



TRINITY
REAL ESTATE INVESTMENT SERVICES



DOLLAR TREE - BIRMINGHAM MSA

\$2,075,000

6621 AARON ARONOV DR, FAIRFIELD, AL 35064

6.0% CAP

TRINITYREIS.COM

Actual Property



FAIRFIELD, AL

\$2,075,000 | 6.0% CAP

- Upgraded Full Brick Construction Dollar Tree with 6+ Years Remaining
- NN Lease Landlord Responsible for Roof and Structure Only - Brand New Roof With 20 Year Warranty
- Tenant Recently Extended Term 7 Years at a Rate 6% Higher Than Original Option
- Attractive 4% Increase in 2026 During Primary Term
- 20+ Years of Successful Operating History at This Site
- Situated Just off of I-20 on Aaron Aronov Dr Which Generates High Traffic Counts of 17,210 VPD
- Corporately Guaranteed by Dollar Tree Inc. an Investment Grade Tenant With an S&P Credit Rating of BBB
- Subject Property is 9 Miles From Downtown Birmingham - The 2nd Most Populous City in the State With 1.1M Residents

EXCLUSIVELY MARKETING BY:

BRAD MOTLEY

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STEELMAN JUAREZ

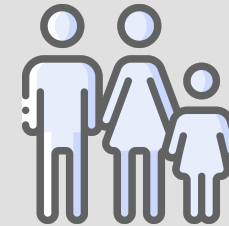
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INVESTMENT OVERVIEW:

Base Annual Rent:	\$124,500
Rent Per SF:	\$12.45
Rent Commencement Date:	9/23/2001
Lease Expiration Date:	9/30/2028
Lease Term Remaining:	6+ Years
Lease Type:	NN
Type of Ownership:	Fee Simple



In 2015, Dollar Tree Acquired Family Dollar for \$8.5B, Combining for 13,000+ Stores



Dollar Tree is the Largest and Most Successful Single Price-Point Retailer in North America



As a Fortune 200 Company and an "Essential Business" Dollar Tree Continues to Thrive and Expand

PROPERTY DETAILS:

Building Area:	10,000 SF
Land Area:	1.06 AC
Year Built:	2001
Guarantor:	Dollar Tree Inc. (NYSE: DLTR)
Price Per SF:	\$207.50

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Current Term	10/1/2021-9/30/2026	\$124,500	\$12.45	6.00%
	10/1/2026-9/30/2028	\$129,500	\$12.95	6.24%



RESPONSIBILITIES BREAKDOWN

TAXES & INSURANCE

PAID BY TENANT

Tenant agrees to timely pay all real estate taxes and assessments levied against the Premises.

Tenant agrees to carry liability insurance covering the Premises and Tenants use thereof. Tenant agrees to carry policies insuring the premises against fire and such other perils as are normally covered by extended coverage endorsements in the county where the Premises is located.

ROOF & STRUCTURE

PAID BY LANDLORD

Landlord shall keep the foundations, roof, floor slab, and structural integrity of the Building and portions of the outer walls of the Premises in good repair.

PARKING LOT

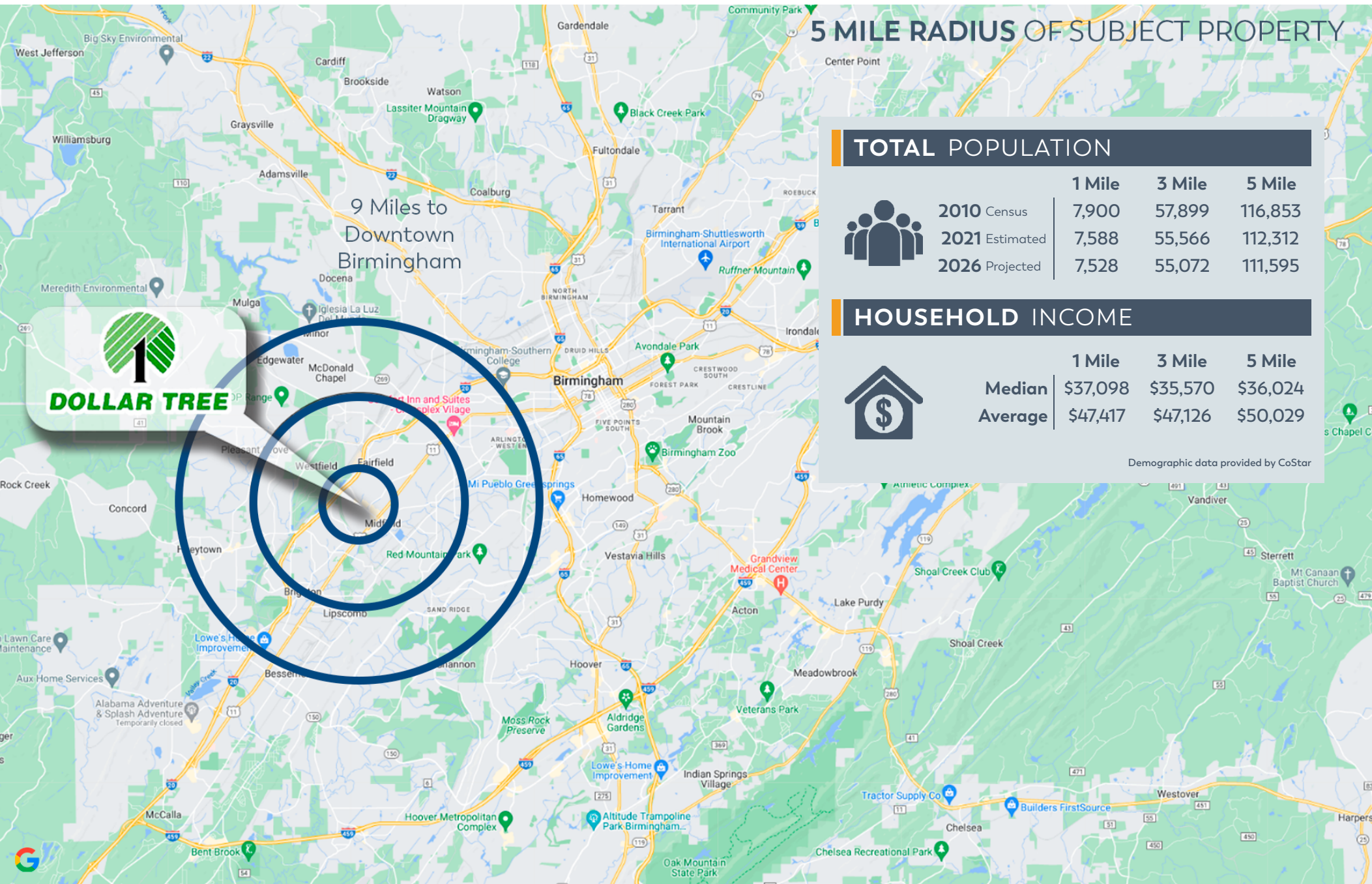
PAID BY TENANT

Tenant shall keep and maintain the parking area in accordance with the good business practices and in connection therewith, shall perform the following throughout the Term of this Lease: repairing, resurfacing, repaving, re-striping, and resealing of the parking areas; repair of all curbing, sidewalks and directional markers; removal of snow and ice; landscaping; and provisions of adequate lighting.

HVAC

PAID BY TENANT

Tenant shall be responsible for the repair or replacement of the HVAC system when needed.





BIRMINGHAM

Birmingham is the 2nd most populous city in Alabama. The city ranks as one of the most important business and banking centers in the Southeastern United States. As the largest city in the state, it serves as the cultural and entertainment capital of Alabama with its numerous art galleries, cultural festivals, and attention to regional heritage. In addition, Birmingham is proudly home of the Southeastern Conference (SEC) - an American collegiate athletic conference participating in the NCAA Division I.

\$170,000
2022 Median Property Value



1.09M+
2022 Total Population



\$38,832
2022 Median Household Income



RETAIL MAP

6621 AARON ARONOV DR | FAIRFIELD, AL



RETAIL MAP

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RETAIL MAP

6621 AARON ARONOV DR | FAIRFIELD, AL

 Glen Oaks Elementary
346 Students

 Antioch Missionary
Baptist Church

 United States Steel

 69,882 VPD

 Mt. Pilgrim
Baptist Church

 Mt. Pilgrim
Christian Academy

Hillview Dr

Grasselli Rd

 SONIC

 DOLLAR TREE



Aaron Aronov Dr- 17,210 VPD



Kings & Queens
Bingo



Actual Property



Actual Property

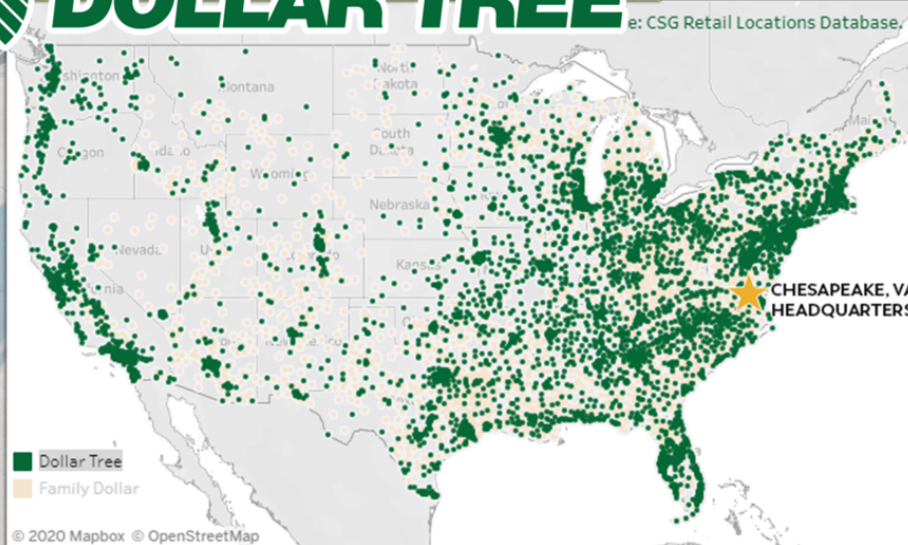
TENANT OVERVIEW

6621 AARON ARONOV DR | FAIRFIELD, AL



DOLLAR TREE

Source: CSG Retail Locations Database.



35 Years
of Success



**Publicly
Traded Co.**
NASDAQ: DLTR



BBB
S&P Rated



\$23.5B
Market Cap



15,680+
Dollar Tree
Locations

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

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BROKER OF RECORD

BRIAN BROCKMAN
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Actual Property