



DOLLAR TREE/FAMILY DOLLAR

7992 STATE RT 366, RUSSELLS POINT, OH 43348

ACTUAL STORE

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INVESTMENT SUMMARY

List Price:	\$1,196,400
Current NOI:	\$74,730
Initial Cap Rate:	7.50% on Family Dollar's Rent
Land Acreage:	1.0 +- tbd
Year Renovated	2021
Building Size:	15,700 SF
Price PSF:	\$76.20
Lease Type:	NN
Base Lease Term:	5 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 15,700 SF Value Add Strip Center featuring Dollar Tree and Family Dollar as the Anchor Tenant. The property is located in Russells Point, Ohio. The property is encumbered with a five (5) year double net lease, leaving minimal landlord responsibilities. The lease contain Four (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 Route 366. The building is located on a main artery leading into downtown Russells Point. The five mile population is nearly 12,000 with the three mile average household income of nearly \$67,000. 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 7.50% cap rate based on NOI of \$74,730 plus an additional \$200,000 for the vacant space priced below replacement cost.



PRICE \$1,196,400



CAP RATE 7.50%



LEASE TYPE NN



TERM REMAINING 5 Yr

INVESTMENT HIGHLIGHTS

- Completely Remodeled in 2021 | New Dual Tenant Concept
- 5 Year NN Lease Requiring Minimal Landlord Responsibilities
- Four (5 Yr) Options | \$0.50 Rental Rate Increase
- Located on Main Retail Artery
- Investment Credit Tenant | Standard & Poor's: 'BBB-'
- Traffic Count in Excess of 11,000+
- Three Mile Average Household Income \$74,730
- The Store Out Positions Other Retailers in Market | Main Thoroughfare!

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$74,730.00	\$4.76
Gross Income	\$74,730.00	\$4.76
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$74,730.00	\$4.76

PROPERTY SUMMARY

Year Built:	1962
Year Renovated:	2021
Lot Size:	1 Acres+- TBD
Building Size:	15,700 SF
Traffic Count:	11,000+
Roof Type:	Metal Seamed
Zoning:	Community
Construction Style:	Prototypical
Parking Lot:	Asphalt / Ample
HVAC	Ground Mounted

LEASE SUMMARY

Tenant:	Dollar Tree / Family Dollar Center
Lease Type:	NN
Primary Lease Term:	5 Yr
Annual Rent:	\$74,730
Rent PSF:	\$6.98
Landlord Responsibilities:	Yes
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	1/22/2021
Lease Expiration Date:	1/22/2026
Lease Term Remaining:	5 Yr
Rent Bumps:	In Options (\$0.50 P/Ft)
Renewal Options:	4 - (5 Years)
Lease Guarantor:	Dollar Tree
Lease Guarantor Strength:	BBB-
Tenant Website:	DollarTree.com



GROSS SALES:
\$22.25B



STORE COUNT:
15,000+

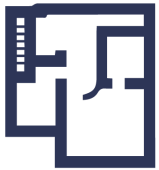


GUARANTOR:
DOLLAR TREE



S&P:
BBB-

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Family Dollar Tree	10,700	1/22/2021	1/22/2026	\$74,730	68.15		\$6.98
Option 1				\$80,080		YR 6	\$7.48
Option 2				\$85,430		YR 11	\$7.98
Option 3				\$90,780		YR 16	\$8.48
Option 4				\$96,130		YR 21	\$8.98
Vacant	5,000				31.85		\$0.0
Totals/Averages	15,700			\$74,730.00			\$ 11.40 P/Ft



TOTAL SF
15,700



INITIAL ANNUAL RENT
\$74,730



OCCUPANCY RATE
68.15%



INITIAL RENT/SF
\$6.98



NUMBER OF TENANTS
1





OVERVIEW

Company:	Dollar Tree
Founded:	1986
Total Revenue:	\$22.25 Billion
Net Income:	\$1.714 Billion
Headquarters:	Chesapeake, Virginia
Website:	www.DollarTree.com

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	YIELD
1-5	\$74,730	\$6,37.50	\$0.50 P/FT	7.50%

DOLLAR TREE

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 \$1.00. 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



38 Miles
Dayton International
Airport



35 Miles
Downtown
Dayton, OH



41 Miles
Columbus,
Ohio



80 Miles
Toledo
Zoo

 **DOLLAR TREE**
FAMILY DOLLAR

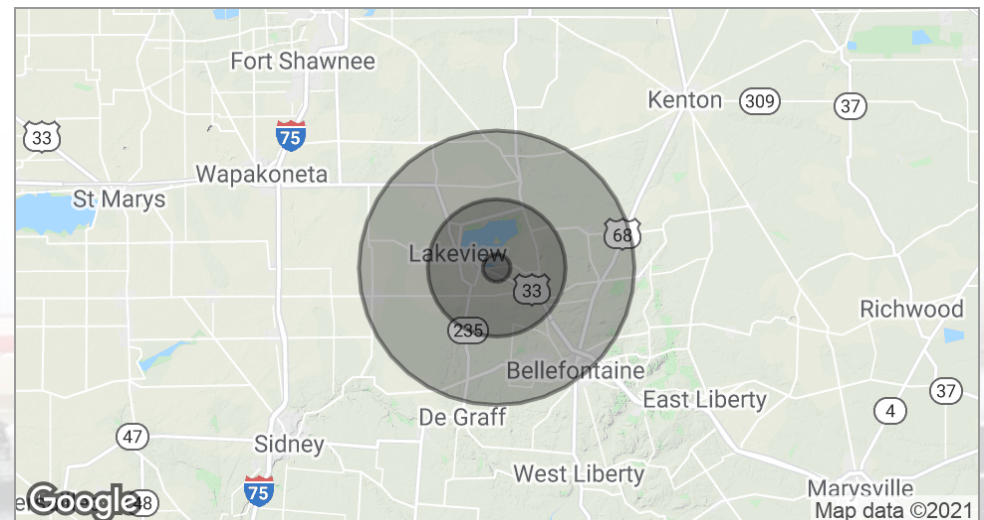


Russells Point is a village located in northwest Logan County, Ohio. The population was 1,391 at the 2010 census. It is situated on Indian Lake, which had long been a popular summer resort destination. The village of Russells Point also owns local low power WRPO (93.5 FM), operated by Gray Fox Broadcasting as its locally originating community radio station.

Russells Point was the locale of the now defunct Sandy Beach Amusement Park, which was razed in 1982 after years of deterioration. It closed due to financial difficulties and declining patrons in 1972. A photo showing the arch-shaped steel footbridge, the remnant of the park, is posted to the right of this article.

Due to its location on the south shore of Indian Lake, Russells Point includes several highways. U.S. Route 33 is the main street in Russells Point, and State Routes 366 and 708 are also important. State Route 720 begins on the northwestern side of the village.

POPULATION	3 MILE	5 MILES	10 MILES
Total Population 2020	5,696	10,019	29,028
Average Age	35.9	36.3	37.1
# Of Persons Per HH	3.8	3.4	2.6
HOUSEHOLDS & INCOME	3 MILE	5 MILES	10 MILES
Total Households	2,588	4,386	11,503
Average HH Income	\$66,458	\$64,323	\$67,226
Median House Value	\$173,649	\$155,254	\$146,569
Consumer Spending (Millions)	\$58	\$152	\$635





TOTAL SALES VOLUME

\$6.7B

PROPERTIES SOLD

3,300+

BROKER & BUYER REACH

345K

STATES SOLD IN

43

Click to Meet Team Fortis

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