



FAMILY DOLLAR | DOLLAR TREE COMBO STORE

ACTUAL STORE

1153 US-61, PORT GIBSON, MS 39150

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410
fortisnetlease.com

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

BRIAN BROCKMAN

BANG REALTY

11427 REED HARTMAN HWY #236

CINCINNATI , OH 45241

513.898.1551

INVESTMENT SUMMARY

List Price:	\$1,138,756
Current NOI:	\$76,866.04
Initial Cap Rate:	6.75%
Land Acreage:	+/- 1.01
Year Renovated:	2023
Building Size:	11,000 SF
Price PSF:	\$103.52
Lease Type:	Double Net (NN)
Lease Term:	10 Years
Average CAP Rate:	6.75%

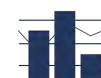
INVESTMENT OFFERING

Fortis Net Lease is pleased to present this newly extended 11,000 SF. Family Dollar | Dollar Tree combo store located in Port Gibson, Mississippi. This was a previous Family Dollar store in operation since 2004 and recently signed a new ten (10) year Double Net (NN) Lease for a Family Dollar | Dollar Tree combo store. The new lease offers 3 (5 year) options each with a 5% rental rate increase at each option. The lease is corporately guaranteed by Dollar Stores, Inc. which holds a credit rating of "BBB-", which is classified as Investment Grade.

This Family Dollar | Dollar Tree combo store is highly visible as it is strategically positioned on US Highway 61 which sees 10,885 cars per day. The ten mile population from the site is 6,674 and growing, and the three mile average household income is \$51,755 per year, making this location ideal for a Family Dollar | Dollar Tree. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a "passive" investor to attain the fee simple ownership of a Family Dollar/Dollar Tree. This investment will offer a new owner continued 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 6.75% cap rate based on NOI of \$77,966.04.



PRICE \$1,138,756



CAP RATE 6.75%



LEASE TYPE Double Net (NN)



TERM REMAINING 10 Years

INVESTMENT HIGHLIGHTS

- **Brand New 10 Year Double Net (NN) Lease**
- Minimal Landlord Responsibilities
- **Tenant Pays Percentage Rent Equal to 2% of Gross Sales Over a Threshold**
- Three (5 Year) Options | 5% Rent Increase at Each Option
- **New Family Dollar/Dollar Tree Combo Store Concept**
- **Converted from Family Dollar Store | In Operation Since 2004**
- **Proven Commitment & Success in this Market**
- Three Mile Household Income \$51,755
- Ten Mile Population 6,674
- **10,885 Cars Per Day on US-61**
- Investment Grade Dollar Store with "BBB" Credit Rating
- **Adjacent to Sonic Drive-Thru | Across From McDonald's**

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$77,966.04	\$7.09
Gross Income	\$77,966.04	\$7.09
EXPENSE		PER SF
Reserve	\$1,100	\$0.10
Gross Expenses	\$1,100	\$0.10
NET OPERATING INCOME	\$76,866.04	\$6.99

PROPERTY SUMMARY

Year Built:	1994
Year Renovated:	2023
Lot Size:	+/- 1.01 Acre
Building Size:	11,000 SF
Traffic Count:	10,885
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype Combo Store
Parking Lot:	Concrete
Warranties	Construction
HVAC	Ground Mounted

LEASE SUMMARY

Tenant:	Family Dollar Dollar Tree
Lease Type:	Double Net (NN)
Primary Lease Term:	10 Years
Annual Rent:	\$77,966.04
Rent PSF:	\$7.09
Landlord Responsibilities:	Minimal
Taxes, Insurance, CAM & Parking:	Tenant Responsibility
Roof, Structure:	Landlord Responsibility
New Lease Start Date:	1/1/2023
Lease Expiration Date:	3/31/2033
Lease Term Remaining:	10 Years
Rent Bumps:	5% at Each Option
Renewal Options:	Three (5 Year)
Lease Guarantor:	Dollar Stores, Inc.
Lease Guarantor Strength:	BBB-
Tenant Website:	www.FamilyDollar.com/combostores



2022 SALES:
\$38 BILLION



STORE COUNT:
15,000+



GUARANTOR:
CORPORATE

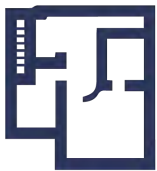


S&P:
BBB-

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Family Dollar Tree	11,000	1/1/2023	3/31/2033	\$77,966.04	100.0	\$7.09
			Option 1	\$77,966.04		\$7.09
			Option 2	\$81,864.00		\$7.44
			Option 3	\$85,957.08		\$7.81
Totals/Averages	11,000			\$77,966.04		\$7.09



TOTAL SF
11,000



TOTAL ANNUAL RENT
\$77,966.04



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$7.09



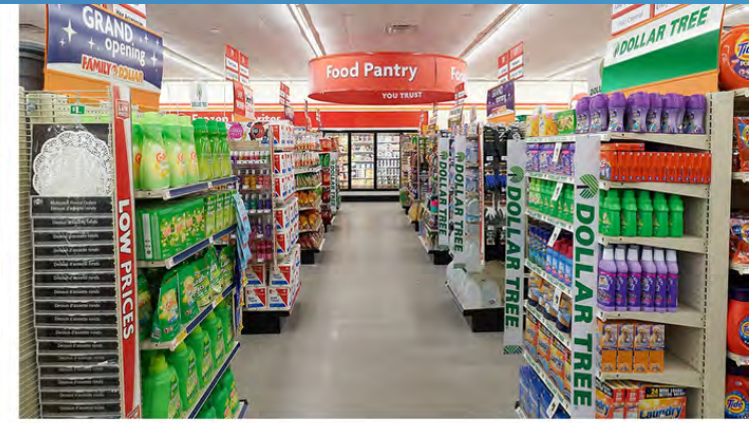
NUMBER OF TENANTS
1



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 FORTIS NET LEASE™



\$452.2 MIL
IN NET SALES



600 NEW STORES
OPENED IN 2022



\$38 BIL
IN SALES 2022



37 YEARS
IN BUSINESS



7.4%
SAME STORE GROWTH

DOLLAR TREE was founded in 1986 and in 34 years has grown to more than 15,600 locations across 48 states. In 2015, Dollar Tree acquired Family Dollar. The company is publicly traded on the NASDAQ under the ticker "DLTR" and carries an investment grade credit rating of "BBB" from S&P.

FAMILY DOLLAR is THE one-stop shop when it comes to delivering value on family essentials in a convenient neighborhood location. As one of the nation's fastest-growing retailers, it offers a compelling assortment of merchandise for the whole family. Families will find household cleaners, food, health and beauty aids, toys, apparel, home fashions, and more—all for everyday low prices.



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PROXIMITY TO LOCAL ATTRactions



69 Miles
Jackson-Medgar
Wiley Evers
Inter Airport



60 Miles
Jackson, MS



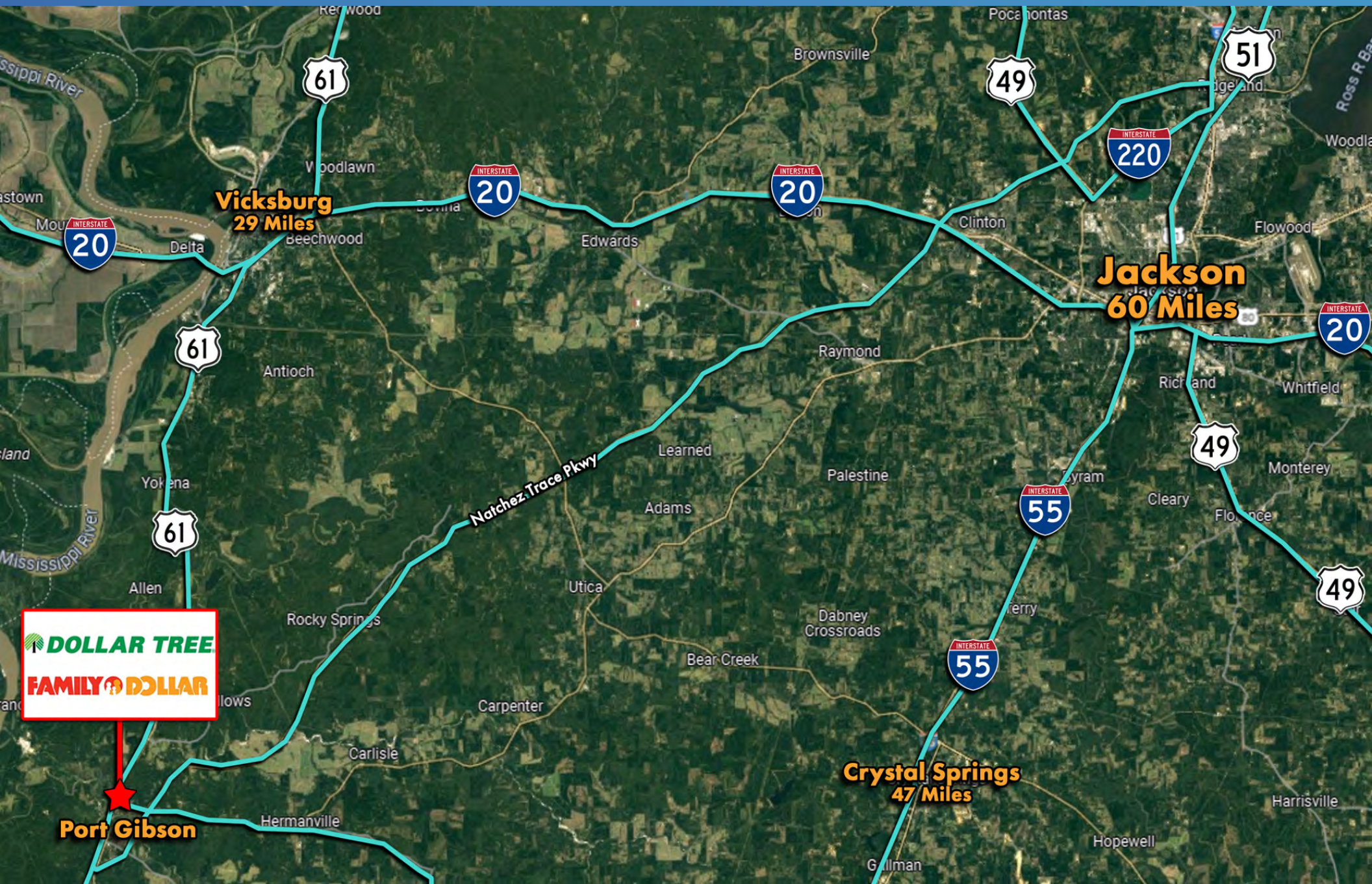
29 Miles
Vicksburg,
MS

 **DOLLAR TREE**
 **FAMILY DOLLAR**

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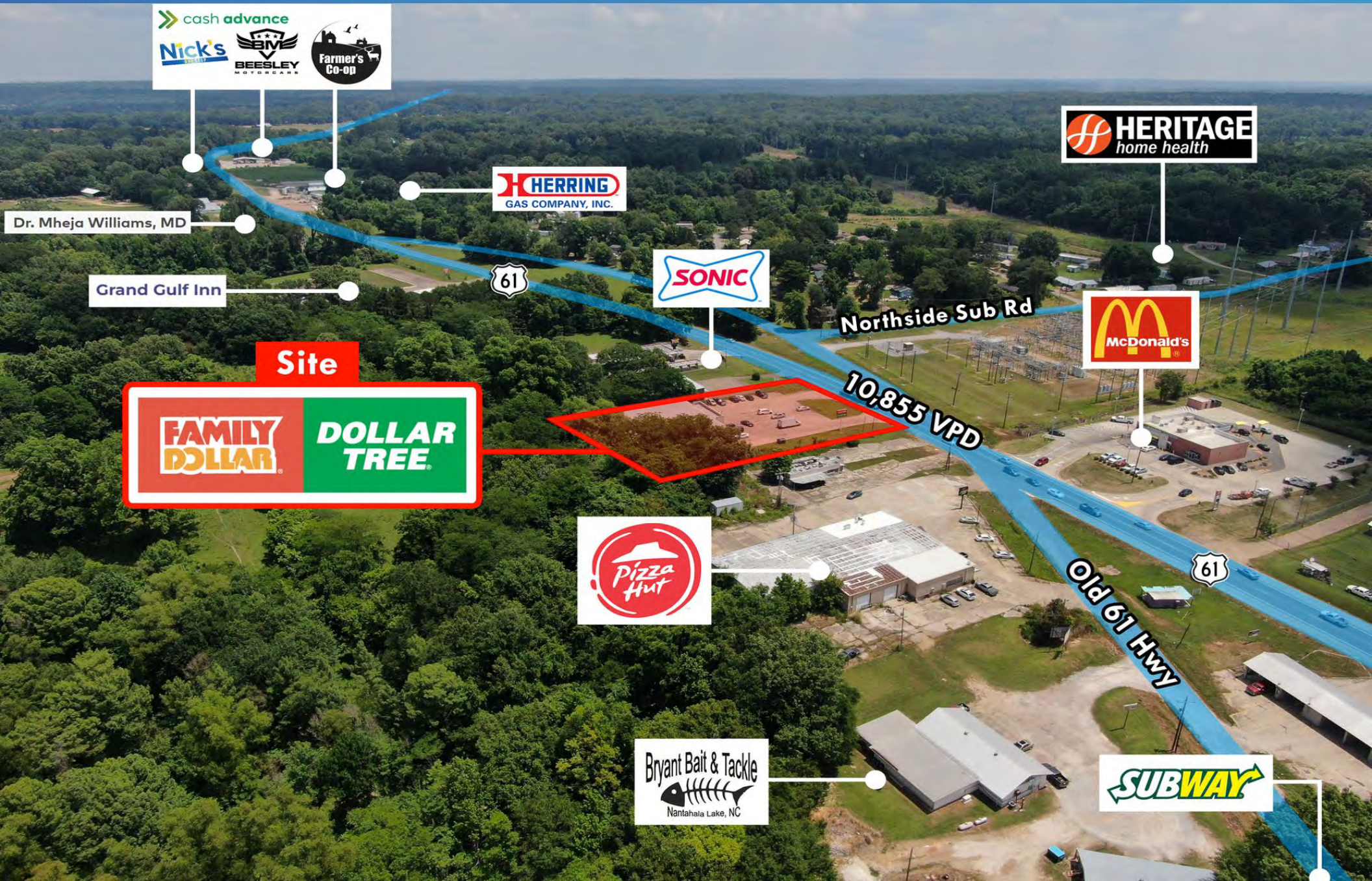
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Situated in Claiborne County, Port Gibson is located on the bluffs overlooking the majestic Mississippi River. As you approach the town, you'll be greeted by a breathtaking panorama of lush green landscapes, picturesque antebellum homes, and the iconic Windsor Ruins, offering a glimpse into the region's rich history.

One of the town's standout features is its well-preserved historic district. Strolling along the tree-lined streets, you'll find yourself immersed in a living museum, where the architectural marvels of the past have been lovingly maintained. Magnificent Greek Revival and Victorian-style homes with their elegant columns and intricate details stand as a testament to the town's prosperous past. Each step reveals a new story, waiting to be unraveled.

Nature lovers will also be delighted by the abundance of outdoor recreational opportunities in and around Port Gibson. Natchez Trace Parkway, a scenic roadway that winds its way through forests, fields, and along the river, is a must-visit. Whether you're an avid cyclist, hiker, or simply seeking a leisurely drive, this route offers a tranquil escape from the bustle of everyday life.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2023	2,887	3,855	6,674
Median Age	37.0	37.1	36.2
# Of Persons Per HH	2.4	2.5	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,163	1,542	2,569
Average HH Income	\$51,755	\$48,904	\$45,848
Median House Value	\$67,844	\$66,481	\$64,401
Consumer Spending	\$26.0 M	\$34.2 M	\$56.8 M





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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