



REPRESENTATIVE STORE

**FAMILY DOLLAR TREE**

HIGHWAY 22 & BOUNDARY ST, ORRVILLE, AL 36767

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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 FNL in compliance with all applicable fair housing and equal opportunity laws.

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## STATE BROKER OF RECORD:

### BRIAN BROCKMAN

BANG REALTY

11427 REED HARTMAN HWY #236

CINCINNATI , OH 45241

513.657.3645

## INVESTMENT SUMMARY

List Price:	\$1,706,880
Current NOI:	\$106,680
Initial Cap Rate:	6.25%
Land Acreage:	1.56+-
Year Built	2022
Building Size:	10,500 SF
Price PSF:	\$162.56
Lease Type:	NN
Lease Term:	10 Yr

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this built to suit 10,500 SF Dollar Tree & Family Dollar Hybrid store located in Orrville, AL. The property is encumbered with a ten (10) 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 in the heart of Orrville at Main St and Boundary St. The store is directly situated off of Main St which sees over 3,000 cars per day. The five mile population is 1,616 with the five mile average household income in excess of \$41,500.

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 6.25% cap rate based on NOI of \$106,680.



PRICE \$1,706,880



CAP RATE 6.25%



LEASE TYPE NN



TERM REMAINING 10 YR

## INVESTMENT HIGHLIGHTS

- New Dual Tenant Concept | Brand New Lease
- Combo Stores See 20% Increase in Revenue
- 3,000+ Traffic Count of Main St
- 10 Year NN Lease Requiring Minimal Landlord Responsibilities
- Four- (5 Yr) Options | \$0.50 Rental Rate Increase
- Investment Credit Tenant | Standard & Poor's: 'BBB-'
- Three Mile Average Household Income of \$40,729
- The Store Out Positions Other Retailers



# FAMILY DOLLAR TREE

HIGHWAY 22 & BOUNDARY ST, ORRVILLE, AL 36767

## FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$106,680.00	\$10.16
<b>Gross Income</b>	<b>\$106,680.00</b>	<b>\$10.16</b>

EXPENSE		PER SF
Expenses	\$0	\$0.00
<b>Gross Expenses</b>	<b>\$0</b>	<b>\$0.00</b>

<b>NET OPERATING INCOME</b>	<b>\$106,680.00</b>	<b>\$10.16</b>
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## PROPERTY SUMMARY

Year Built:	2022
Lot Size:	1.56 Acres
Building Size:	10,500 SF
Traffic Count:	2,900-3,100
Roof Type:	Metal Seamed
Zoning:	Commercial
Construction Style:	Prototypical
Parking Lot:	Asphalt / Concrete - TBD
HVAC	Ground Mounted

## LEASE SUMMARY

Tenant:	Dollar Tree / Family Dollar
Lease Type:	NN
Primary Lease Term:	10 Yr
Annual Rent:	\$106,680.00
Rent PSF:	\$10.16
Landlord Responsibilities:	Yes
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	7/15/2022
Lease Expiration Date:	7/15/2032
Lease Term Remaining:	10 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

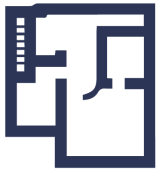


S&P:  
BBB-

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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	10,500	7/15/2022	7/15/2032	\$106,680.00	100.0		\$10.16
				\$111,930.00		7/15/2032	\$10.66
				\$117,180.00		7/15/2037	\$11.16
				\$122,430.00		7/15/2042	\$11.66
				\$127,680.00		7/15/2047	\$12.16
Totals/Averages	10,500			\$106,680.00			\$55.8



TOTAL SF  
10,500



TOTAL ANNUAL RENT  
\$106,680.00



OCCUPANCY RATE  
100.0%



INITIAL RENT/SF  
\$10.16



NUMBER OF TENANTS  
1





## OVERVIEW

Company:	Dollar Tree
Founded:	1986
Total Revenue:	\$22.25 Billion
Net Income:	\$1.714 Billion
Headquarters:	Chesapeake, Virginia
Website:	<a href="http://www.DollarTree.com">www.DollarTree.com</a>

## 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 its 15,200th store in the USA
- Boasts a staggering TTM revenue exceeding \$24 billion

## RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
1-10	\$106,680	\$8,890	In Options	6.25%

## 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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## PROXIMITY TO LOCAL ATTRACTIONS



75 Miles  
Birmingham-  
Shuttlesworth  
Int'l Airport



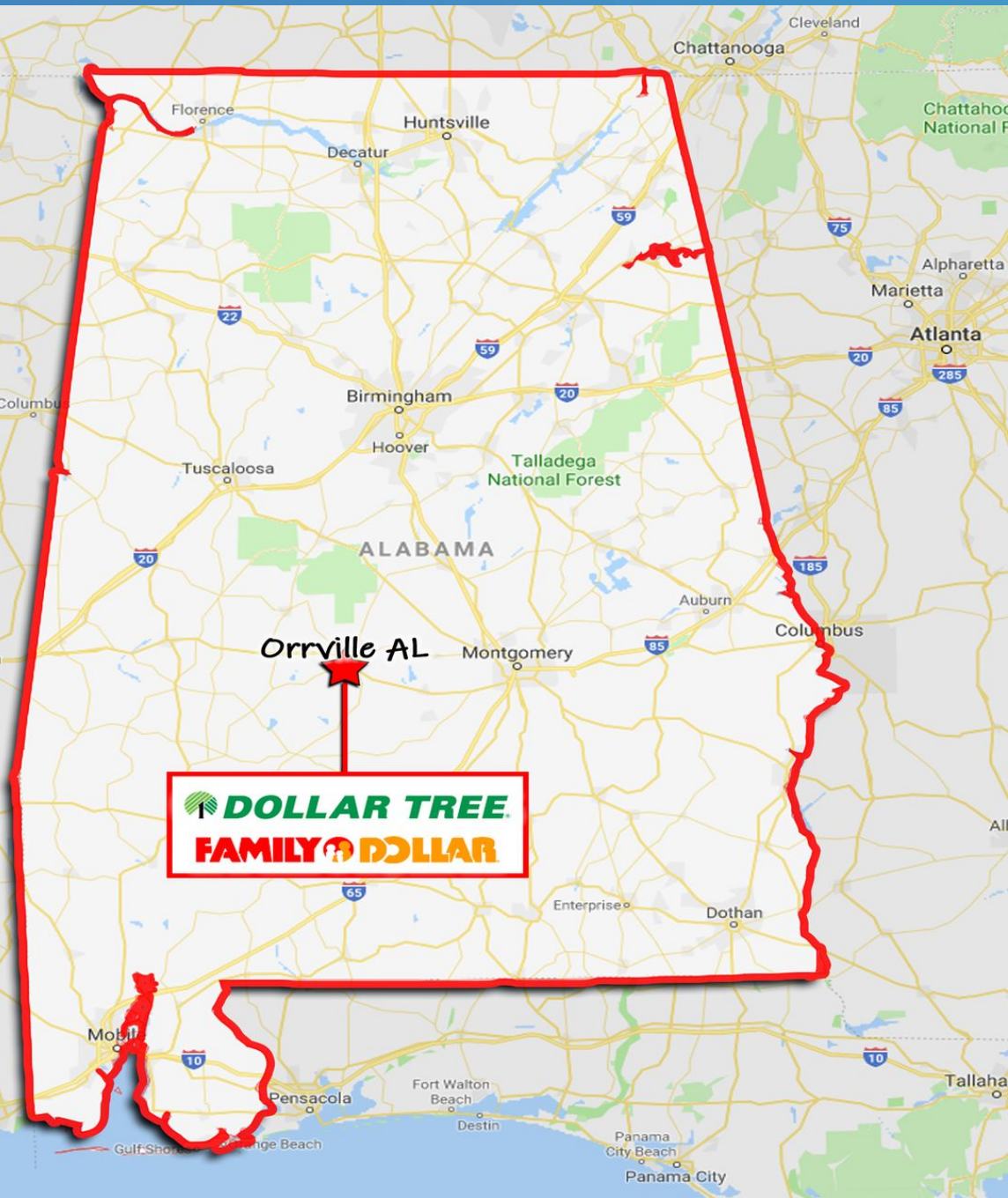
66 Miles  
Downtown  
Montgomery,  
AL



13 Miles  
Selma,  
AL



101 Miles  
Alabama Sports  
Hall of Fame  
Museum

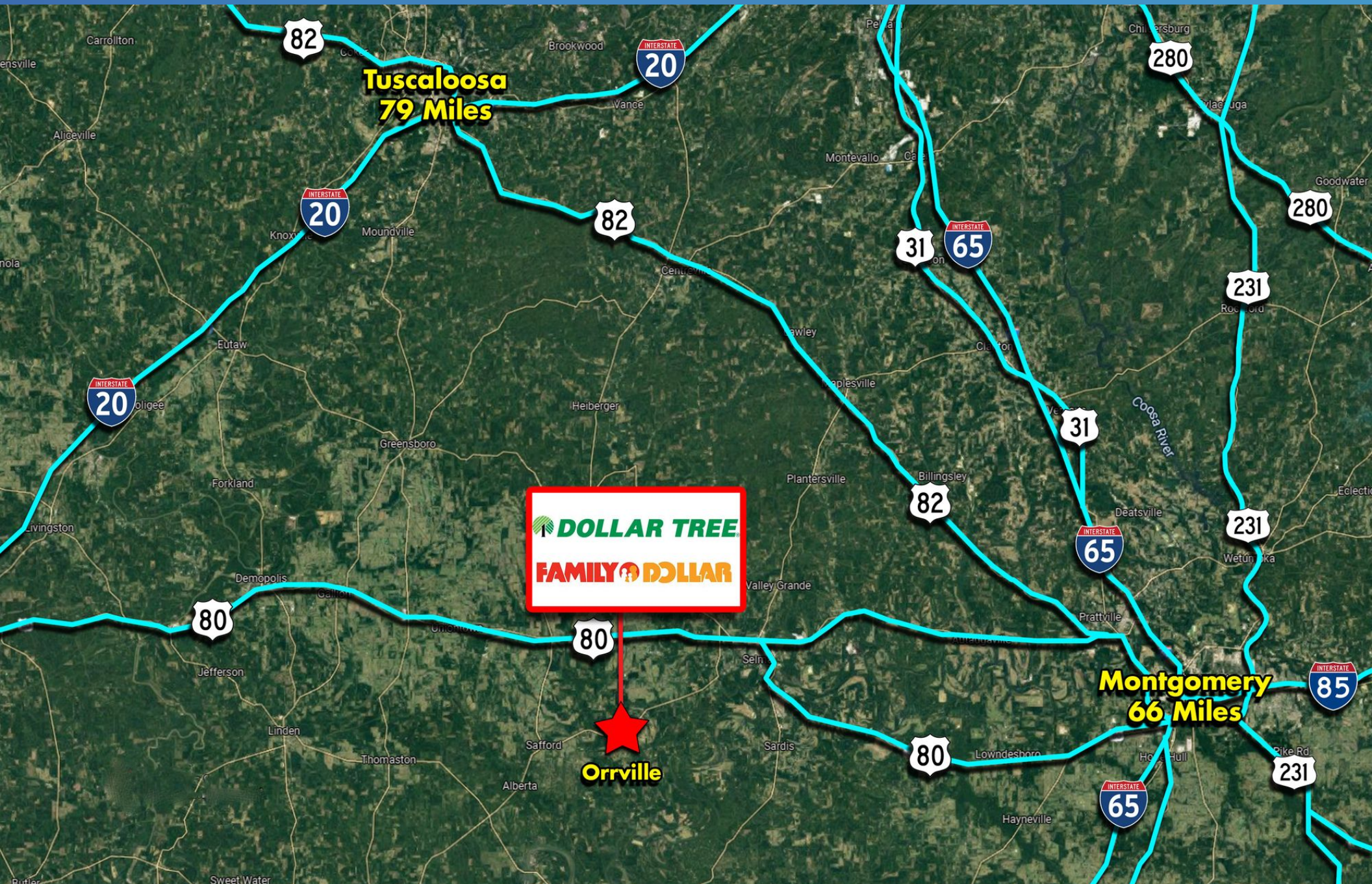




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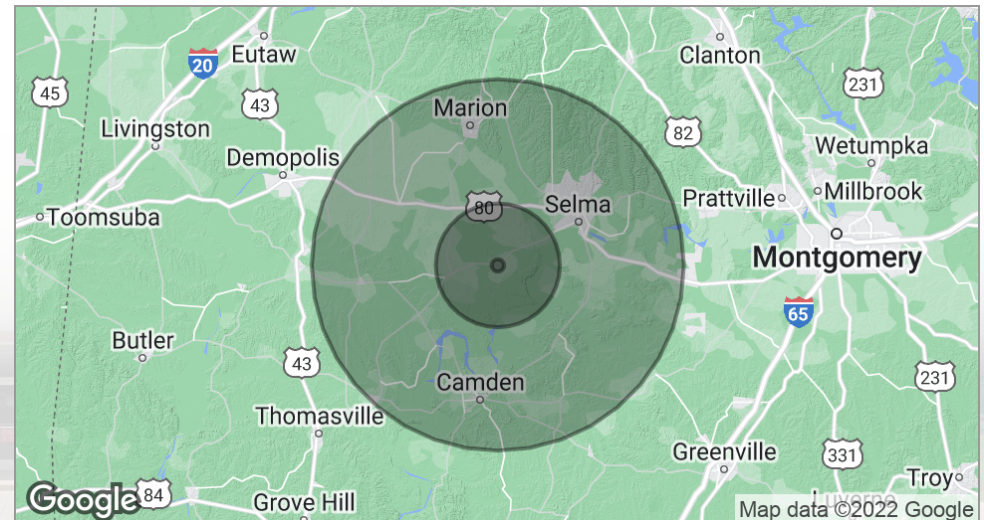
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**Orrville** is a town in Dallas County, Alabama. Orrville is located in western Dallas County at 32°18'20"N 87°14'43"W (32.305584, -87.245378). Alabama State Route 22 passes through the town, leading northeast 15 miles to Selma, the county seat, and west 8 miles to Safford. The median income for a household in the town was \$28,571, and the median income for a family was \$31,719. Males had a median income of \$29,583 versus \$30,000 for females. The per capita income for the town was \$15,418. About 9.9% of families and 15.7% of the population were below the poverty line, including none of those under the age of eighteen and 22.2% of those sixty-five or over.

Orrville is an incorporated town, governed by a mayor/town council structure. Current Mayor Louvenia Lumpkin was first elected in 2012. Other councilmembers elected or re-elected in 2016 include Jewell Williamson, William Lumpkin (husband of Mayor Louvenia Lumpkin), Jerry Phillips and Jim Brunson.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	1,047	1,616	3,325
Average Age	43.2	42.7	40.4
# Of Persons Per HH	2.6	2.6	2.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	430	660	1,325
Average HH Income	\$40,729	\$41,695	\$47,337
Median House Value	\$67,221	\$70,052	\$78,490
Consumer Spending	\$6M	\$10M	\$24M







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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