



Only 4 Miles From Site

30,200 VPD



DOLLAR TREE | 2019 BUILD

5923 DOLLARWAY ROAD, PINE BLUFF, AR 71602

SUBJECT PROPERTY

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

BRYAN BENDER
MANAGING DIRECTOR
D: 248.419.3810
BBENDER@FORTISNETLEASE.COM

KYLE CARSON
SENIOR ADVISOR
D: 248.419.3271
KCARSON@FORTISNETLEASE.COM

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In-State broker of Record is Jessica Flake Dearnley of Flake & Kelley Northwest: #PB00069947

EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

JESSICA DEARNLEY

FLAKE & KELLEY COMMERCIAL

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 **FORTIS NET LEASE™**

INVESTMENT SUMMARY

List Price:	\$1,500,000
Current NOI:	\$105,000
Initial Cap Rate:	7.0%
Land Acreage:	1.78
Year Built	2019
Building Size:	10,000 SF
Price PSF:	\$150.00
Lease Type:	NN
Lease Term:	10 Years
Average CAP Rate:	7.0%%



PRICE \$1,500,000



CAP RATE 7.0%



LEASE TYPE NN



TERM 10 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 10,000SF Dollar Tree store located at 5923 Dollarway Road in Pine Bluff, AR. The property is encumbered with a double net lease, leaving minimal landlord responsibilities. The lease contain four (4) five (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 Dollar Tree is highly visible as it is strategically positioned on a signalized intersection with over 30,200 vehicles per day. The five mile population exceeds 41,200 residents with the average household income exceeding \$41,000. These are above-average demographics for a Dollar Store. The five mile average home value exceeds \$89,000. Surrounding retail tenants include Brookshire Grocers, O'Reilly Auto Parts, Walgreens, Tractor Supply among many others.

Dollar Tree out positions most, if not, all retailers in the market. The subject property sits on a major thoroughfare that feeds to both downtown Pine Bluff and a major Arkansas highway. I-530.

INVESTMENT HIGHLIGHTS

- Brand New Featuring Modern Prototype Construction
- 10 Year NN Lease Requiring Minimal Landlord Responsibilities
- Situated on Hard, Signalized Corner with over 30,200 VPD
- Investment Credit Tenant | Standard & Poor's: 'BBB-'
- Over 41,000 Residents within 5 Mile Radius
- Four (4), 5-Year Options with \$0.50 PSF Rent Increase
- Ideal Dollar Store Surrounding Demographics
- Dollar Tree Out Positions Other Retailers in Market

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FINANCIAL SUMMARY

INCOME		PER SF
Dollar Tree Rent	\$105,000	\$10.50
Gross Income	\$105,000	\$10.50
EXPENSE		PER SF
Dollar Tree Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$105,000	\$10.50

PROPERTY SUMMARY

Year Built:	2019
Lot Size:	1.78 Acres
Building Size:	10,000 SF
Traffic Count:	30,200
Roof Type:	Standing Seam Metal
Zoning:	Commercial Retail
Construction Style:	Prototype
Parking Lot:	Consumer Parking - Asphalt Delivery Area - Concrete Dumpster Area - Concrete
Warranties	Construction Warranties
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar Tree
Lease Type:	NN
Primary Lease Term:	10 Years
Annual Rent:	\$105,000
Rent PSF:	\$10.50
Landlord Responsibilities:	Roof, Structure & Lot
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	1/15/2019
Lease Expiration Date:	1/15/2029
Lease Term Remaining:	10 Years
Rent Bumps:	\$0.50 PSF Each Option Period
Renewal Options:	Four, 5-Year Option Periods
Lease Guarantor:	Corporate
Lease Guarantor Strength:	Investment Grade Credit
Tenant Website:	www.DollarTree.com



GROSS SALES:
\$22.25B



STORE COUNT:
15,000+



GUARANTOR:
DOLLAR TREE

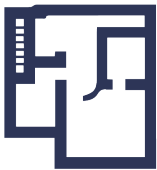


S&P:
BBB-

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Dollar Tree	10,000	1/15/2019	1/14/2029	\$105,000	100.0		\$10.50
						1/15/2029	\$11.00
						1/15/2034	\$11.50
						1/15/2039	\$12.00
						1/15/2044	\$12.50
Totals/Averages	10,000			\$105,000			\$10.50



TOTAL SF
10,000



TOTAL ANNUAL RENT
\$105,000



OCCUPANCY RATE
100



AVERAGE RENT/SF
\$10.50



NUMBER OF TENANTS
1

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OVERVIEW

Company:	Dollar Tree
Founded:	1953
Total Revenue:	\$22.25 Billion
Net Income:	\$1.714 Billion
Headquarters:	Chesapeake, Virginia
Website:	www.DollarTree.com

TENANT HIGHLIGHTS

- \$20+ Billion Market Capital in 2018
- Same Store Sales Increases 3.7% in 2017
- Ranked #136 on Fortune 500
- Recently Opened it's 15,000th store in the USA
- Boasts a staggering revenue exceeding \$5.5 billion

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	RENT PSF	BUMP	YIELD
1-10	\$105,000	\$10.50	-	7.0%
11-15	\$110,000	\$11.00	\$0.50 PSF	7.33%
16-20	\$115,000	\$11.50	\$0.50 PSF	7.67%
21-25	\$120,000	\$12.00	\$0.50 PSF	8.00%
26-30	\$125,000	\$12.50	\$0.50 PSF	8.33%

COMPANY BACKGROUND

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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 FORTIS NET LEASE™



30,200 Cars Per Day

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McCurdy's Liquor



Town & Country Hardware

The Petal Shoppe



Cheatham St.

Dollarway Rd.

30,200 VPD



Bryant St.

Sheridan Rd.

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 FORTIS NET LEASE™

PROXIMITY TO
LOCAL
ATTRACTIONS



40 Miles
Bill & Hillary
Clinton National
Airport



40 Miles
Little Rock,
AR



4 Miles
University of AR
Pine Bluff



DOLLAR TREE



Pine Bluff, AR

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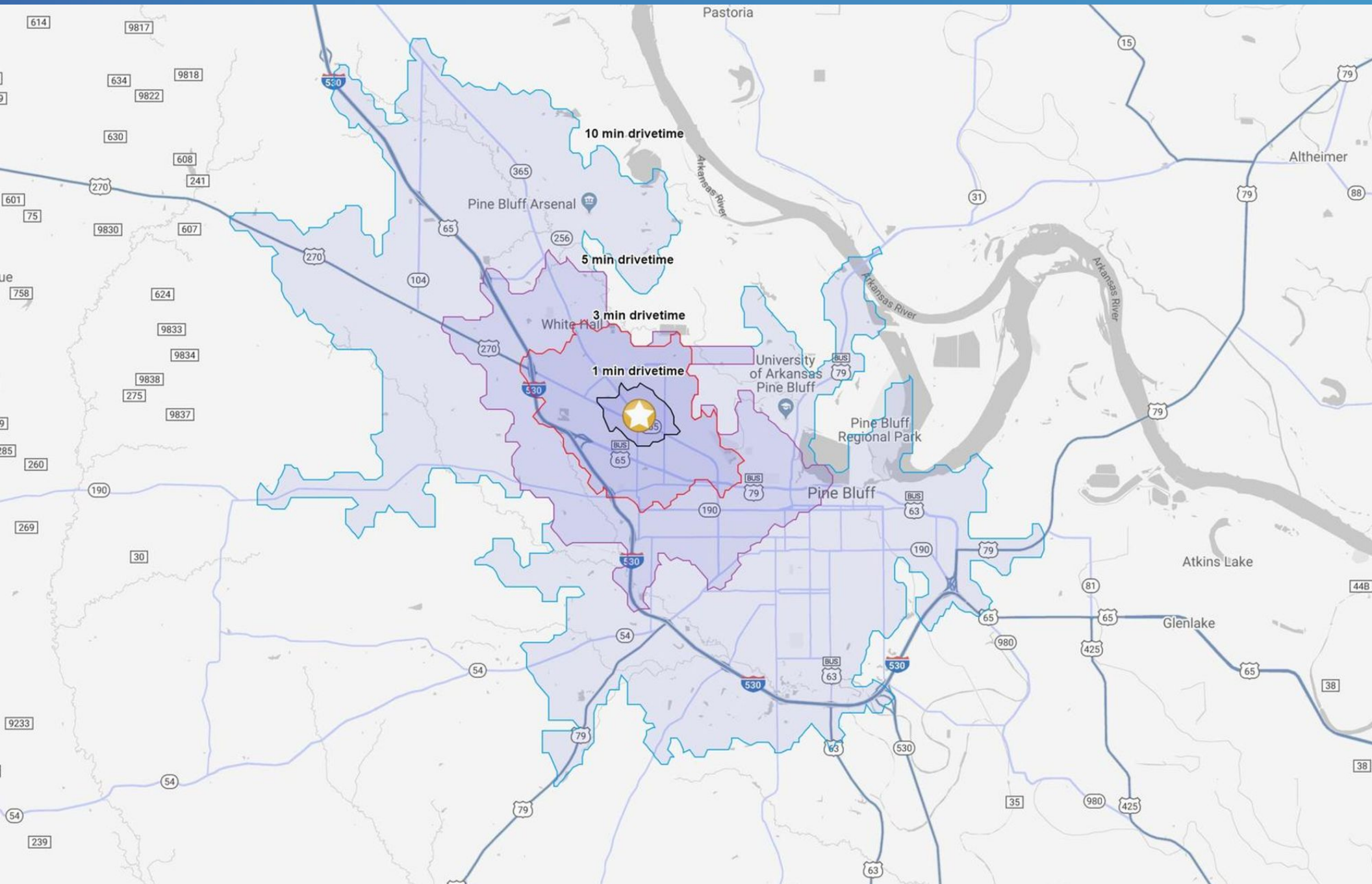
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Pine Bluff is the tenth-largest city in the state of Arkansas and the county seat of Jefferson County. It is the principal city of the Pine Bluff Metropolitan Statistical Area and part of the Little Rock-North Little Rock-Pine Bluff Combined Statistical Area. The population of the city was 49,083 in the 2010 Census with 2017 estimates showing a decline to 42,984.

The city is situated in the Southeast section of the Arkansas Delta and straddles the Arkansas Timberlands region to its west. Its topography is flat with wide expanses of farmland, consistent with other places in the Delta Lowlands. Pine Bluff has numerous creeks, streams, and bayous. Bayou Bartholomew is the longest bayou in the world and is the second most-diverse stream in the United States. Large bodies of water include Lake Pine Bluff, Lake Langhofer, and the Arkansas River.

Agriculture is a mainstay in Pine Bluff. Jefferson County is located in the heart of a rich agricultural area in the Arkansas River Basin. The leading products include cotton, soybeans, cattle, rice, poultry, timber and catfish. Principal industries in the area are engaged in processing cotton; production of cottonseed oil, paper and wood products; the manufacture of wire products; poultry processing; the manufacture of electric transformers; and metal fabrication.

Major area employers include Jefferson Regional Medical Center, Simmons First National Corp., Tyson Foods, Evergreen Packaging, the Pine Bluff Arsenal and the Union Pacific Railroad. It is the large number of paper mills in the area that give Pine Bluff its, at times, distinctive odor, a feature known prominently among Arkansans.

POPULATION	1 MILE	5 MILES	10 MILES
Total Population 2018	3,018	41,240	75,079
Median Age	35.4	32.3	34.6
# Of Persons Per HH	2.5	2.9	2.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,188	14,254	26,924
Average HH Income	\$45,434	\$41,533	\$46,442
Average House Value	\$86,085	\$89,952	\$94,998
Consumer Spending (Thousands)	\$24,794	\$277,878	\$462,711





TOTAL SALES VOLUME

\$5.5B

PROPERTIES SOLD

2,500+

BROKER & BUYER REACH

345K

STATES SOLD IN

40

Click to Meet Team Fortis

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