

FAMILY DOLLAR - JONESBORO, LA

448 OLD WINNFIELD RD, JONESBORO, LA 71251

FORD KILBORN

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TRINITYREIS.COM

TRINITY REAL ESTATE INVESTMENT SERVICES // 210 BARTON SPRINGS ROAD, SUITE 575, AUSTIN, TX 78704

INVESTMENT SUMMARY



JONESBORO, LA

\$1,151,333 | 7.5% CAP

- Family Dollar With 3 Years Remaining on Current Term
- NN Lease Requiring Minimal Landlord Responsibilities
- Tenant Currently in First Option Period
- Strong Reported Sales
- Situated Directly on Old Winnfield Rd Generating 12,039 VPD Passing Directly in Front of Subject Property
- Located Near Various National Credit Tenants Within 2 Miles Including McDonald's, Walmart, Dollar Tree & More Creating Additional Customer Traffic for the Area
- Corporately Guaranteed by Dollar Tree Inc. an Investment Grade Tenant With an S&P Credit Rating of BBB

EXCLUSIVELY MARKETED BY:

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INVESTMENT OVERVIEW:

Base Annual Rent:	\$86,350
Rent Per SF:	\$10.79
Rent Commencement Date:	4/1/2011
Lease Expiration Date:	3/31/2026
Lease Term Remaining:	3 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:	8,000 SF
Land Area:	1.42 AC
Year Built:	2011
Guarantor:	Dollar Tree Inc (NYSE: DLTR)
Price Per SF:	\$143.92



LEASE ABSTRACT

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Percentage Rent
Current Term	4/1/2021-3/31/2026	\$86,350	\$10.79	3% Over \$2,878,333
Five (5), 5-Year Options 10% Increase	4/1/2026-3/31/2031	\$94,985	\$11.87	3% Over \$3,166,167
	4/1/2031-3/31/2036	\$104,484	\$13.06	3% Over \$3,482,783
	4/1/2036-3/31/2041	\$114,932	\$14.37	3% Over \$3,831,062
	4/1/2041-3/31/2046	\$126,425	\$15.80	3% Over \$4,214,168
	4/1/2046-3/31/2051	\$139,068	\$17.38	3% Over \$4,635,585



BREAKDOWN S RESPONSIB

TAXES & INSURANCE

PAID BY **TENANT**

Tenant will reimburse Landlord annually for real estate taxes on the Demised Premises.

Tenant will reimburse Landlord for the insurance premium

PARKING LOT

PAID BY LANDLORD

Landlord will keep parking, service and access areas maintained in a good state of repair and properly lighted.

ROOF & STRUCTURE

PAID BY LANDLORD

Landlord will maintain and keep in good repair and replace when necessary all exterior portions of the building, including the roof, exterior walls, and all structural portions of the building.

HVAC

PAID BY **TENANT**

Tenant will maintain and repair HVAC

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DEMOGRAPHICS

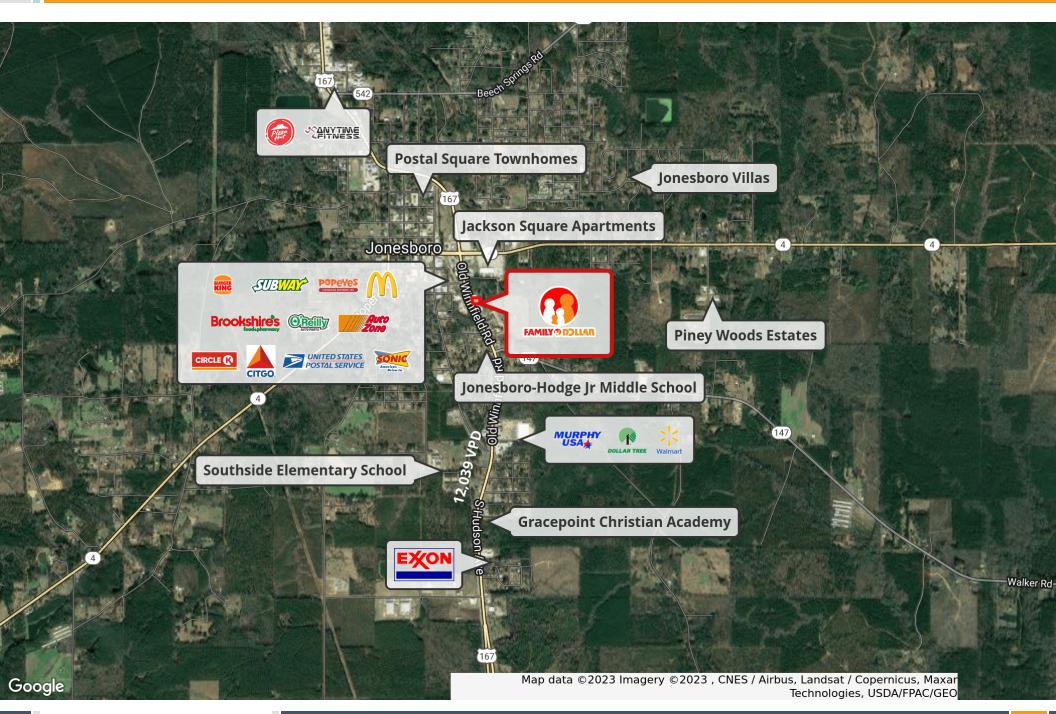
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RETAILER MAP



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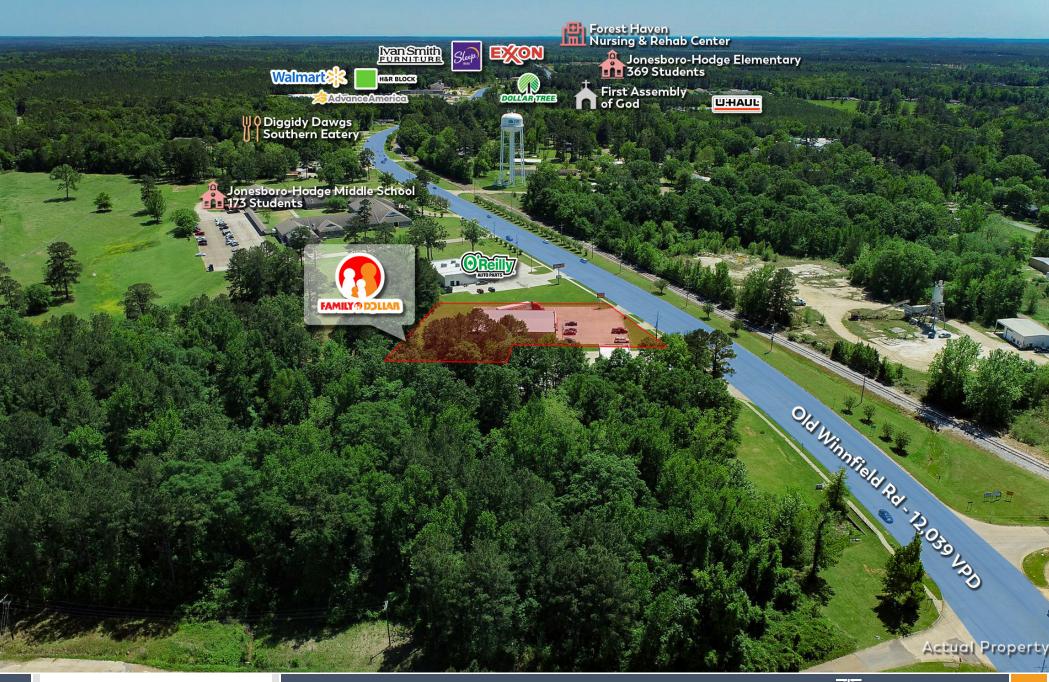
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RETAIL MAP

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PROPERTY PHOTO

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PROPERTY PHOTO

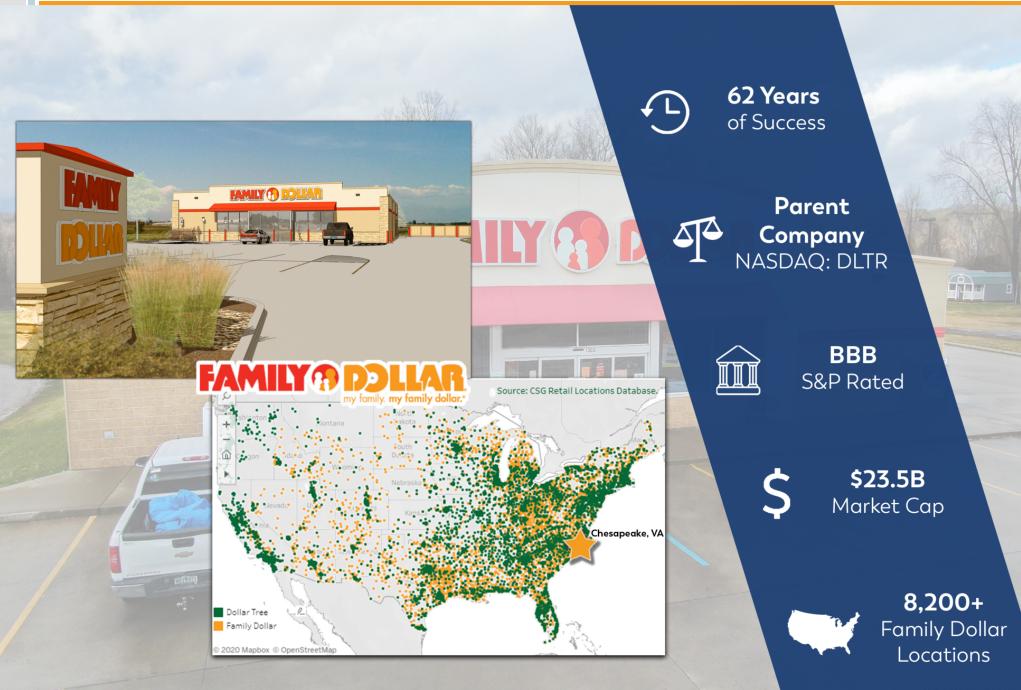
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TENANT OVERVIEW

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