



REPRESENTATIVE PROPERTY

FAMILY DOLLAR TREE
8996 HIGHWAY 22, MAPLESVILLE, AL 36750

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STATE BROKER OF RECORD:

INVESTMENT SUMMARY

List Price:	\$1,738,863
Current NOI:	\$114,765.00
Initial Cap Rate:	6.60%
Land Acreage:	1.5+-
Year Built	2023
Building Size:	10,500 SF
Price PSF:	\$165.61
Lease Type:	NN+
Lease Term:	10 Yr

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 10,500 SF Dollar Tree & Family Dollar Hybrid store located in Maplesville, AL. The property is encumbered with a ten (10) year NN+ lease, leaving minimal landlord responsibilities. The lease contains 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 Highway 22 (Which sees 5,300+ Cars Per Day). The building is located on the main retail artery leading into Maplesville. The five-mile population is in excess of 1,800 with a three-mile average household income of nearly \$68,583. 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. The list price reflects a 6.60% cap rate based on NOI of \$114,765.



PRICE \$1,738,863



CAP RATE 6.60%



LEASE TYPE NN+



TERM REMAINING 10 YR

INVESTMENT HIGHLIGHTS

- **New Dual Tenant Concept | Brand New Lease**
- **10-Year NN+ Lease Requiring Minimal Landlord Responsibilities**
- **Four - (5 Yr) Options | \$0.50 Rental Rate Increase**
- **Located on Highway 22 | Main Retail Artery**
- **Investment Credit Tenant | Standard & Poor's: 'BBB'**
- **Three Mile Average Household Income \$68,583**
- **High Traffic Location | 5,338 VPD (Highway 22)**

FAMILY DOLLAR TREE

8996 HIGHWAY 22, MAPLESVILLE, AL 36750

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$114,765.00	\$10.93
Gross Income	\$114,765.00	\$10.93

EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00

NET OPERATING INCOME	\$114,765.00	\$10.93
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PROPERTY SUMMARY

Year Built:	2023
Lot Size:	1.5+- Acres
Building Size:	10,500 SF
Traffic Count:	5,300+
Roof Type:	Metal Seamed
Zoning:	Commercial
Construction Style:	Prototypical
Parking Lot:	Cement
HVAC	Ground Mounted

LEASE SUMMARY

Tenant:	Dollar Tree / Family Dollar
Lease Type:	NN+
Primary Lease Term:	10 Yr
Annual Rent:	\$114,765.00
Rent PSF:	\$10.93
Landlord Responsibilities:	Yes
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	3/1/2023
Lease Expiration Date:	3/1/2033
Lease Term Remaining:	10 YR
Rent Bumps:	In Options (\$0.50 P/Ft)
Renewal Options:	4 - (5 Years)
Lease Guarantor:	Dollar Tree Corp
Lease Guarantor Strength:	BBB
Tenant Website:	DollarTree.com



GROSS SALES:

\$22.25B



STORE COUNT:

15,000+



GUARANTOR:

DOLLAR TREE CORP



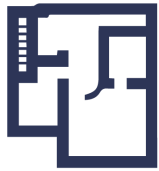
S&P:

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 Tree	10,500	3/1/2023	3/1/2033	\$114,765.00	100.0		\$10.93
Option 1				\$120,015.00		3/1/2033	\$11.43
Option 2				\$125,265.00		3/1/2038	\$11.93
Option 3				\$130,515.00		3/1/2043	\$12.43
Option 4				\$135,765.00		3/1/2048	\$12.93
Totals/Averages	10,500			\$114,765.00			\$10.93



TOTAL SF
10,500



TOTAL ANNUAL RENT
\$114,765.00



OCCUPANCY RATE
100.0%



INITIAL RENT/SF
\$10.93



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
1-10	\$114,765	\$9,563	In Options	6.60%
Option 1	\$120,015	\$10,001	\$.50 P/FT	-
Option 2	\$125,265	\$10,538	\$.50 P/FT	-
Option 3	\$130,515	\$10,876	\$.50 P/FT	-
Option 4	\$135,765	\$11,313	\$.50 P/FT	-

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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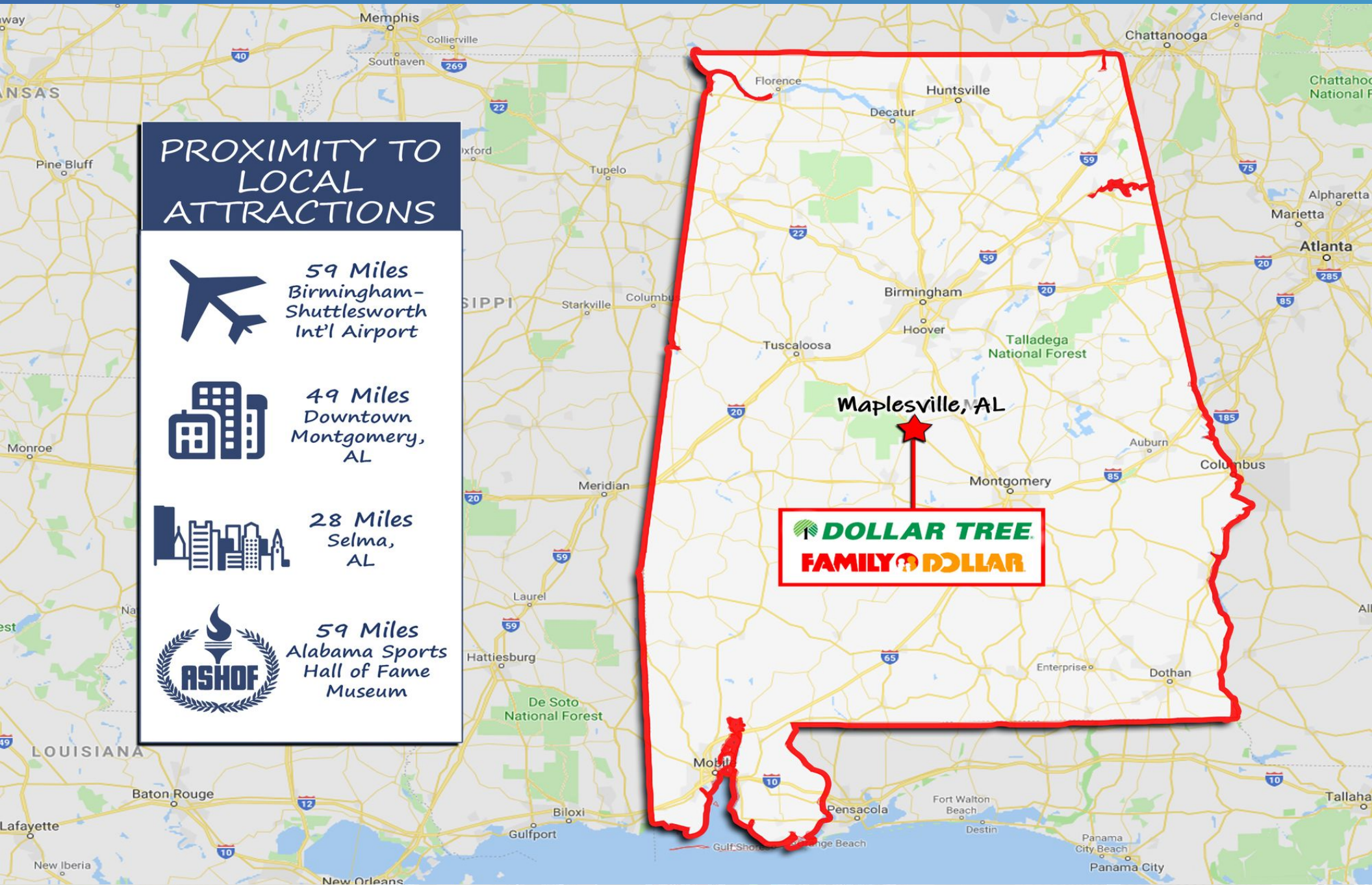
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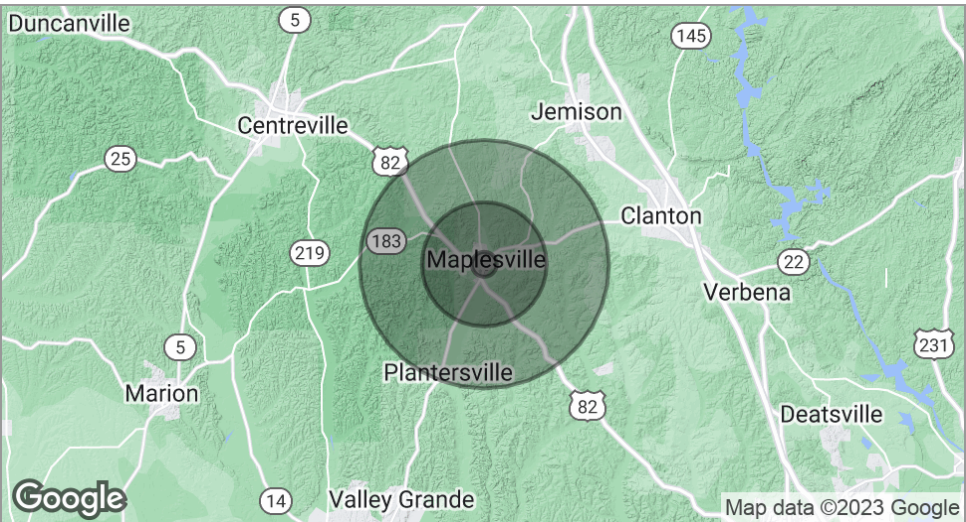




POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2023	986	1,825	6,797
Total Population 2028	993	1,842	6,842
Average Age	50.5	46.5	42.6
# Of Persons Per HH	1.4	1.7	2.1
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	394	732	2,618
Average HH Income	\$68,583	\$67,992	\$64,372
Median House Value	\$82,805	\$93,572	\$107,736
Consumer Spending (Millions)	\$11	\$21	\$77

Maplesville is a town in Chilton County, Alabama. It is located approximately halfway between Tuscaloosa and Montgomery on U.S. Route 82. The town of Maplesville first began to grow in a location 3 miles (5 km) east of its present location, near Mulberry Creek. European settlers migrated to the area from Georgia and the Carolinas following the Battle of Horseshoe Bend in 1814, after the Native Americans who had been living there were defeated. The town was named after Stephen W. Maples, a merchant and the town's first postmaster.

In 1853 the Alabama and Tennessee Rivers Railroad was completed at the nearby community of Cuba. The citizens of Maplesville began migrating to the new Maplesville Depot thus initiating the decline of the original town. In 1856, the Maplesville Post Office was located to the new site effectively changing the name of the community. By 1900 old Maplesville had become a ghost town and today little remains other than the cemetery.





TOTAL SALES VOLUME

\$8.5B

PROPERTIES SOLD

3,750+

BROKER & BUYER REACH

345K

STATES SOLD IN

44

Click to Meet Team Fortis

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