



SUBJECT PROPERTY

**FAMILY DOLLAR TREE**

2117 MAIN ST, UNIONVILLE, MO 63565

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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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## INVESTMENT SUMMARY

List Price:	\$1,680,000
Current NOI:	\$105,000
<b>Year 5-10 NOI:</b>	<b>\$110,250</b>
Initial Cap Rate:	6.25%
Land Acreage:	1.15+- TBD
Year Built	2022
Building Size:	10,500 SF
Price PSF:	\$160
Lease Type:	NN+
Lease Term:	10 Yr

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 10,500 SF Dollar Tree & Family Dollar Hybrid store located in Unionville, MO. The property is encumbered with a ten (10) year NN+ lease, leaving minimal landlord responsibilities. The lease contains five (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 US-136. The building is located adjacent to the main artery leading into downtown Unionville. The five-mile population is nearly 2,700 with a three-mile average household income of nearly \$46,000. 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 6.25% cap rate based on NOI of \$105,000.



**PRICE** \$1,680,000



**INITIAL CAP RATE** 6.25%



**LEASE TYPE** NN+



**TERM REMAINING** 10 YR

## INVESTMENT HIGHLIGHTS

- **New Dual Tenant Concept | Brand New Lease**
- **5% Rent Increase in year 6 of the Primary Term**
- 10-Year NNN Lease Requiring Minimal Landlord Responsibilities
- **Five- (5 Yr) Options | \$0.50 Rental Rate Increase**
- Located Adjacent to Main Artery Leading into Unionville
- **Investment Credit Tenant | Standard & Poor's: 'BBB-'**
- Three Mile Average Household Income \$45,560
- **The Store Out Positions Other Retailers in Market**

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## FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$105,000.00	\$10.00
<b>Gross Income</b>	<b>\$105,000.00</b>	<b>\$10.00</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>\$105,000.00</b>	<b>\$10.00</b>

## PROPERTY SUMMARY

Year Built:	2022
Lot Size:	1.15 Acres+-
Building Size:	10,500 SF
Traffic Count:	3,142
Roof Type:	Metal Seamed
Zoning:	Commercial
Construction Style:	Prototypical
Parking Lot:	Cement
HVAC	Roof Mounted

## LEASE SUMMARY

Tenant:	Dollar Tree / Family Dollar
Lease Type:	NN+
Primary Lease Term:	10 Yr
Annual Rent:	\$105,000
Rent PSF:	\$10.00
Landlord Responsibilities:	Yes
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	6/1/2022
Lease Expiration Date:	6/1/2032
Lease Term Remaining:	10 YR
<b>Rent Bumps:</b>	<b>10% Yr 6 + In Options (\$0.50 P/Ft)</b>
Renewal Options:	5 - (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 Primary Term 5-10 Yr	10,500	6/1/2022 6/1/2027	6/1/2027 6/1/2032	\$105,000.00	100.0		\$10.0
				<b>\$110,250.00</b>		<b>6/1/2027</b>	<b>\$10.5</b>
				\$115,500.00		6/1/2032	\$11.0
				\$120,750.00		6/1/2037	\$11.5
				\$126,000.00		6/1/2042	\$12.0
				\$131,250.00		6/1/2047	\$12.5
				\$136,500.00		6/1/2052	\$13.0
Totals/Averages	10,500			\$105,000.00			\$80.5



TOTAL SF  
10,500



INITIAL ANNUAL RENT  
\$105,000.00



OCCUPANCY RATE  
100.0%



INITIAL RENT/SF  
\$10.00



NUMBER OF TENANTS  
1



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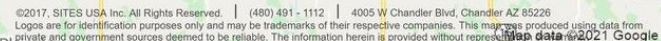
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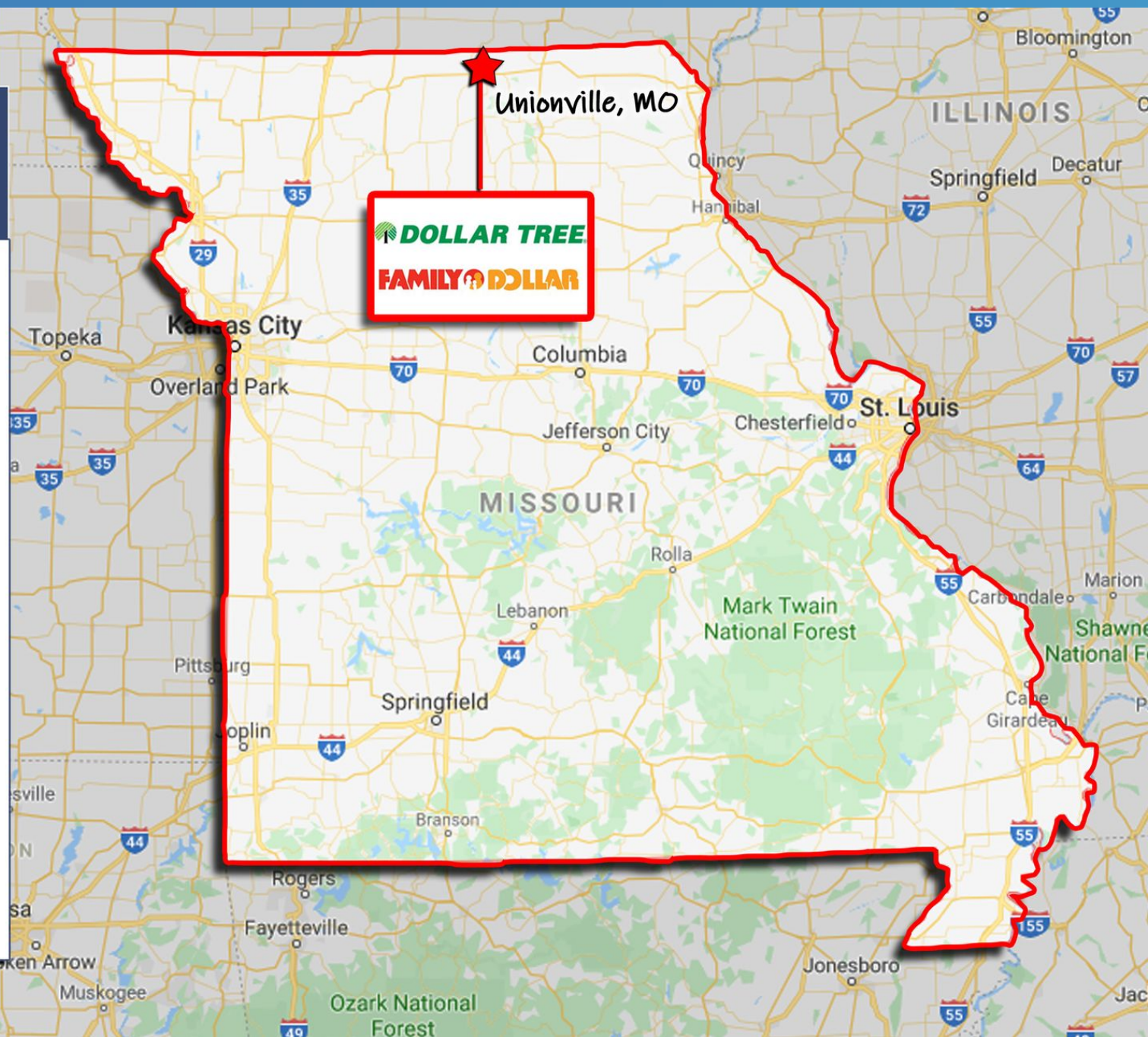
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**FORTIS** NET LEASE™



3 Miles  
Unionville  
Water Park





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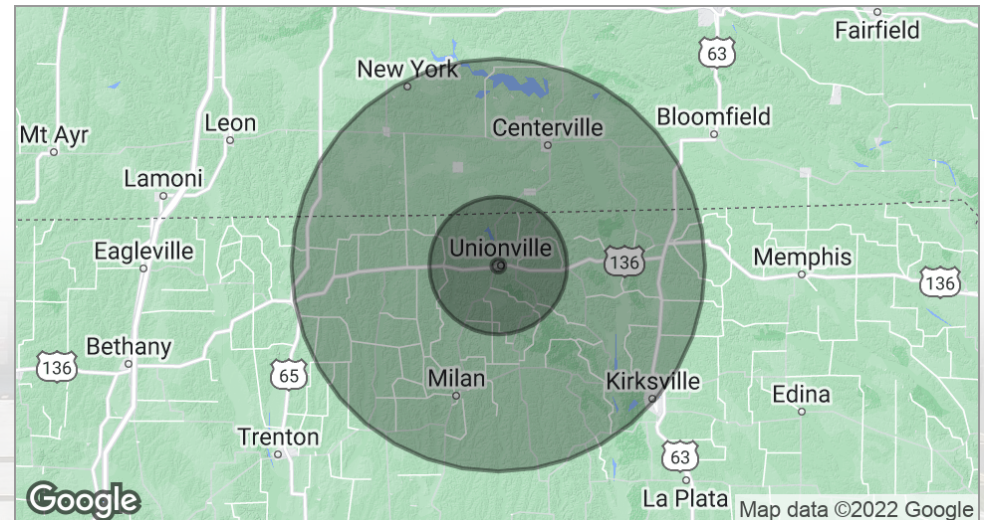




**Unionville** is a city in Putnam County, Missouri. The population was 1,865 at the 2010 census. It is the county seat of Putnam County. Unionville was first named Harmony when established in 1853 as the county seat for Putnam County. Prior to that the county seat had moved several times, often with heated debate, thus the centralized location hoping to bring "harmony" to all concerned.

The Union Township trustees first met on February 4, 1873, at the court-house in Unionville. Since that day, Unionville straddles the municipal border between Union Township and Wilson Township.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	2,179	2,663	3,788
Total Population 2027	2,122	2,598	3,699
Average Age	45.4	43.9	42.5
# Of Persons Per HH	2.4	2.4	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	978	1,178	1,771
Average HH Income	\$45,560	\$50,407	\$54,740
Median House Value	\$82,805	\$93,572	\$107,736
Consumer Spending (Millions)	\$22	\$29	\$43







TOTAL SALES VOLUME

\$7.5B

PROPERTIES SOLD

3,600+

BROKER & BUYER REACH

345K

STATES SOLD IN

44

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