



TRINITY

REAL ESTATE INVESTMENT SERVICES



LOW PRICE POINT FAMILY DOLLAR

106 S GEE ST, JONESBORO, AR 72403

\$514,285

7.0% CAP



JONESBORO, AR

\$514,285 | 7.0% CAP

- Family Dollar With 1.5+ Years Remaining on Current Term
- NN Lease Requiring Minimal Landlord Responsibilities
- Strong 5-Mile Demographics With 75K+ Residents
- Limited Local Retail Competition Store Serves as Primary Source of Goods for Local Residents
- Situated Directly on S Gee St Generating 5,800 VPD Passing Directly in Front of Subject Property & Easily Accessible From W Johnson Ave With 9K+ VPD
- Corporately Guaranteed by Dollar Tree Inc. an Investment Grade Tenant With an S&P Credit Rating of BBB

EXCLUSIVELY MARKETING BY:

MATTHEW SIMMONS

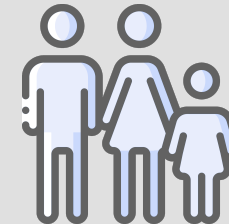
817.718.2384 | m.simmons@trinityreis.com

INVESTMENT OVERVIEW:

Base Annual Rent:	\$36,000
Rent Per SF:	\$4.59
Rent Commencement Date:	7/1/2019
Lease Expiration Date:	6/30/2024
Lease Term Remaining:	1.5+ Years
Lease Type:	NN
Type of Ownership:	Fee Simple



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



For Over 60 Years, Family Dollar has Provided Value and Convenience for Customers



Dollar Tree, Inc. is a Fortune 500 Company and the World-Leader in \$1 Price-Point Stores

PROPERTY DETAILS:

Building Area:	7,848 SF
Land Area:	.76 AC
Year Built:	1998
Guarantor:	Dollar Tree Inc (NYSE: DLTR)
Price Per SF:	\$65.53

LEASE ABSTRACT

106 S GEE ST | JONESBORO, AR

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	7/1/2019 - 6/30/2024	\$36,000	\$4.59	7.00%
Four (4), 5-Year Options 10% Increase	7/1/2024 - 6/30/2029	\$39,600	\$5.05	7.70%
	7/1/2029 - 6/30/2034	\$43,560	\$5.55	8.47%
	7/1/2034 - 6/30/2039	\$47,916	\$6.11	9.32%
	7/1/2039 - 6/30/2044	\$52,708	\$6.72	10.25%



Actual Property

RESPONSIBILITIES BREAKDOWN

TAXES & INSURANCE

PAID BY **TENANT**

Taxes: Tenant shall reimburse Landlord for real estate taxes on the demised premises.

Insurance: Beginning on the rent commencement date, Tenant shall reimburse Landlord for the insurance premium for the insurance Landlord is required to carry by subparagraph (a) of this paragraph.

PARKING LOT

PAID BY **LANDLORD**

Landlord shall keep the parking, service and access areas (and other exterior areas, if any) maintained, including the removal of snow, ice, trash, weeds and debris, and in a good state of repair and properly lighted.

ROOF & STRUCTURE

PAID BY **LANDLORD**

Landlord shall maintain and keep in good repair and replace when necessary all exterior portions of the building constituting part of the demised premises, including the roof, exterior walls, canopy, gutters, downspouts, doors and door closures, and also all structural portions of the building

HVAC

PAID BY **TENANT/LANDLORD**

Tenant shall maintain and repair all interior, non-structural portions of the building, except for repairs Landlord is required to make, and Tenant shall keep the interior plumbing, interior electrical and the heating and air conditioning systems in repair until the aggregate cost of repairs and replacements to such systems equals \$1,000 in any lease year.

5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	5,433	35,175	64,395
2022 Estimated	5,754	38,727	75,786
2027 Projected	5,869	40,343	80,355

POPULATION GROWTH



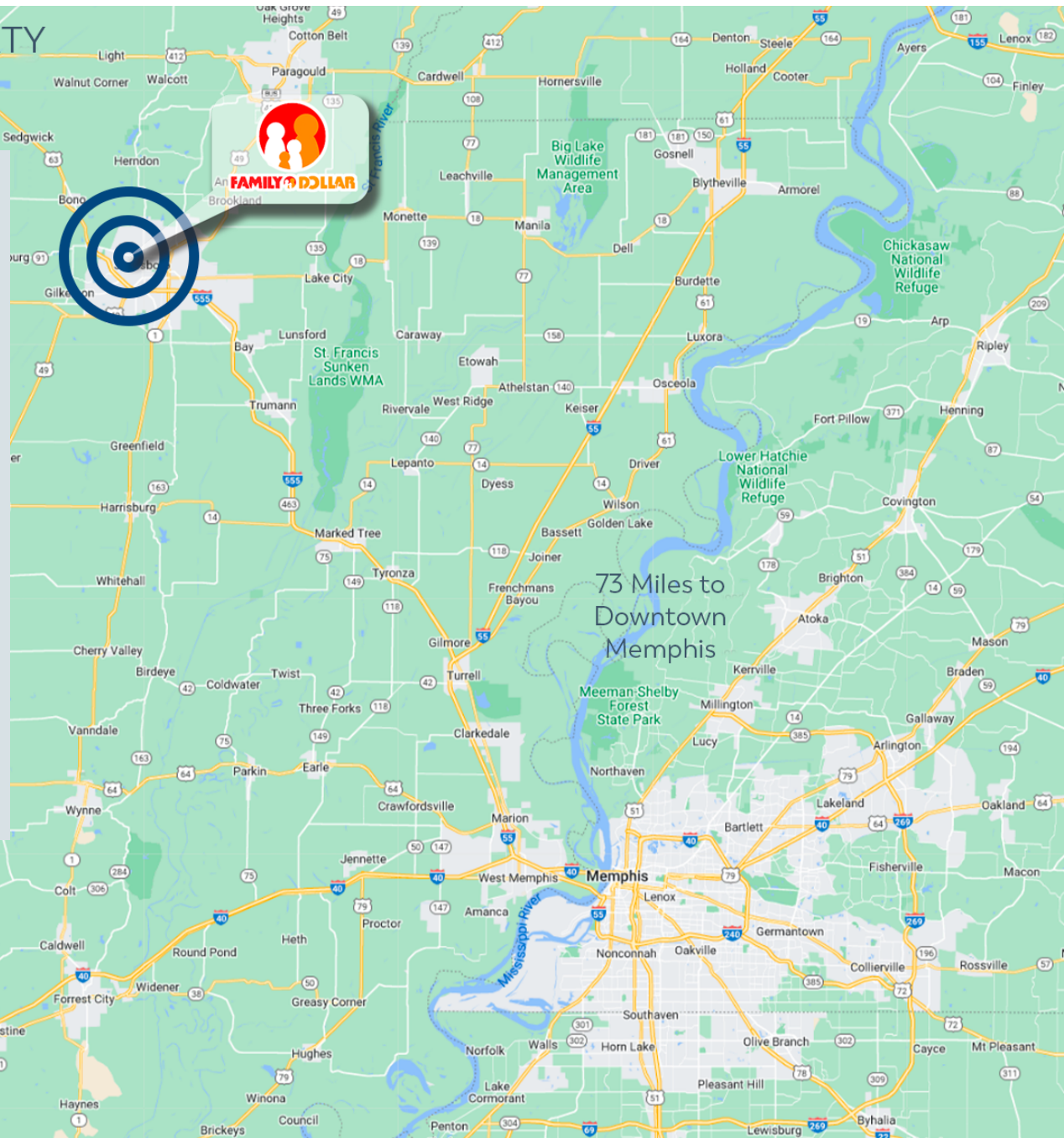
	1 Mile	3 Mile	5 Mile
2010 - 2022	5.91%	10.10%	17.69%
2022 - 2027	1.99%	4.17%	6.03%

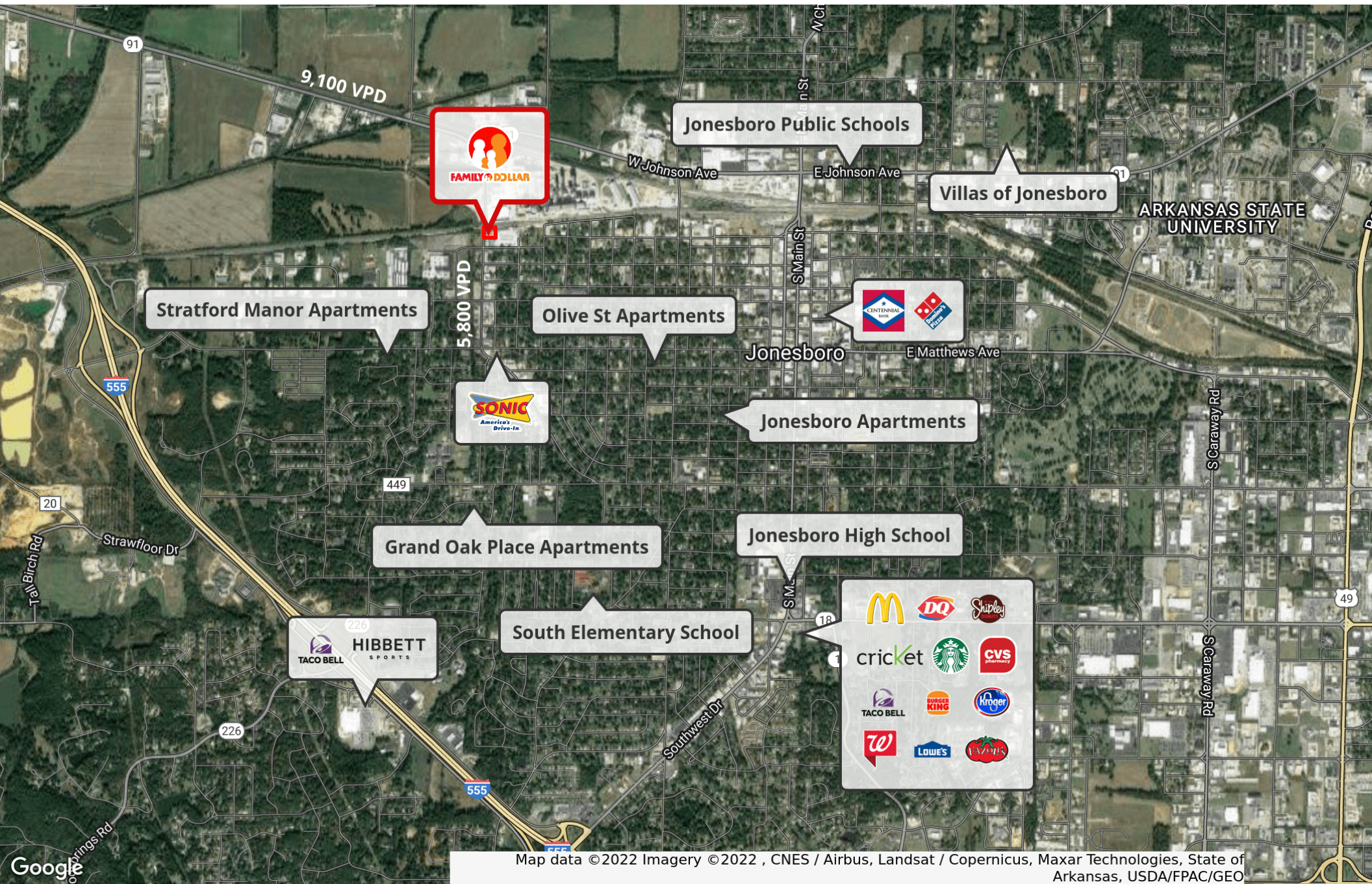
HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$34,981	\$37,892	\$42,888
Average	\$50,983	\$62,297	\$67,077

Demographic data provided by CoStar

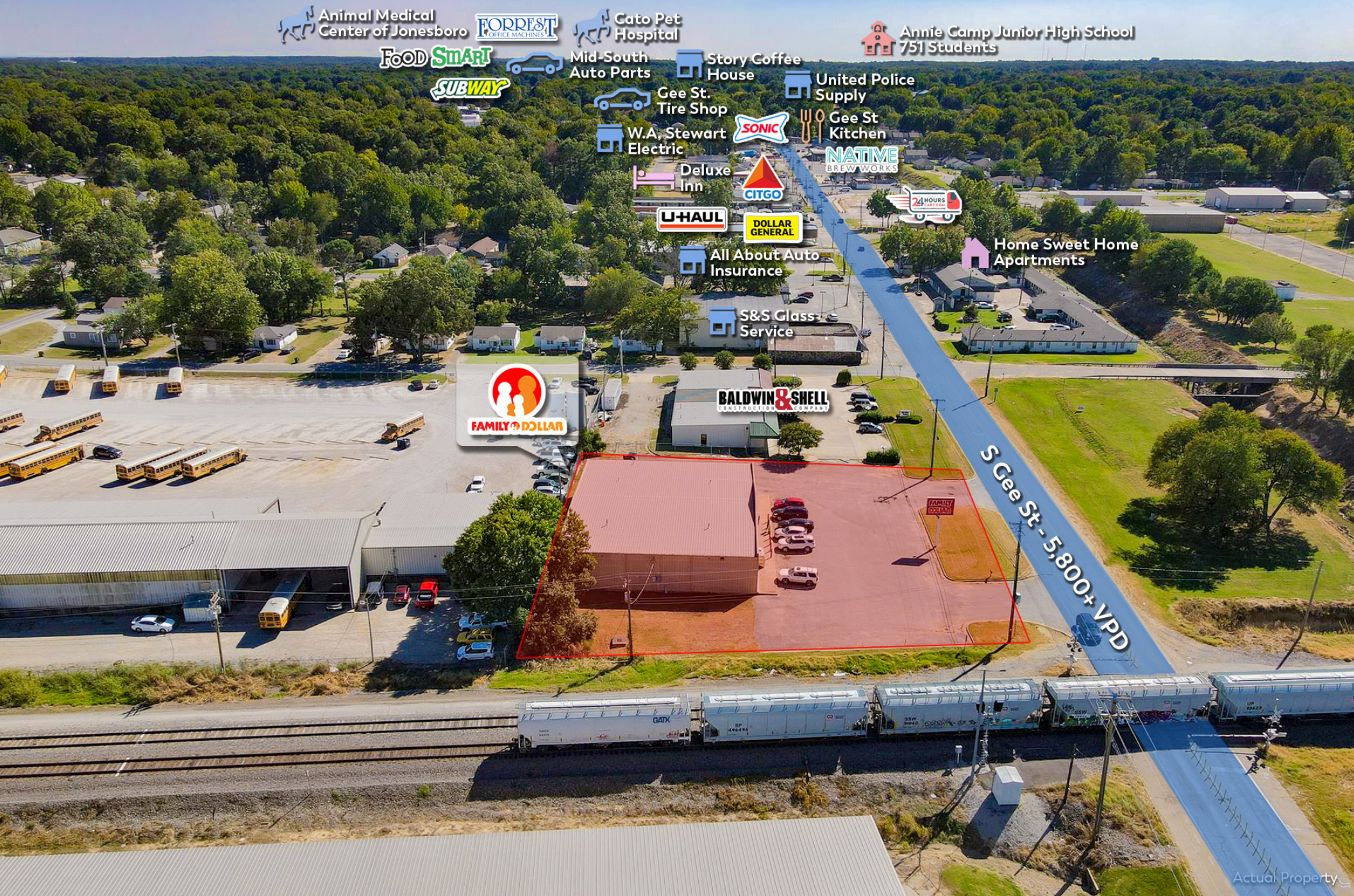




Map data ©2022 Imagery ©2022 , CNES / Airbus, Landsat / Copernicus, Maxar Technologies, State of Arkansas, USDA/FPAC/Geo

RETAIL MAP

106 S GEE ST | JONESBORO, AR



RETAIL MAP

106 S GEE ST | JONESBORO, AR



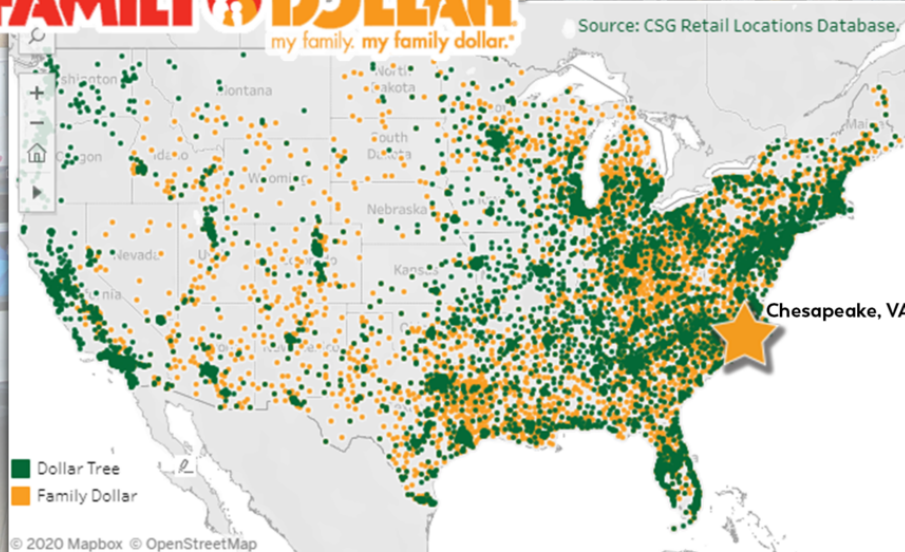
Actual Property



Actual Property



Actual Property



62 Years
of Success



**Parent
Company**
NASDAQ: DLTR



BBB
S&P Rated



\$23.5B
Market Cap



8,200+
Family Dollar
Locations

All materials and information received or derived from Trinity Real Estate Investment Services its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Trinity Real Estate Investment Services its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Trinity Real Estate Investment Services will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

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.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Actual Property

TRINITY

REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY MARKETED BY

MATTHEW SIMMONS

817.718.2384

m.simmons@trinityreis.com

BROKER OF RECORD

BRIAN BROCKMAN

Bang Realty-Arkansas Inc

AR#PB00082359

Actual Property