



FAMILY DOLLAR
my family, my family dollar.

30 US HIGHWAY 158
ROANOKE RAPIDS, NC

\$982,140 | 7.00% CAP RATE

 **Atlantic**
CAPITAL PARTNERS™

ACTUAL SITE PHOTO



OFFERING SUMMARY

Atlantic Capital Partners has been engaged to offer a free standing Family Dollar in Roanoke Rapids, NC. This Family Dollar is corporately guaranteed by Dollar Tree, Inc, a Fortune 200 company with a S&P rating of BBB. The subject property features a long term lease, with Six (6) 5-year renewal options. Family Dollar recently completed a remodel and automatically exercised a five year option with a rental increase.

INVESTMENT HIGHLIGHTS

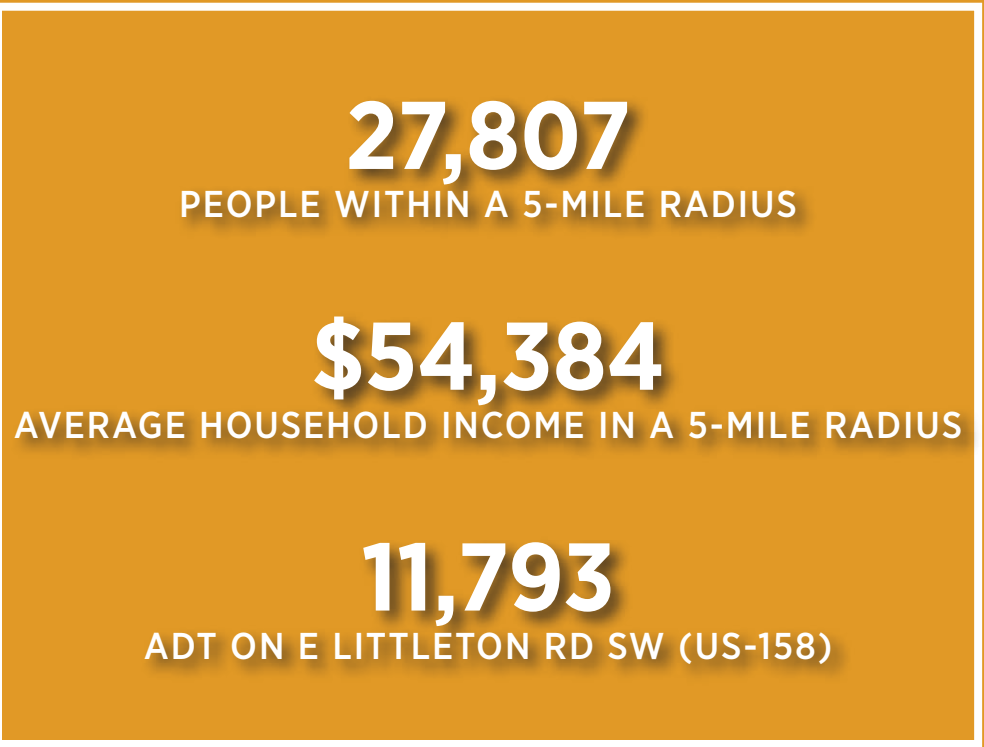
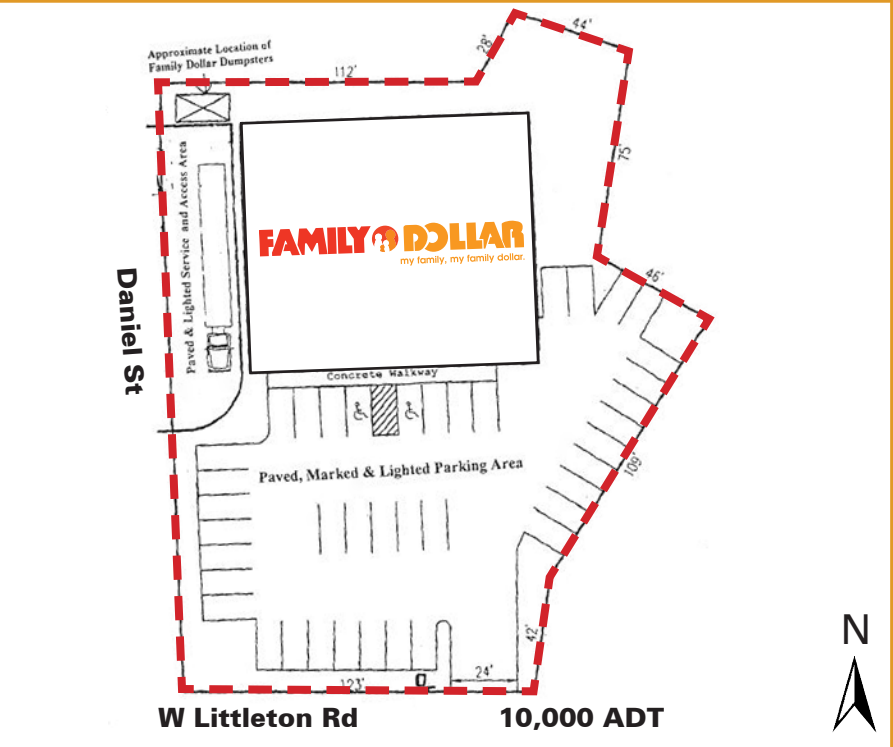
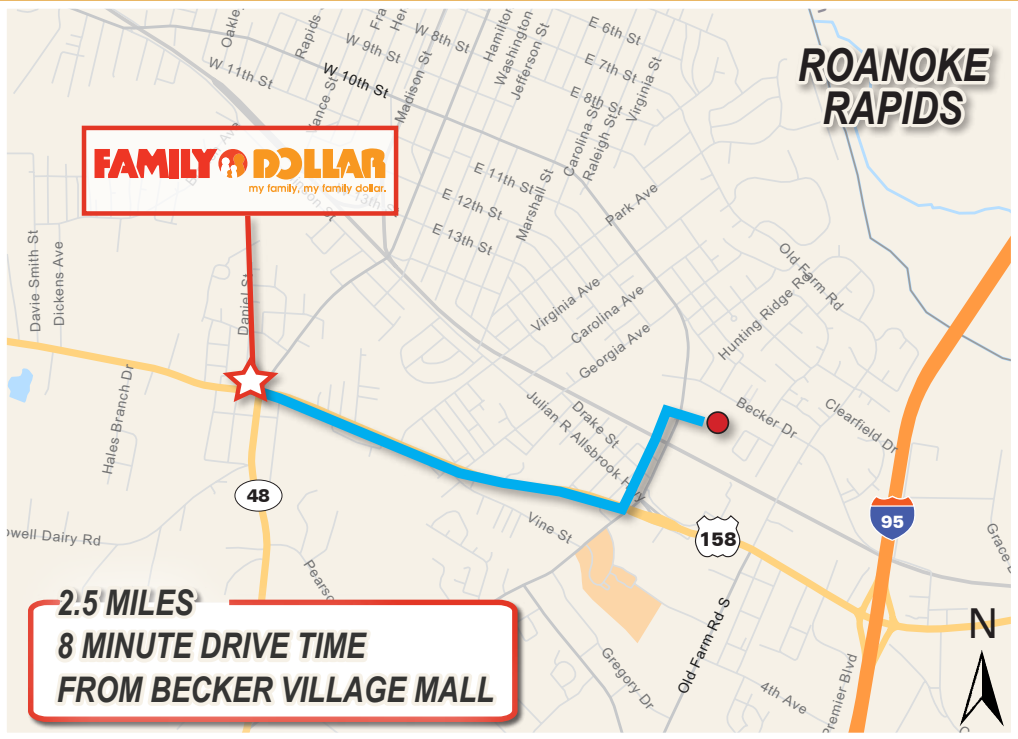
- Newly Remodeled Store & Recent Option Extension
- 10% Rental Increases Each 5-year Period
- Popular Family Dollar State- Fourth Most Popular State for Family Dollar Locations
- Located in Well-Trafficked Corridor - Over 17,194 ADT at Intersection
- Corporate Guaranty from Investment Grade Tenant
- Proximity To Buzzing Retail Area & Top Performing Walmart
- Excellent Curb Visibility (186 feet)

EXECUTIVE SUMMARY

PROPERTY	Family Dollar
LOCATION	30 US-158; Roanoke Rapids, NC
BUILDING SIZE (GLA)	± 9,223 SF
LAND SIZE	± 0.86 Acres
YEAR BUILT/RENOVATED	2006
TENANT/GUARANTOR	Family Dollar/Dollar Tree Inc.
RENT TYPE	NN
LANDLORD RESPONSIBILITIES	Roof and Structure; Capital Replacements
RENT COMMENCEMENT	6/1/2006
TERM	5 Years
CURRENT RENT	\$68,750

RENT SCHEDULE	TERM	RENT
CURRENT TERM (1ST EXTENSION)	7/1/2022 - 6/30/2027	\$68,750
2ND EXTENSION TERM	7/1/2027 - 6/30/2032	\$75,625
3RD EXTENSION TERM	7/1/2032 - 6/30/2037	\$83,188
4TH EXTENSION TERM	7/1/2037 - 6/30/2042	\$91,506
5TH EXTENSION TERM	7/1/2042 - 6/30/2047	\$100,657
6TH EXTENSION TERM	7/1/2047 - 6/30/2052	\$110,723

\$982,140 | 7.00% CAP RATE



INVESTMENT HIGHLIGHTS

Newly Remodeled Store & Recent Option Extension

Family Dollar recently remodeled their store and executed an option extension proving their commitment to this location and the Roanoke Rapids community

10% Rental Increases Each 5-Year Option

NN lease with limited LL responsibilities | 10% rent increases during each option period

Popular Family Dollar State

North Carolina is the Fourth Most Popular State for Family Dollar Locations: with 445 North Carolina locations, the brand is a household name

Located in Well-Trafficked Corridor

Located along the intersection of E Littleton Road and Roanoke Avenue, this location has exposure to 17,194 ADT



Corporate Guaranty from Investment Grade Tenant

Family Dollar (Owned by parent company Dollar Tree) has a Market Cap of \$37.37B (NASDAQ: DLTR) with over 8,000 locations across the country| S&P rating of BBB

Proximity to Buzzing Retail Area & Top Performing Walmart

Farm Fresh Disposition (2.5 miles, farmers market) averages 146.2k/mo visitors & the Walmart Super-center (2.5 miles) averages 188.74k/mo and ranks in the 88% among Walmarts in NC

Excellent Curb Visibility

The property has 186 feet of frontage and great visibility for passing traffic

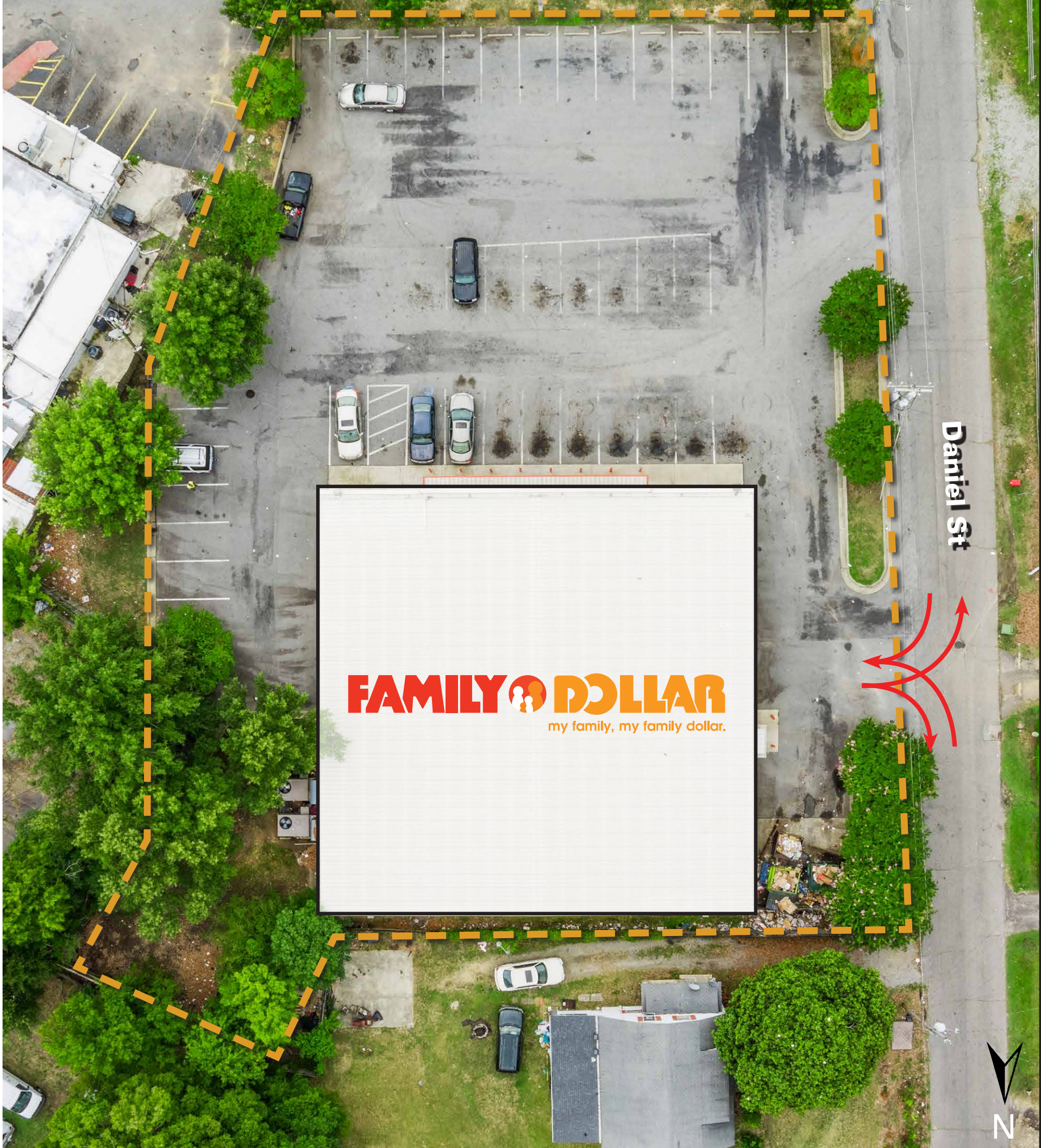
Strong Average Monthly Visits Amongst All NC Family Dollar Stores

Ranks highly according to Placer.ai for Family Dollar Stores in North Carolina in terms of customer visits

PROPERTY DESCRIPTION

PROPERTY	Family Dollar	
LOCATION	30 US-158; Roanoke Rapids, NC	
BUILDING SIZE (GLA)	± 9,223 SF	
LAND SIZE	± 0.86 Acres	
YEAR BUILT/RENOVATED	2006	
TENANT/GUARANTOR	Family Dollar/Dollar Tree Inc.	
RENT TYPE	NN	
LANDLORD RESPONSIBILITIES	Roof and Structure; Capital Replacements	
RENT COMMENCEMENT	6/1/2006	
TERM	5 Years	
CURRENT RENT	\$68,750	
RENT SCHEDULE	Term	Rent
CURRENT TERM (1ST EXTENSION)	7/1/2022 - 6/30/2027	\$68,750
2ND EXTENSION TERM	7/1/2027 - 6/30/2032	\$75,625
3RD EXTENSION TERM	7/1/2032 - 6/30/2037	\$83,188
4TH EXTENSION TERM	7/1/2037 - 6/30/2042	\$91,506
5TH EXTENSION TERM	7/1/2042 - 6/30/2047	\$100,657
6TH EXTENSION TERM	7/1/2047 - 6/30/2052	\$110,723

ASKING PRICE: \$982,140
CAP RATE: 7.00%





ROANOKE VALLEY
FARMERS MARKET

HANDY
RENTAL

FAMILY DOLLAR
my family, my family dollar.

BOBBY'S
GRILL &
SUPERMARKET

KING'S DELI
PLUS

Daniel St

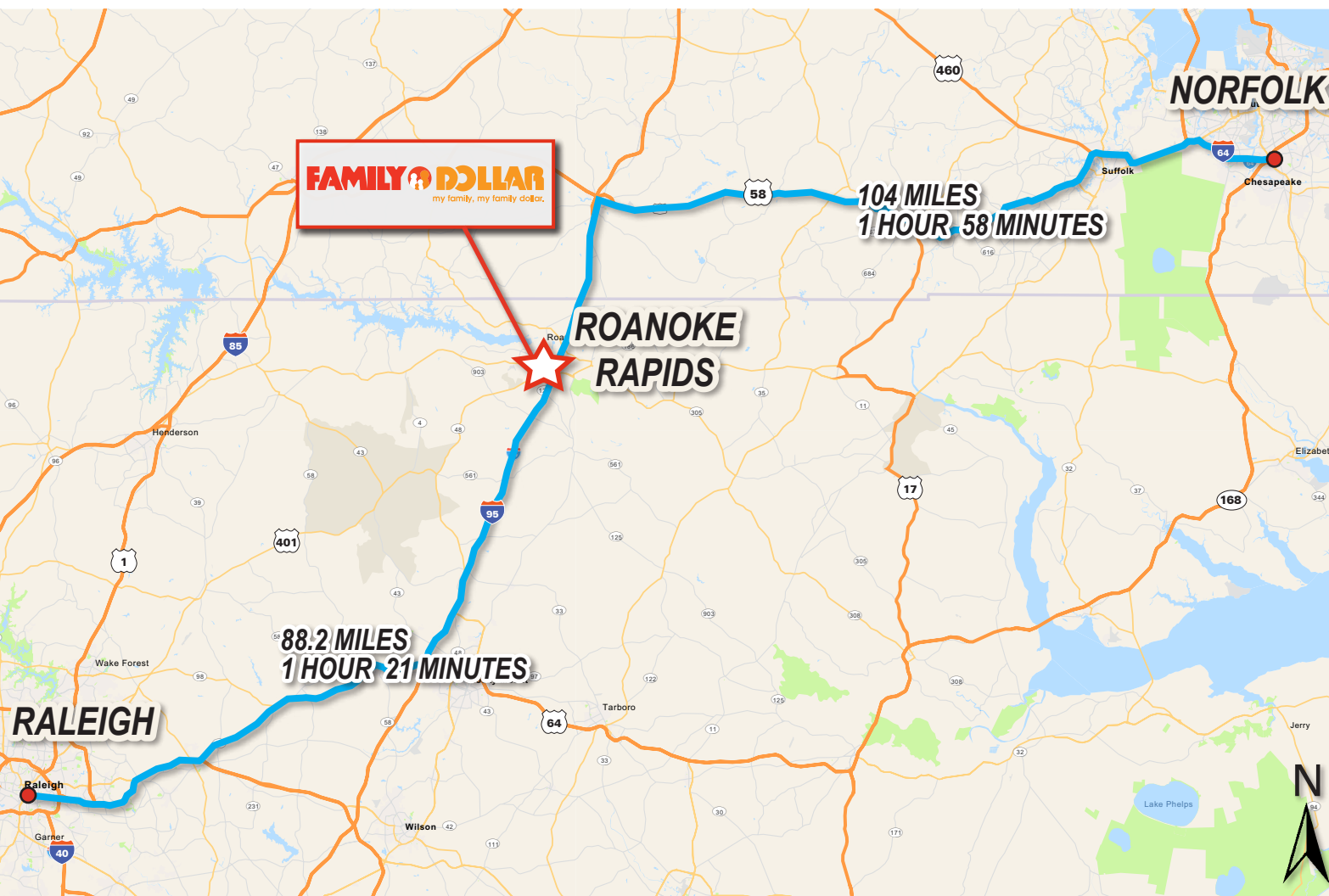
10,000 ADT

Roanoke Ave

6,500 ADT

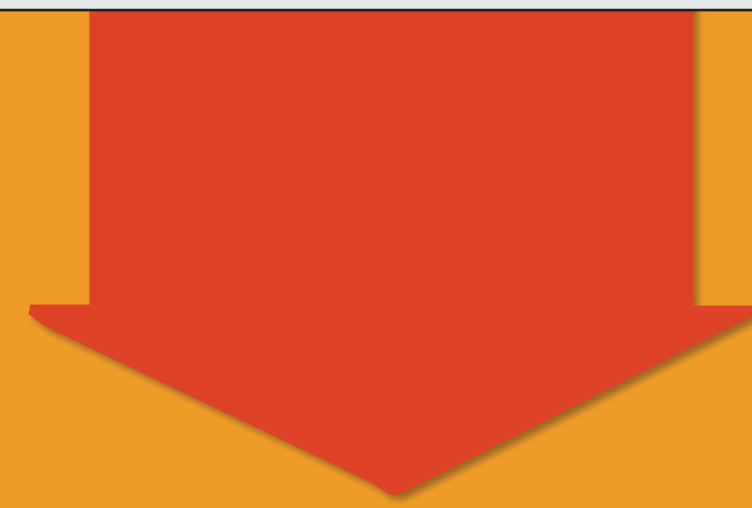
W Littleton Rd





ROANOKE RAPIDS, NC

Roanoke Rapids is a city in Halifax County, North Carolina. The town is located at the eastern edge of the North Carolina Piedmont, on the Roanoke River. A former booming textile industry town, Roanoke Rapids is now known for its many historical sites, such as the original Roanoke Rapids High School building which opened in 1921 and is still in use. It was modeled with a Gothic style architecture in mind and costs approximately ten times the average high school building in the state. Our site for Family Dollar is located on Littleton Avenue which is the main retail corridor of Roanoke Rapids.



Shopping

- Premier Landing (244k/mo)
- Great Falls Plaza (75.6k mo)
- Roanoke Rapids Plaza (62.9k mo)

Top Employers

- WestRock
- HCA Healthcare
- Greenberry Industrial

Hospitals/Medical

- Halifax Regional Medical Center
- Med First Primary & Urgent Care
- Vidant North Hospital

100+ Employees



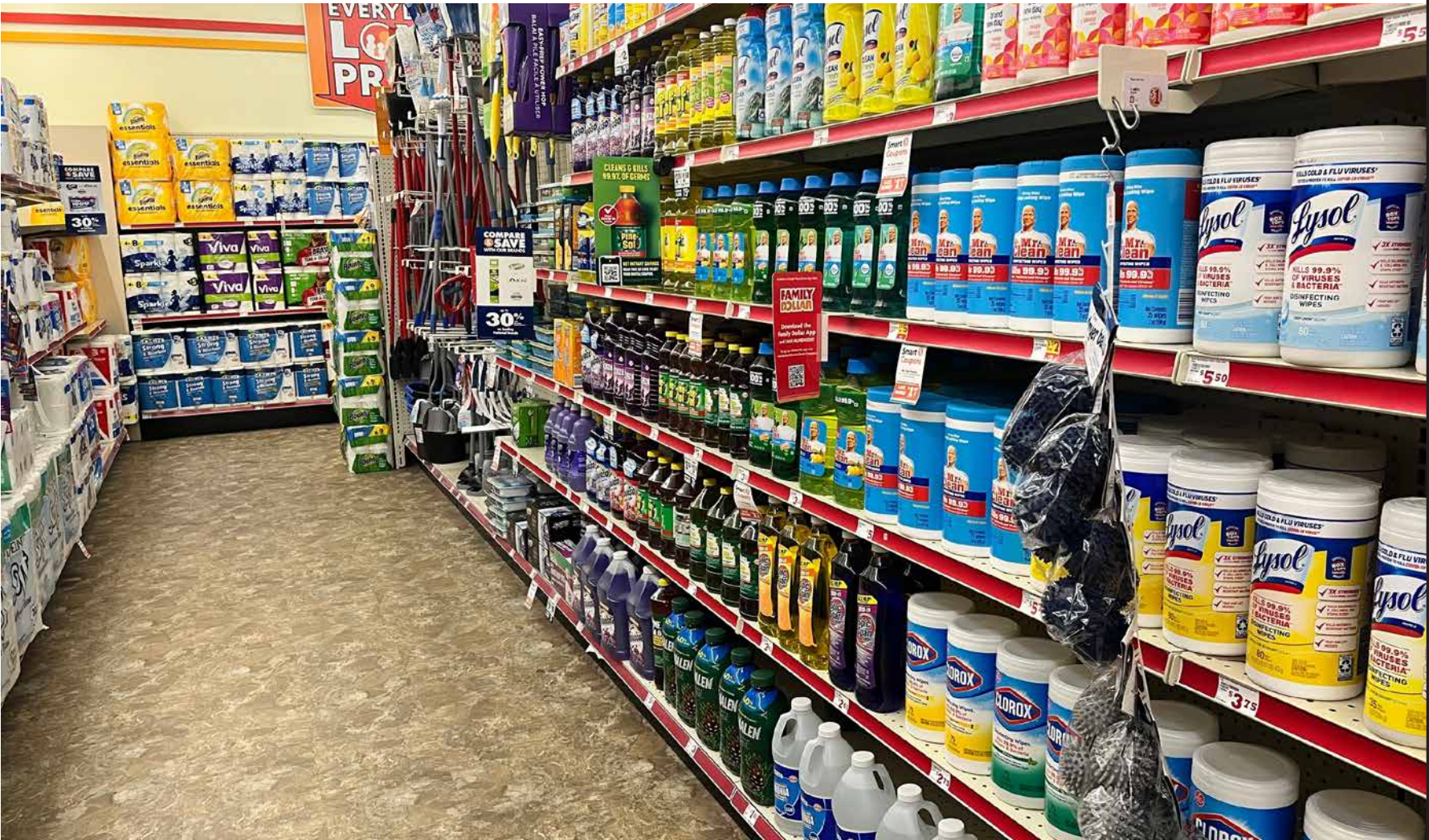
TENANT OVERVIEW

ABOUT FAMILY DOLLAR

Family Dollar is an American variety store chain with over 8,000 locations in all states except Alaska and Hawaii. It was the second largest value oriented retailer until it was acquired by Dollar Tree in 2015. Dollar Tree/Family Dollar is a multi-price-point chain of discount variety stores. The company competes in the dollar store and low-end retail markets. Each Dollar Tree and Family Dollar stocks a variety of products, including national, regional, and private-label brands. Departments found in a Dollar Tree or Family Dollar include health and beauty, food and snacks, party, seasonal décor, housewares, glassware, dinnerware, household cleaning supplies, candy, toys, gifts, gift bags and wrap, craft supplies, teaching supplies, automotive, electronics, pet supplies, and books. Family Dollar continues to experience strong momentum as evidenced by their opening of 500 new stores in 2005, 350 more in 2006, and an additional 300 in 2007. Family Dollar operates 11 distribution centers and allows the company to be vertically integrated to keep logistic costs low. For 2022, Dollar Tree reported annual revenue of \$26.32B with \$7.74B in gross profit. Family Dollar, and its parent company Dollar Tree, continue to grow year-over-year at a steady rate and employs over 60,000 people across all locations.

Dollar Tree is an American multi-price-point chain of discount variety stores. Headquartered in Chesapeake, Virginia, it is a Fortune 500 company and operates 15,115 stores through out the 48 contiguous U.S. states and Canada. Its stores are supported by a nationwide logistics network of 24 distribution centers.

To learn more about Family Dollar, please visit www.familydollar.com or for Dollar Tree, please visit www.dollartree.com



FAMILY DOLLAR
my family, my family dollar

DOLLAR TREE QUICK FACTS

FOUNDED	1959
ANNUAL REVENUE	\$26.32B (ttm)
OWNERSHIP	Public (NASDAQ: DLTR)
S&P RATING	BBB
# OF LOCATIONS	15,288
HEADQUARTERS	Chesapeake, VA

FINANCIALS

MARKET CAP	\$37.68B
EPS	2.37
PE RATIO	25.33
PROFIT MARGIN	5.57%
OPERATING MARGIN	7.56%

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2027 PROJECTION	3,264	19,775	26,998
2022 ESTIMATE	3,344	20,378	27,807
2010 CENSUS	3,636	22,708	31,080

POPULATION BY RACE	1 MILE	3 MILES	5 MILES
WHITE	1,399	11,770	14,107
BLACK	1,851	7,696	12,500
HISPANIC ORIGIN	162	876	1,076
AM. INDIAN & ALASKAN	14	220	314
ASIAN	24	340	385
HAWAIIAN & PACIFIC ISLAND	5	17	19
OTHER	52	335	482

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2027 PROJECTION	1,310	8,045	10,977
2022 ESTIMATE	1,344	8,301	11,323
2010 CENSUS	1,463	9,250	12,660
OWNER OCCUPIED	713	4,911	6,912
RENTER OCCUPIED	632	3,390	4,412

HOUSEHOLDS BY HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
AVG HOUSEHOLD INCOME	\$44,321	\$56,532	\$54,384
MEDIAN HOUSEHOLD INCOME	\$32,808	\$40,905	\$38,800
<\$25,000	542	2,513	3,651
\$25,000 - \$50,000	353	2,349	3,231
\$50,000 - \$75,000	197	1,427	1,859
\$75,000 - \$100,000	160	818	1,039
\$100,000 - \$125,000	24	478	619
\$125,000 - \$150,000	15	243	353
\$150,000 - \$200,000	54	328	390
\$200,000+	0	146	180





30 US HIGHWAY 158 | ROANOKE RAPIDS, NC

\$982,140 | 7.00% CAP RATE

PRIMARY DEAL CONTACTS

David Hoppe
980.498.3293
DHOPPE@ATLANTICRETAIL.COM

Sam Young
980.498.3292
SYOUNG@ATLANTICRETAIL.COM

This Offering Memorandum has been prepared by Atlantic Capital Partners (“ACP”) for use by a limited number of prospective investors of Family Dollar - Roanoke Rapids, NC (the “Property”) and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.