



# DOLLAR TREE CENTER | 3 TENANTS

1039 US-54, CAMDENTON, MO 65020

ACTUAL STORE

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## INVESTMENT SUMMARY

List Price:	\$2,461,877
Current NOI:	\$160,022.00
Initial Cap Rate:	6.50%
Land Acreage:	+/- 1.0
Year Built	2020
Building Size:	12,730 SF
Price PSF:	\$193.39
Lease Type:	Double Net (NN)
Lease Term:	Varies by Tenant

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 12,730 SF. Dollar Tree anchored building located in Camdenton, Missouri - near the very popular tourist area of Lake of the Ozarks. The property is secured with 3 tenants (Dollar Tree, H&R Block, and El Monterrey Mexican Restaurant) on Double Net (NN) Leases. The Dollar Tree lease is a 10 year term and contains 5 (5 Yr.) Options to renew, each with a \$0.50 PSF rental rate increase. The lease is corporately guaranteed by Dollar Tree Corporation which holds a credit rating of “BBB-”, which is classified as Investment Grade. The stores are all open & operating successfully.

This Dollar Tree anchored building is highly visible as it is strategically positioned on US-54 which sees 15,551 cars per day. It is an outparcel of an Orscheln Farm & Home and Gerbes Super Market plaza and sits across the street from Camdenton High School. The ten mile population from the site is 28,399 while the three mile average household income is \$70,592 per year, making this location ideal for a Dollar Tree. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a “passive” investor to attain the fee simple ownership of a Dollar Tree. This investment will offer a new owner continued 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 6.50% cap rate based on NOI of \$160,022.



PRICE \$2,461,877



CAP RATE 6.50%



LEASE TYPE Double Net (NN)



TERM REMAINING Varies by Tenant

## INVESTMENT HIGHLIGHTS

- **Dollar Tree Anchored Building | 100% Occupied**
- Double Net Leases | Minimal Landlord Responsibilities
- **Concrete Parking Lot**
- Three Mile Household Income \$70,592
- **Ten Mile Population 28,399 | Expected 3.75% Growth**
- **15,551 VPD on US-54**
- Investment Grade Dollar Store with "BBB" Credit Rating
- **Orscheln Farm & Home and Gerbes Super Market Outparcel**
- **Across Street from Camdenton High School**
- **On Main Thoroughfare Into Downtown Camdenton**
- **Located Near Popular Tourist Area Lake of the Ozarks**

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## FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$161,295.00	\$12.67
<b>Gross Income</b>	<b>\$161,295.00</b>	<b>\$12.67</b>
EXPENSE		PER SF
Reserve	\$1,273.00	\$0.10
<b>Gross Expenses</b>	<b>\$1,273.00</b>	<b>\$0.10</b>
<b>NET OPERATING INCOME</b>	<b>\$160,022.00</b>	<b>\$12.57</b>

## PROPERTY SUMMARY

Year Built:	2020
Lot Size:	+/- 1.0 Acre
Building Size:	12,730 SF
Traffic Count:	15,551
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Concrete
Warranties	Construction
HVAC	Roof Mounted

## LEASE SUMMARY

Tenant:	Dollar Tree
Lease Type:	Double Net (NN)
Primary Lease Term:	10 Years
Landlord Responsibilities:	Minimal
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	4/18/2021
Lease Expiration Date:	4/30/2031
Lease Term Remaining:	8.5+ Years
Rent Increases:	\$0.50 PSF at Each option
Renewal Options:	Five (5 Year)
Lease Guarantor:	Dollar Tree Stores, Inc.
Lease Guarantor Strength:	BBB-
Tenant Website:	<a href="http://www.DollarTree.com">www.DollarTree.com</a>



## LEASE SUMMARY

Tenant:	H&R Block
Lease Type:	Double Net (NN)
Primary Lease Term:	5 Years
Landlord Responsibilities:	Minimal
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	12/24/2020
Lease Expiration Date:	12/31/2025
Lease Term Remaining:	3.5 Years
Rent Increases:	\$1.00 PSF at Each Option
Renewal Options:	Two (5 Year)
Lease Guarantor:	Personal Guaranty
Lease Guarantor Strength:	N/A
Tenant Website:	<a href="http://www.hrblock.com">www.hrblock.com</a>



## LEASE SUMMARY

Tenant:	El Monterrey Mexican Restaurant
Lease Type:	Double Net (NN)
Primary Lease Term:	5 Years
Landlord Responsibilities:	Minimal
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	4/1/2021
Lease Expiration Date:	6/30/2026
Lease Term Remaining:	4 Years
Rent Increases:	\$1.00 PSF at Option
Renewal Options:	One (5 Year)
Lease Guarantor:	Personal Guaranty
Lease Guarantor Strength:	N/A
Tenant Website:	<a href="http://www.elmonterreyrestaurantmo.com">www.elmonterreyrestaurantmo.com</a>



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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar Tree	9,300	4/18/2021	4/30/2031	\$106,950.00	73.06	\$11.50
			Option 1	\$111,600.00		\$12.00
			Option 2	\$116,250.00		\$12.50
			Option 3	\$120,900.00		\$13.00
			Option 4	\$125,550.00		\$13.50
			Option 5	\$130,200.00		\$14.00
H&R Block	1,500	12/24/2020	12/31/2025	\$22,500.00	11.78	\$15.00
			Option 1	\$24,00.00		\$16.00
			Option 2	\$25,500.00		\$17.00
El Monterrey	1,930	4/1/2021	6/30/2026	\$31,845.00	15.16	\$16.50
			Option 1	\$33,775.00		\$17.50
<b>Totals/Averages</b>	<b>12,730</b>			<b>\$161,295.00</b>		<b>\$14.33</b>



**TOTAL SF**  
12,730



**TOTAL ANNUAL RENT**  
\$161,295.00



**OCCUPANCY RATE**  
100.0%



**AVERAGE RENT/SF**  
\$14.33



**NUMBER OF TENANTS**  
3





## OVERVIEW

Company:	Dollar Tree Store, Inc
Founded:	1986
Net Income:	\$1.341 Billion
Net Worth:	\$33.98 Billion
Headquarters:	Chesapeake, Virginia
Website:	www.DollarTree.com

## TENANT HIGHLIGHTS

- Dollar Tree price point will be \$1.25 in all of its stores by the end of Q3 2022.
- Dollar Tree operates 15,500+ 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 is a Fortune 200 company.

## RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
1-10	Enter text	\$8,912.50	-
Option 1	\$111,660	\$9,300	\$0.50 PSF
Option 2	\$116,250	\$9,687.50	\$0.50 PSF
Option 3	\$120,900	\$10,075	\$0.50 PSF
Option 4	\$125,550	\$10,462	\$0.50 PSF
Option 5	\$130,200	\$10,850	\$0.50 PSF

## COMPANY PROFILE

Dollar Tree, formerly known as Only \$1.00, is an American multi-price-point chain of discount variety stores. Headquartered in Chesapeake, Virginia, it is a Fortune 500 company and operates 15,115 stores throughout the 48 contiguous U.S. states and Canada. Its stores are supported by a nationwide logistics network of 24 distribution centers. Additionally, the company operates stores under the name of Dollar Bills, as well as a multi-price-point variety chain under the Family Dollar banner.

Dollar Tree competes in the dollar store and low-end retail markets. Each Dollar Tree stocks a variety of products including national, regional, and private-label brands. Departments found in a Dollar Tree store include health and beauty, food and snacks, party, seasonal décor, housewares, glassware, dinnerware, household cleaning supplies, candy, toys, gifts, gift bags and wrap, stationery, craft supplies, teaching supplies, automotive, electronics, pet supplies, and books. Most Dollar Tree stores also sell frozen foods and dairy items such as milk, eggs, pizza, ice cream, frozen dinners, and pre-made baked goods. In August 2012, the company began accepting manufacturer's coupons at all of its store locations.

On March 3, 2021, it was announced that Dollar Tree had quietly introduced a combination Family Dollar/Dollar Tree store concept with the first one opening in early 2021. Dollar Tree has opened and operated nearly 50 locations by the end of 2020, primarily in small towns with populations of just a few thousand people.

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## PROXIMITY TO LOCAL ATTRACTIONS



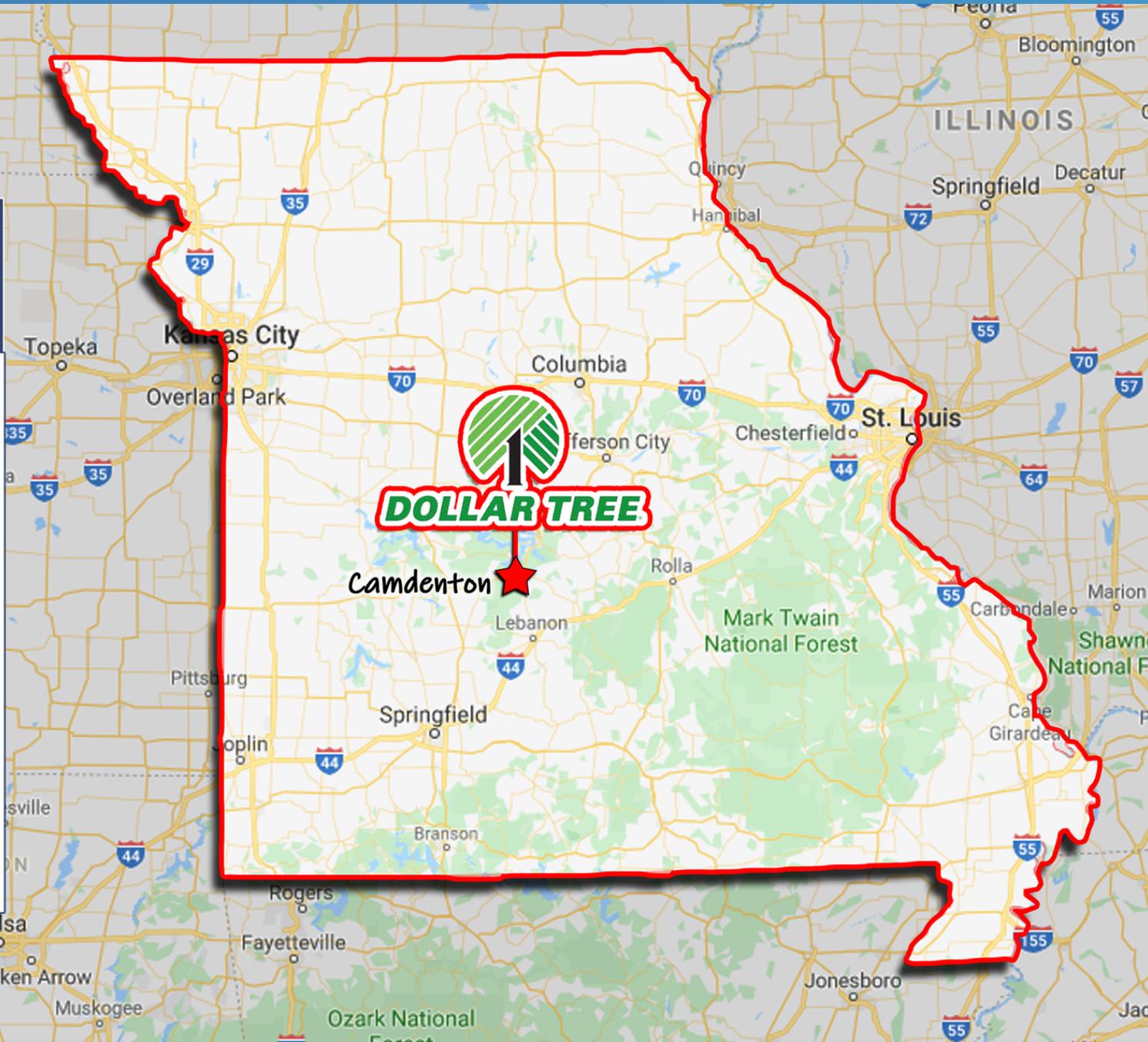
71 Miles  
Waynesville-  
St. Robert  
Regional  
Airport



152 Miles  
Kansas City,  
MO



178 Miles  
St. Louis,  
MO



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POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2021	5,780	12,676	28,399
Total Population 2026	5,941	13,003	29,453
Population Growth Rate	2.79%	2.58%	3.71%
Median Age	38.9	43.3	49.5
# Of Persons Per HH	2.5	2.4	2.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,227	4,959	11,799
Average HH Income	\$70,592	\$76,035	\$77,294
Median House Value	\$153,181	\$181,554	\$212,651
Consumer Spending	\$63.8 M	\$150.2 M	\$358.7 M

Camdenton is a city in and the county seat of Camden County, Missouri. Its population was 3,718 at the 2010 census. The city is enveloped by the Lower Niangua arm of the Lake of the Ozarks and serves as a popular trade point for visitors to the area. Camdenton, the new county seat, had its start in the 1930s when construction of the Lake of the Ozarks inundated the old county seat of Linn Creek. The city derives its name from Camden County. A post office called Camdenton has been in operation since 1931.

Camdenton offers some Lake of the Ozarks accommodations, including boating and fishing year-round. Each June, the city serves as Time Station 32 in the Race Across America (RAAM), the annual ultra marathon cross country 3000 mile non-stop bicycle race starting in Oceanside, California and ending in Annapolis, Maryland.

Camdenton is located near two tourist attractions. The two attractions are the Bridal Cave and Ha Ha Tonka State Park. Ha Ha Tonka State Park is a public recreation area encompassing over 3,700 acres on the Niangua arm of the Lake of the Ozarks, about five miles south of Camdenton. The state park's most notable feature is the ruins of Ha Ha Tonka, an early 20th-century stone mansion that was modeled after European castles of the 16th century.





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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