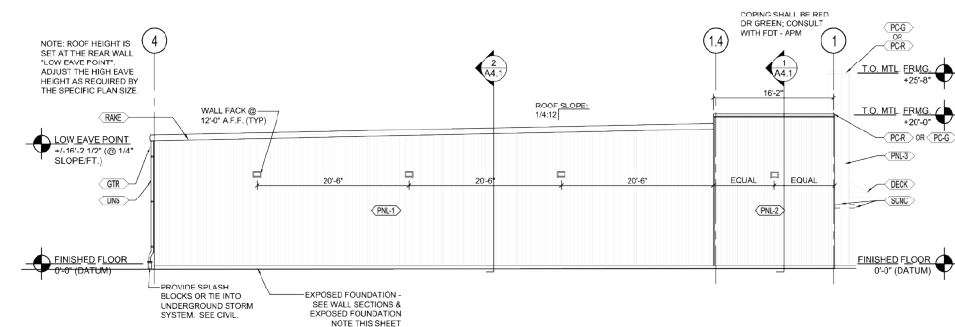
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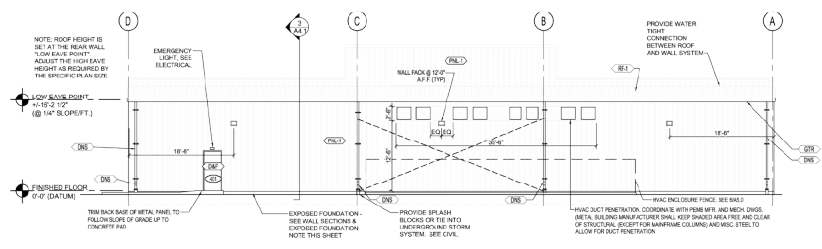
RIGHT SIDE ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

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RENDERINGS

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REPRESENTATIVE PHOTO



REPRESENTATIVE PHOTO

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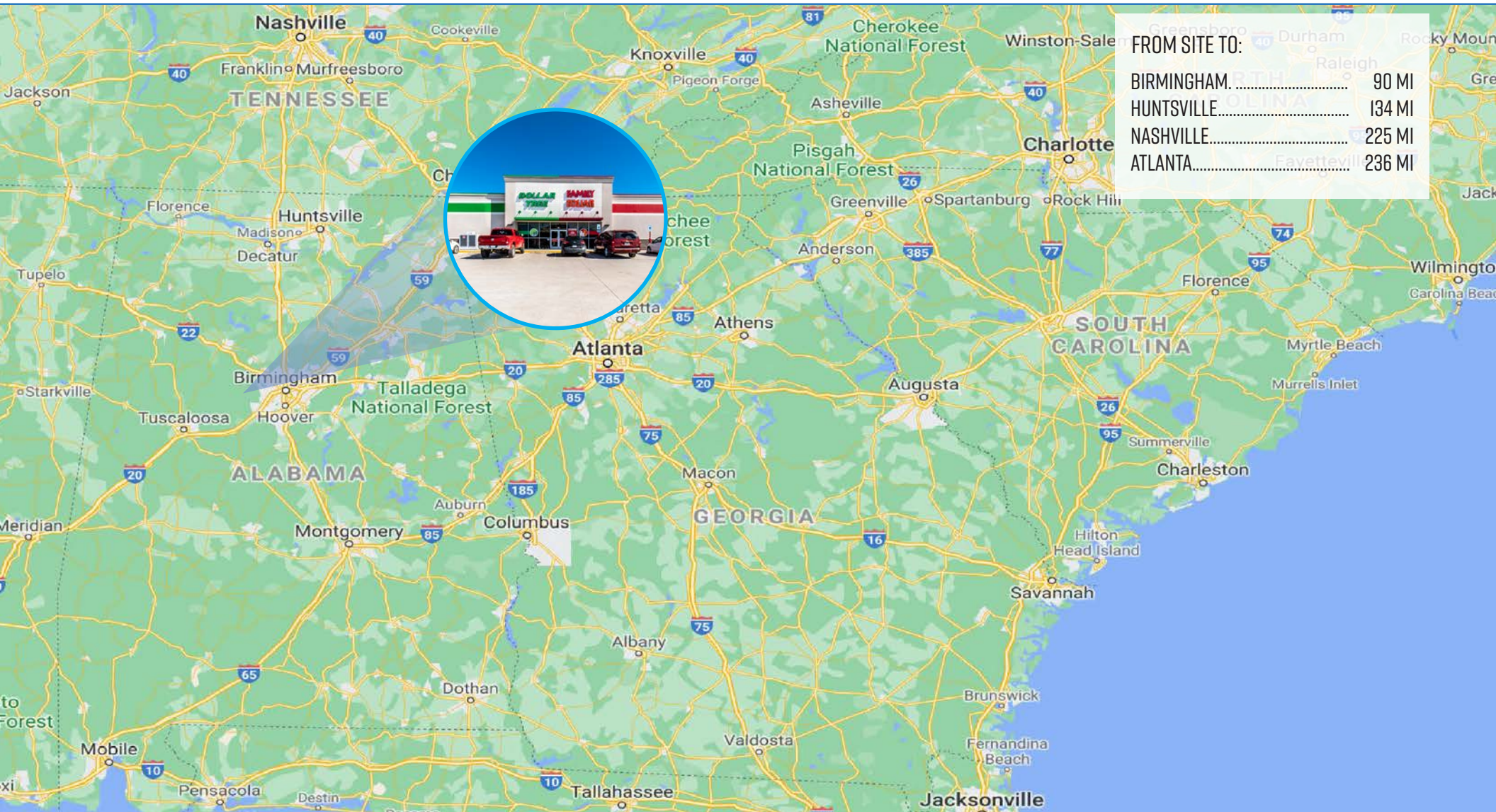
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LOCATION OVERVIEW

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HIGH AERIAL

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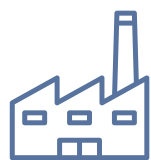
SITE AERIAL

FAMILY DOLLAR TREE

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BUSINESS



BAMA BIO-TECH CORPORATION

LOCATED AT VERNON, AL WITH A DISTANCE OF 6.7 MILES FROM SITE. THE COMPANY HAS 30 TOTAL EMPLOYEES ACROSS ITS LOCATION.



HIGHWAY
STATE ROUTE 17



LAMAR COUNTY
AIRPORT



LIFESTYLE / INDUSTRIES



PARKS
VERNON CITY
PARK



MEDIAN HOUSEHOLD
INCOME
\$48,411 ON A 15 MI RANGE



POPULATION
19,772 ON A 15 MI RANGE



AVERAGE HOUSEHOLD
INCOME
\$60,882 ON A 15 MI RANGE

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DEMOGRAPHICS

FAMILY DOLLAR TREE

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AVERAGE HOUSEHOLD SIZE



LEADING INDUSTRIES

MANUFACTURING, RETAIL TRADE, WHOLESALE TRADE, EDUCATIONAL SERVICES, HEALTH CARE & SOCIAL ASSISTANCE, MANAGEMENT OF COMPANIES & ENTERPRISES, CONSTRUCTION, UTILITIES

2021 SUMMARY	3 MILE	10 MILES	15 MILES
POPULATION	2,811	9,197	19,772
HOUSEHOLDS	1,217	3,852	8,181
FAMILIES	808	2,588	5,650
AVERAGE HOUSEHOLD SIZE	2.27	2.33	2.39
OWNER OCCUPIED HOUSING UNITS	818	2,845	6,231
RENTER OCCUPIED HOUSING UNITS	399	1,006	1,950
MEDIAN AGE	42.0	45.4	44.7
MEDIAN HOUSEHOLD INCOME	\$39,871	\$41,842	\$48,411
AVERAGE HOUSEHOLD INCOME	\$53,375	\$54,380	\$60,882
2026 SUMMARY	3 MILE	10 MILES	15 MILES
POPULATION	2,788	9,150	19,633
HOUSEHOLDS	1,209	3,843	8,145
FAMILIES	798	2,568	5,593
AVERAGE HOUSEHOLD SIZE	2.27	2.33	2.38
OWNER OCCUPIED HOUSING UNITS	817	2,852	6,233
RENTER OCCUPIED HOUSING UNITS	392	991	1,912
MEDIAN AGE	43.4	46.9	45.8
MEDIAN HOUSEHOLD INCOME	\$43,468	\$45,355	\$52,156
AVERAGE HOUSEHOLD INCOME	\$59,615	\$60,222	\$67,417



VERNON IS THE COUNTY SEAT OF LAMAR COUNTY, ALABAMA. THE MOST COMMON INDUSTRIES IN VERNON ARE MACHINERY, HEALTH CARE, EDUCATIONAL SERVICES, CONSTRUCTION, FINANCE AND INSURANCE, AND TRUCK TRANSPORTATION. VERNON ALSO HAS A HISTORY OF MANUFACTURING AND IS CURRENTLY HOME TO MARATHON, AN INTERNATIONAL MANUFACTURER OF WASTE COMPACTORS FOR BUSINESSES AND MUNICIPALITIES.

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TENANT OVERVIEW

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DOLLAR TREE, A FORTUNE 200 COMPANY WHICH ACQUIRED FAMILY DOLLAR IN JULY, 2015, NOW OPERATES MORE THAN 15,200 STORES ACROSS 48 STATES AND FIVE CANADIAN PROVINCES. STORES OPERATE UNDER THE BRANDS OF DOLLAR TREE, DOLLAR TREE CANADA, DEALS, AND FAMILY DOLLAR WITH A MARKET CAPITALIZATION OF \$26.45 BN. DOLLAR TREE IS THE NATION'S LEADING OPERATOR OF FIXED PRICE-POINT STORES, SELLING EVERYTHING FOR \$1 OR LESS, AND FAMILY DOLLAR IS A LEADING NATIONAL OPERATOR OF MULTI PRICE-POINT STORES OFFERING MERCHANDISE GENERALLY RANGING IN PRICE FROM \$1-\$10 INCLUDING CONSUMABLES, HOME PRODUCTS, APPAREL AND ACCESSORIES, ELECTRONICS, AND SEASONAL GOODS TO PRIMARILY LOW AND MIDDLE-INCOME CONSUMERS IN CONVENIENT NEIGHBORHOOD STORES.

- > CORPORATE GUARANTEE BY FAMILY DOLLAR STORES, INC. A SUBSIDIARY OF DOLLAR TREE
- > FINANCIAL STRENGTH: INVESTMENT GRADE. S&P 500 CREDIT RATING OF BB+ AND MOODY'S OF BAA1
- > DISCOUNT STORES ARE BEING DESCRIBED AS "IMMUNE TO E-COMMERCE" DUE TO THEIR FOCUS ON CONVENIENCE AND SMALL STORE FORMATS
- > DOLLAR TREE REPORTED \$6.48 BILLION IN NET SALES IN ITS MOST RECENT QUARTER
- > THE COMBINED DOLLAR TREE AND FAMILY DOLLAR COMPANY IS THE LARGEST DOLLAR-STORE CHAIN IN THE U.S. BY STORE COUNT
- > THE COMBINED COMPANY HAS SALES OF OVER \$23.6 BILLION A YEAR
- > COMPANY INITIATIVES FOR 2021 INCLUDE:
 - > EXPANDING THE DOLLAR TREE PLUS! MULTI-PRICE ASSORTMENT INTO ADDITIONAL STORES
 - > GROWING THE NEW COMBO STORE FORMAT (SEE RIGHT)
 - > GAINING MARKET SHARE VIA FAMILYDOLLAR.COM RETAIL SITE AND INSTACART SAME-DAY DELIVERY
 - > INITIATING SELF-CHECKOUT PILOT
 - > TESTING FRESH PRODUCE AND FROZEN MEAT OFFERINGS

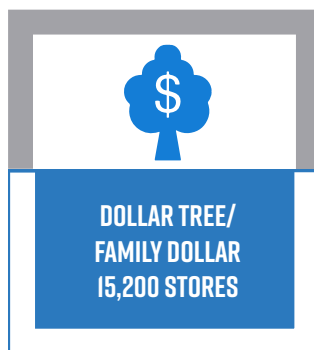
NEW FAMILY DOLLAR AND DOLLAR TREE COMBO STORES THE COMBO STORE CONCEPT FOCUSES ON PROVIDING SMALL TOWNS AND RURAL LOCATIONS WITH FAMILY DOLLAR'S GREAT VALUE AND ASSORTMENT AND DOLLAR TREE'S "THRILL OF THE HUNT" AND FIXED PRICE-POINT. THE COMBO STORES ARE BEING EXTREMELY WELL-RECEIVED IN THESE COMMUNITIES AND CONTINUE TO DELIVER GREATER SALES, IMPROVED GROSS MARGINS AND BETTER EXPENSE LEVERAGE. WITH AN ESTIMATED OPPORTUNITY FOR 3,000 MARKETS, COMBO STORES WILL BE A KEY COMPONENT OF FAMILY DOLLAR'S STORE GROWTH.

- > EXTREMELY SUCCESSFUL CONCEPT
 - > SAME-STORE SALES LIFT OF > 20% ON AVERAGE
 - > IMPROVED MERCHANDISE OFFERINGS
 - > INCREASED STORE TRAFFIC



SEE THE COMBO STORE VIDEO HERE.

FOR QUARTER ENDING MAY 1, 2021:



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FINANCIALS

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TENANT NAME:	FAMILY DOLLAR STORES OF ALABAMA, LLC
GUARANTOR:	FAMILY DOLLAR STORES, INC. A SUBSIDIARY OF DOLLAR TREE
LEASE TYPE:	NN
SF:	10,500 SF
INITIAL LEASE TERM:	10 YEARS INITIAL LEASE TERM AND FIVE (5) FIVE (5) YEAR OPTIONS
LEASE START:	2022
LEASE EXPIRATION:	SEPTEMBER 30, 2032
LANDLORD RESPONSIBILITIES:	ROOF, STRUCTURAL REPAIRS (INTERIOR/EXTERIOR), MAJOR PARKING AREA REPAIRS

EXTENSION OPTIONS: FIVE 5-YEAR OPTIONS WITH 5% PSF INCREASES EACH EXTENSION		
EXT. OPTION #1	YRS:11-15	\$ 118,020.00
EXT. OPTION #2	YRS:16-20	\$ 123,900.00
EXT. OPTION #3	YRS:21-25	\$ 130,095.00
EXT. OPTION #4	YRS:26-30	\$ 136,500.00
EXT. OPTION #5	YRS:31-35	\$ 143,430.00

INITIAL TERM RENTAL AMOUNT	
ANNUAL	\$112,350.00
MONTHLY	\$9,362.50
PER SF	\$10.70



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