



DOLLAR TREE | NN LEASE EXTENSION

860 S CHEROKEE DR., MARSHALL, MO 65340

REPRESENTATIVE STORE

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Missouri Broker of Record:

Adam Blue | Area Real Estate Advisors

MO License #2002027677

INVESTMENT SUMMARY

List Price:	\$925,490
List Price NOI:	\$70,800 (Includes Capital Reserves)
Initial Cap Rate:	7.65%
Land Acreage:	+/-0.82 Acres
Year Built	2009
Building Size:	8,000 SF
Price PSF:	\$115
Lease Type:	NN+
Term Remaining:	5.6 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 8,000 SF Dollar Tree store located in Marshall, MO. The property is encumbered with a NN Lease, leaving Limited landlord responsibilities. The lease contains 2 (5) Yr. Options to renew, each with a rental rate increase. The lease is corporately guaranteed by Dollar Tree Corporation which holds a credit rating of “BBB-”. Dollar Tree recently extended the lease term through 8/31/2024, showing the continued success, and corporate belief in this location.

This Dollar Tree is highly visible as it is strategically positioned on Cherokee Dr. off Lexington Ave. The five-mile population from the site is 14,305 while the one-mile average household income \$51,927 per year, making this location ideal for a 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 Dollar Tree. List price reflects a 7.65% cap rate based on NOI of \$70,800.



PRICE \$925,490



CAP RATE 7.65%



LEASE TYPE NN+



TERM REMAINING 5.6 Years

INVESTMENT HIGHLIGHTS

- NN Lease | Limited Landlord Responsibilities
- 5.6 Year Remaining / 2 (5 Year) Options
- One Mile Household Income \$51,927
- Five Mile Population 14,305
- Walmart Out Parcel | Major Retail Area
- Traffic Count - 11,492 cars per day

FINANCIAL SUMMARY

INCOME		PER SF
Dollar Tree Rent	\$72,000	\$9.00
Gross Income	\$72,000	\$9.00
EXPENSE		PER SF
Expenses (Reserves at \$.15 PSF)	\$1,200	\$0.15
Gross Expenses	\$1,200	\$0.15
NET OPERATING INCOME	\$70,800	\$8.85

PROPERTY SUMMARY

Year Built:	2009
Lot Size:	0.82 Acres
Building Size:	8,000 SF
Traffic Count:	11,492
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar Tree
Lease Type:	NN+
Term Remaining:	5.6+ Years
Annual Rent:	\$72,000
Rent PSF:	\$9.00
Landlord Responsibilities:	Roof and Structure
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Landlord
Lease Start Date:	9/1/2019 (This Term)
Lease Expiration Date:	8/31/2024
Rent Bumps:	In Options
Renewal Options:	2 (5 Years)
Lease Guarantor:	Dollar Tree Stores, Inc.
Lease Guarantor Strength:	BBB-
Tenant Website:	www.DollarTree.com



GROSS SALES:
\$22.25 BILLION



STORE COUNT:
15,000 +

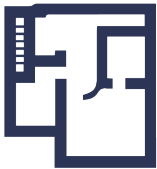


GUARANTOR:
DOLLAR TREE



S&P:
BBB-

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Dollar Tree		8,000	9/1/2009	8/31/2024	\$72,000	100.0		\$9.00
							9/1/2024	\$10.00
							9/1/2029	\$10.50
Totals/Averages		8,000			\$72,000			\$9.00



TOTAL SF
8,000



TOTAL ANNUAL RENT
\$72,000



OCCUPANCY RATE
-



AVERAGE RENT/SF
\$9.00



NUMBER OF TENANTS
-



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

- \$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	MONTHLY RENT	BUMP	YIELD
Current - 8/31/2024	\$72,000	\$6,000	-	7.65%
Option 1	\$80,000	\$6,666	11%	8.50%
Option 2	\$84,000	\$7,000	5%	8.93%

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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 FORTIS NET LEASE™





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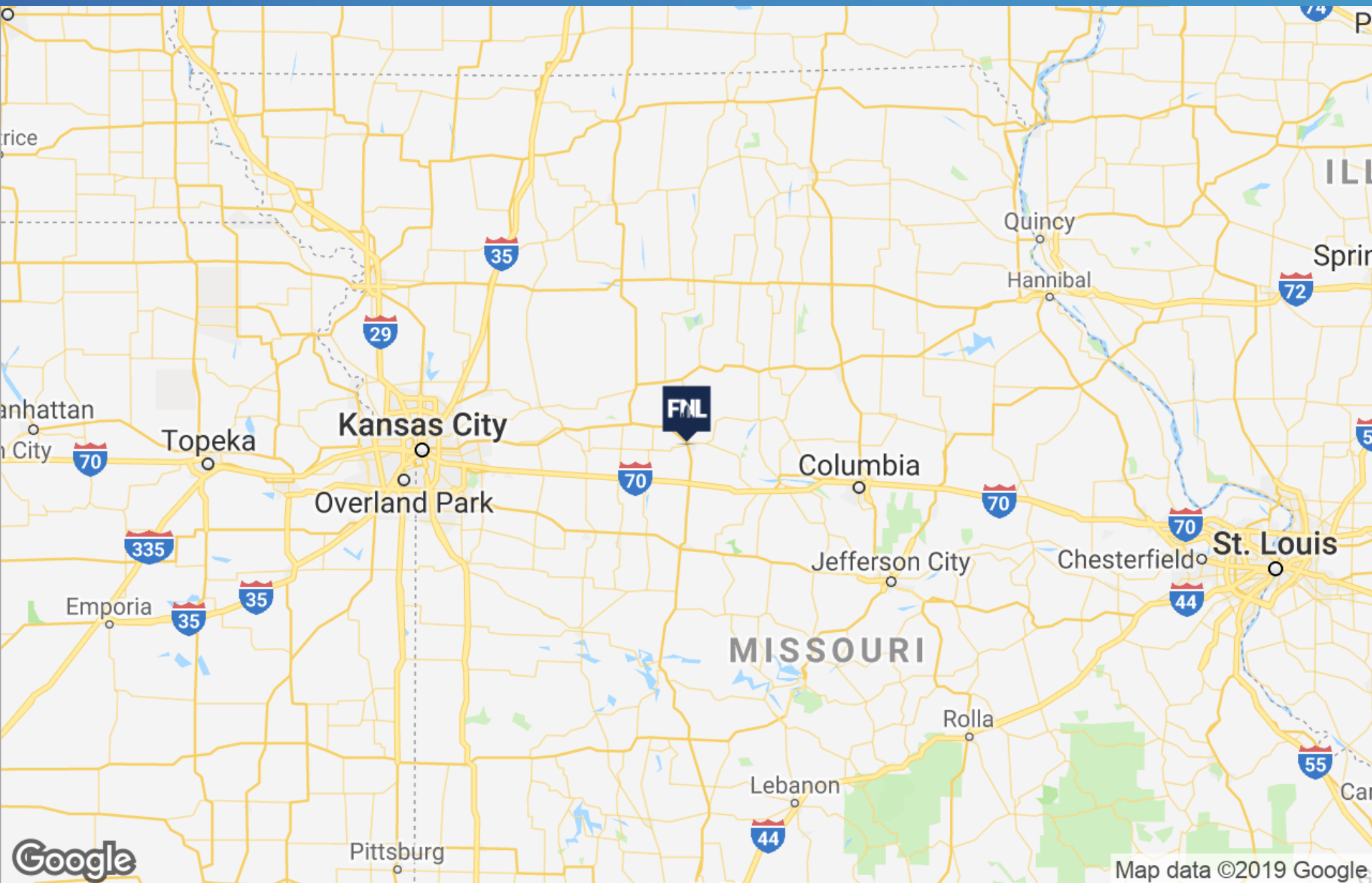
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Marshall is a city in Saline County, Missouri which happens to be less than an hour away from Columbia, MO. Columbia is known as an ideal college town, combining small-town comforts, community spirit and low cost of living with big-city culture, activities and resources. There are many Famous Celebrities born and raised in Columbia, Missouri. Some of the Celebrities are: Jessica Capshaw, Carlos Pena Jr., Michael Porter Jr., Oliver Francis, Robert Patrick Benedict and Carl Edwards.

Columbia is home to nationally renowned public schools, including two top-ranked high schools. It also supports other institutes of higher education, including Columbia College, which is ranked among "America's Best Colleges" by U.S. News & World Report, and Stephens College, a women's college known for its fashion, film and fine arts. The American Institute for Economic Research ranked Columbia among the nation's top 10 college towns.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2018	5,166	13,377	14,305
Average Age	37.9	37.00	37.40
# Of Persons Per HH	2.00	2.00	2.00
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,108	4,954	5,287
Average HH Income	\$51,927	\$53,341	\$54,476
Consumer Spending (Thousands)	\$43,409	\$104,624	\$113,545





TOTAL SALES VOLUME

\$5.5B

PROPERTIES SOLD

2,500+

BROKER & BUYER REACH

345K

STATES SOLD IN

40

The FNL Team

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