



# CORNER LOCATION FAMILY DOLLAR | DOLLAR TREE

REPRESENTATIVE STORE

108 EAST ST, STOCKTON, MO 65785

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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  
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## INVESTMENT SUMMARY

List Price:	\$1,833,461
Current NOI:	\$119,175.00
Initial Cap Rate:	6.50%
Land Acreage:	+/- 0.6
Year Built	2022
Building Size:	10,500 SF
Price PSF:	\$174.62
Lease Type:	Double Net (NN)
Lease Term:	10 Years
Average CAP Rate:	6.50%

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 10,500 SF. freestanding Family Dollar | Dollar Tree, dual concept store located in Stockton, Missouri. The property offers a Double Net (NN) Lease, leaving minimal landlord responsibilities. The lease contains 5 (5 year) options to renew, each with a \$0.50 PSF rental rate increase. The lease is corporately guaranteed by Dollar Tree which holds a credit rating of “BBB-”, which is classified as Investment Grade. The store is currently under construction and on track for a rent start date in January 2023.

This Family Dollar | Dollar Tree store is highly visible as it is strategically positioned on the corner of Church Street and East Street which sees 7,065 cars per day. It is easily accessible from both street with 3 points of ingress and egress. The ten mile population from the site is 6,838 while the three mile average household income is \$46,985 per year, making this location ideal for a Family Dollar | Dollar Tree store. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a “passive” investor to attain the fee simple ownership of a Family Dollar | Dollar Tree store. 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 \$119,175.



**PRICE** \$1,833,461



**CAP RATE** 6.50%



**LEASE TYPE** Double Net (NN)



**TERM REMAINING** 10 Years

## INVESTMENT HIGHLIGHTS

- **Dual Concept Stores See a 20% Increase in Revenue**
- 10 Year NN Lease Requiring Minimal Landlord Responsibilities
- **2022 BTS Construction | January 2023 Rent Start**
- Five (5 Year) Options | \$0.50 PSF Rental Rate Increase
- **Corner Location in Downtown Stockton**
- **Accessible from 3 Different Streets | 3 Points of Ingress/Egress**
- Investment Credit Tenant | Standard & Poor's: 'BBB-'
- **7,065 Cars Per Day on East Street**
- 3 Mile Average Household Income \$46,985
- 10 Mile Population 6,838
- Surrounded by Business & Residential

## FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$120,225.00	\$11.45
<b>Gross Income</b>	<b>\$120,225.00</b>	<b>\$11.45</b>
EXPENSE		PER SF
Reserve	\$1,050	\$0.10
<b>Gross Expenses</b>	<b>\$1,050</b>	<b>\$0.10</b>
<b>NET OPERATING INCOME</b>	<b>\$119,175.00</b>	<b>\$11.35</b>

## PROPERTY SUMMARY

Year Built:	2022
Lot Size:	+/- 0.6 Acres
Building Size:	10,500 SF
Traffic Count:	7,065
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
# of Parking Spaces	33
Warranties	Construction
HVAC	Roof Mounted

## LEASE SUMMARY

Tenant:	Family Dollar   Dollar Tree
Lease Type:	Double Net (NN)
Primary Lease Term:	10 Years
Annual Rent:	\$120,225.00
Rent PSF:	\$11.45
Landlord Responsibilities:	Minimal
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	1/5/2023
Lease Expiration Date:	1/31/2033
Lease Term Remaining:	10 Years
Rent Bumps:	\$0.50 PSF at Each Option
Renewal Options:	Five (5 Year)
Lease Guarantor:	Dollar Tree
Lease Guarantor Strength:	BBB-
Tenant Website:	DollarTree.com



**GROSS SALES:**  
\$22.25 BIL



**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   Dollar Tree	10,500	1/5/2023	1/31/2033	\$120,225	100.0	-	\$11.45
			Option 1	\$125,475		2/1/2033	\$11.95
			Option 2	\$130,725		2/1/2038	\$12.45
			Option 3	\$135,975		2/1/2043	\$12.95
			Option 4	\$141,225		2/1/2048	\$13.45
			Option 5	\$146,475		2/1/2053	\$13.95
<b>Totals/Averages</b>	<b>10,500</b>			<b>\$114,975</b>			<b>\$11.45</b>



**TOTAL SF**  
10,500



**TOTAL ANNUAL RENT**  
\$120,225.00



**OCCUPANCY RATE**  
100.0%



**AVERAGE RENT/SF**  
\$11.45



**NUMBER OF TENANTS**  
1





## OVERVIEW

Company:	Dollar Tree
Founded:	1986
Total Revenue:	\$225.25 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 it's 15,200th store in the USA
- Boasts a staggering TTM revenue exceeding \$24 billion

## RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
1-10	\$120,225	\$10,018.75	-
Option 1	\$125,475	\$10,456.25	\$0.50 PSF
Option 2	\$130,725	\$10,893.75	\$0.50 PSF
Option 3	\$135,975	\$11,331.25	\$0.50 PSF
Option 4	\$141,225	\$11,768.75	\$0.50 PSF
Option 5	\$146,475	\$12,206.25	\$0.50 PSF

## DOLLAR TREE INFORMATION:

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 \$1.25. 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



51 Miles  
Springfield-  
Branson National  
Airport



54 Miles  
Springfield,  
MO



131 Miles  
Kansas City,  
MO



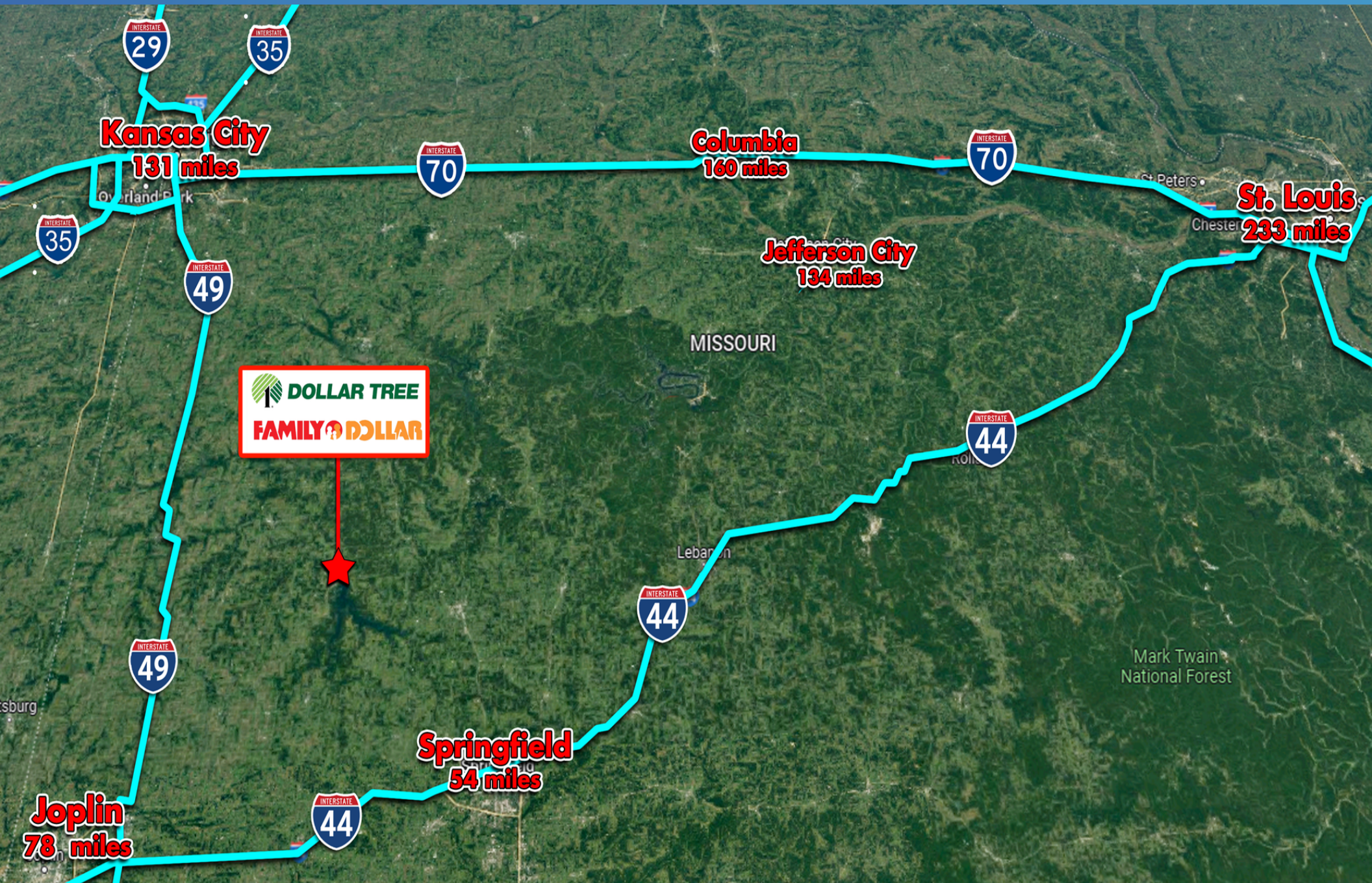
Stockton



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The City of Stockton is located in Cedar County in Southwest Missouri, sections 8,9,16 and 17 of Township 34N, Range 26W. The City is located about 22 miles West of Bolivar, Northwest of Stockton Lake at the intersection of State Highway 32 and State Highway 39. It has many employment opportunities within its boundaries and surrounding communities which include banks, retailers, factory work, schools, offices, general services and self employment. The majority of the commercial businesses are located near the downtown area, surrounded by residential homes, the city currently has no zoning.

Home to the Black Walnut Festival - this 3-day event is jam packed with all of the usual fall festival activities including a carnival and parade, but unlike other festivals the Black Walnut Festival has strong roots in the community's history with black walnuts. Stockton is known for producing more black walnuts than anywhere else. With over 1 million visitors a year to the area, Stockton is one of the first stops for business and activity referral. With a beautiful lake, small quaint town... it's a great place to visit but a better place to live.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	2,728	3,839	6,838
Total Population 2027	2,847	4,003	7,115
Population Growth Rate	4.36%	4.27%	4.05%
Median Age	41.8	43.7	45.3
# Of Persons Per HH	2.4	2.4	2.4

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,132	1,600	2,825
Average HH Income	\$46,985	\$52,701	\$59,087
Median House Value	\$106,273	\$115,650	\$127,180
Consumer Spending	\$27.4 M	\$40.7 M	\$76.7 M





TOTAL SALES VOLUME

\$7.5B

PROPERTIES SOLD

3,600+

BROKER & BUYER REACH

345K

STATES SOLD IN

44

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