



OFFERING MEMORANDUM

FAMILY DOLLAR - JONESBORO, LA

448 OLD WINNFELD RD, JONESBORO, LA 71251

FORD KILBORN
405.706.6904
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TRINITYREIS.COM

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



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 MARKETING BY:

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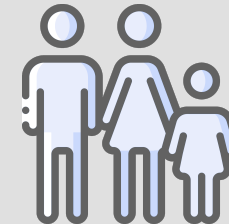
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INVESTMENT OVERVIEW:

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

448 OLD WINNFIELD RD | JONESBORO, LA

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



RESPONSIBILITIES BREAKDOWN

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

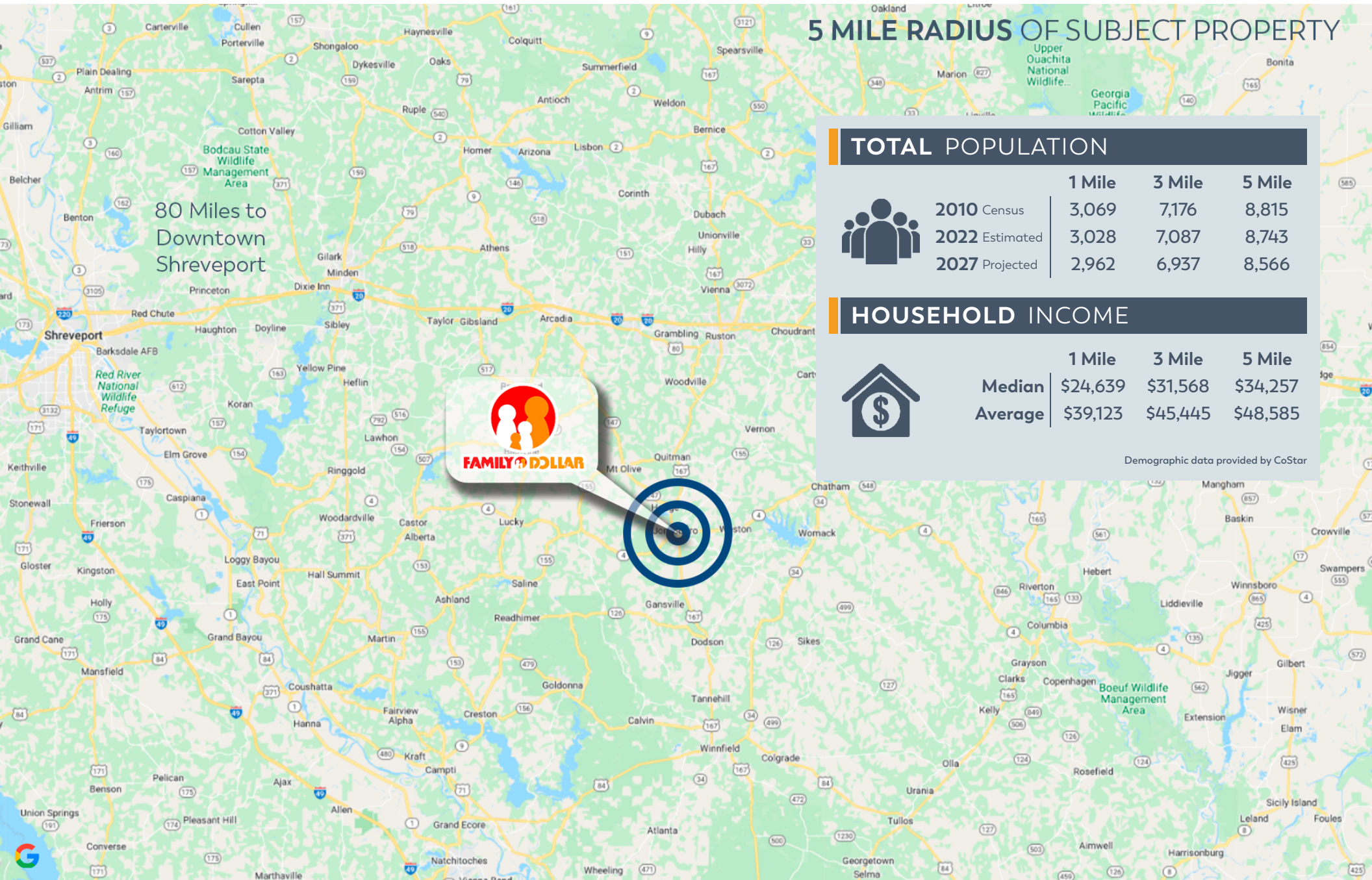
PAID BY **LANDLORD**

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



80 Miles to
Downtown
Shreveport

5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	3,069	7,176	8,815
2022 Estimated	3,028	7,087	8,743
2027 Projected	2,962	6,937	8,566

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$24,639	\$31,568	\$34,257
Average	\$39,123	\$45,445	\$48,585

Demographic data provided by CoStar





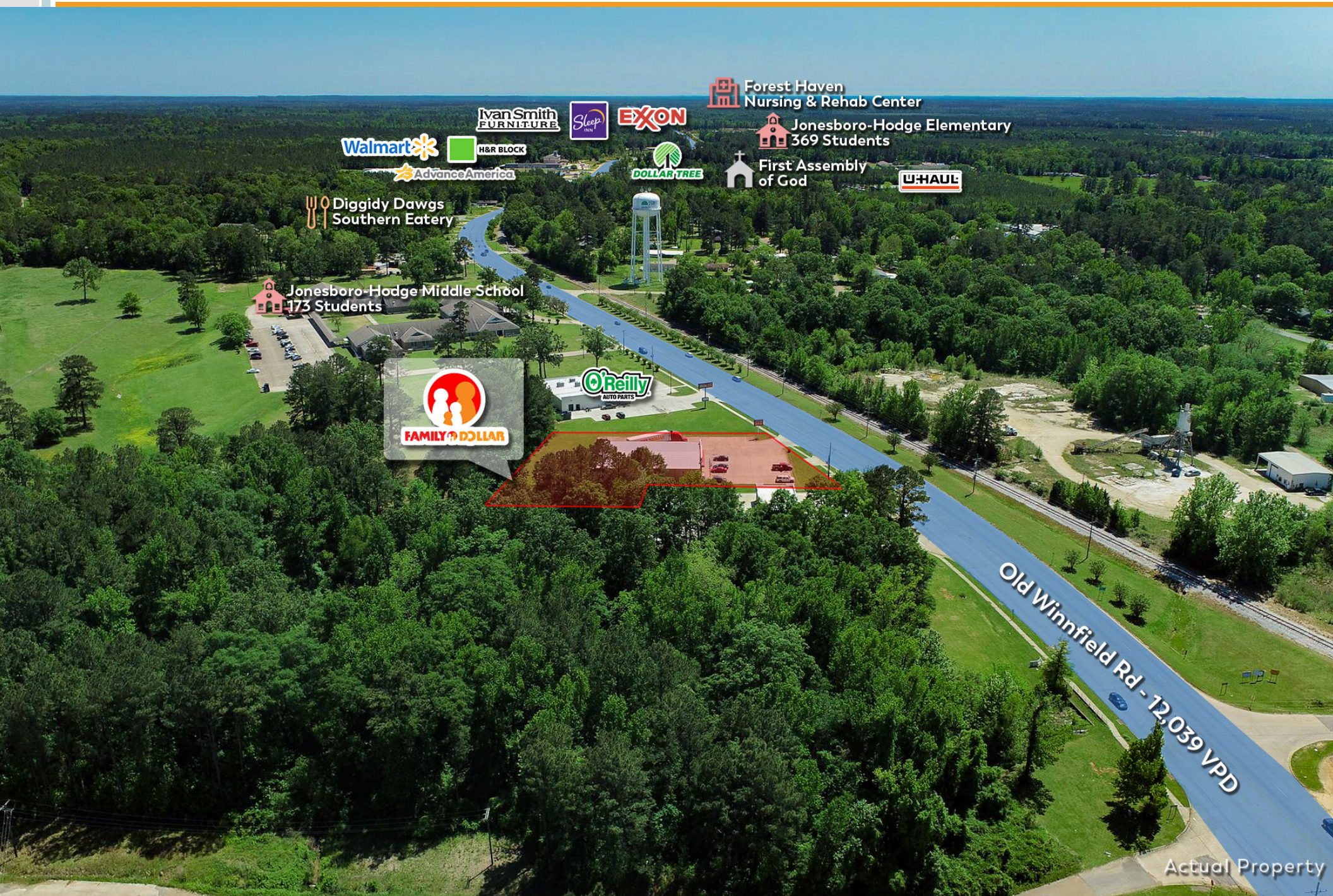
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RETAIL MAP

448 OLD WINNFIELD RD | JONESBORO, LA



Actual Property



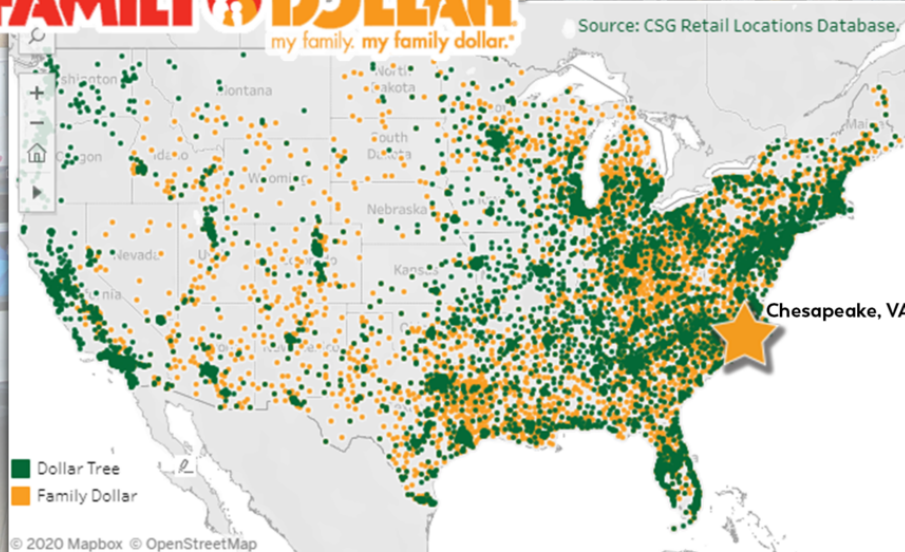


Actual Property



TENANT OVERVIEW

448 OLD WINNFIELD RD | JONESBORO, LA



62 Years
of Success



**Parent
Company**
NASDAQ: DLTR



BBB
S&P Rated



\$23.5B
Market Cap



8,200+
Family Dollar
Locations

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BROKER OF RECORD

BRIAN BROCKMAN

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