

# NEW FAMILY DOLLAR

ABSOLUTE NNN LEASE | 10% BUMP

13,350 ADTC | 5.46% POP GROWTH



9165 ELAM ROAD, DALLAS, TX 75217

NOT ACTUAL STORE



**FORTIS NET LEASE**  
INVESTMENT REAL ESTATE SERVICES

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## INVESTMENT OFFERING



## PROPERTY & LEASE



## FAMILY DOLLAR



## LOCATION



## AREA & DEMOGRAPHICS



### DISCLOSURE

All materials and information received or derived from Fortis Net Lease (hereinafter collectively referred to as "FNL"), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by FNL its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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### ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FNL makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FNL does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.



PRICE	\$2,290,837
CAP RATE	5.85%
CURRENT NOI	\$134,014
LEASE TYPE:	ABSOLUTE NNN
RESPONSIBILITIES:	ZERO
TENANT:	FAMILY DOLLAR
GUARANTEE:	CORPORATE
STRENGTH:	S&P: BB+
SQUARE FEET:	8,320

Fortis Net Lease is pleased to present this 8,320 SF Family Dollar store located in Dallas, TX. The property is encumbered with an absolute NNN Lease, leaving zero landlord responsibilities. The lease contains a 10% rental increase in year 11 and contains additional six five (5) Yr. Options to renew, each with a 10% rental rate increase. The lease is corporately guaranteed by Family Dollar Stores, Inc., which is owned by Dollar Tree Corporation and holds a credit rating of "BB+", which is classified as Strong.

This Family Dollar is highly visible as it is strategically positioned on Southgate Lane and Elam, where the Average Daily Traffic Counts are over 13,350. The five mile population from the site exceeds 210,000 while the one mile median household income exceeds \$40,000 per year, making this location ideal for an Family Dollar. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a "passive" investor to attain the fee simple ownership of an Family Dollar. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, one the nation's top dollar stores. List price reflects a 5.85% cap rate based on NOI of \$134,014.



- NNN Lease Zero Landlord Responsibilities
- 15 Year Term | Six (5 Year) Options
- One Mile Household Income \$40,183
- Five Mile Population Exceeds 210,000
- Strong BB+ Grade Credit Rating
- Rare Texas Major MSA Offering
- Ideal Family Dollar Demographics
- 13,350 Average Daily Traffic Counts
- 5.46% One Mile Pop Growth by 2021



BUILT	2017
STORE STYLE	PROTOTYPE
ACREAGE	+/- 1.80 ACRES
SQUARE FEET	8,320
FOUNDATION	CONCRETE SLAB
ROOF	STANDING SEAM ROOF
HVAC	GROUND MOUNTED
PARKING	CONCRETE
ZONING	COMMERCIAL
STORE STATUS	NEW
OWNERSHIP TYPE	FEE SIMPLE

TENANT	FAMILY DOLLAR STORES OF TEXAS
GUARANTOR	FAMILY DOLLAR STORES, INC.
TRADE NAME	FAMILY DOLLAR
STOCK SYMBOL	DLTR (NASDAQ)
ADDRESS	9165 ELAM ROAD, DALLAS, TX
LEASE TYPE	ABSOLUTE NNN
LEASE TERM	FIFTEEN (15) YEARS
RENT START	05/26/2017
RENT END	03/31/2032
ANNUAL RENT	\$134,014
RENT INCREASES	YEAR 11 AND AT OPTIONS
OPTION PERIODS	SIX (6) FIVE (5) YEAR OPTIONS
WEBSITE	<a href="http://WWW.FAMILYDOLLAR.COM">WWW.FAMILYDOLLAR.COM</a>



RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
YEARS 1 - 10	\$134,014.00	\$11,167.83	-	5.85%
YEARS 11 - 15	\$147,415.44	\$12,284.62	10%	6.43%
OPTION 1	\$162,156.96	\$13,513.08	10%	7.07%
OPTION 2	\$178,372.56	\$14,864.38	10%	7.78%
OPTION 3	\$196,209.72	\$16,350.81	10%	8.56%

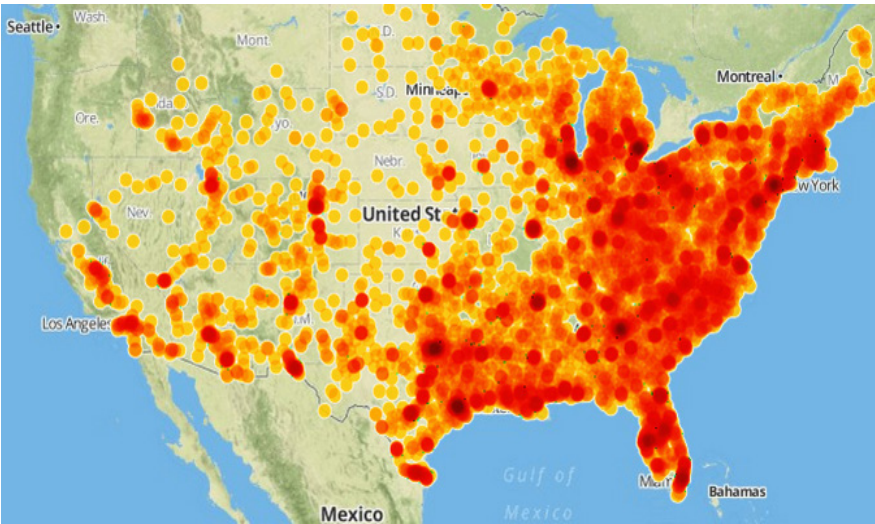




Family Dollar was founded in 1959 by Leon Levine, a 21-year-old entrepreneur. In November of that year, the company's first store was opened, in Charlotte, North Carolina. In 1961, their first store in South Carolina opened, followed by stores in Georgia and Virginia, which were opened in 1962 and 1965, respectively. During the 1960s, the store company was largely a southern United States operation. By 1969, there were fifty stores in Charlotte alone.

On July 28, 2014, Dollar Tree announced that it would acquire Family Dollar for \$74.50 per share, a deal valuing Family Dollar at \$8.5 billion, and that Dollar Tree would also assume \$1 billion in debt currently owed by Family Dollar, for a total of \$9.5 billion

Headquartered in Chesapeake, VA, Dollar Tree is the largest and most successful single-price-point retailer in North America, operating thousands of stores across 48 contiguous U.S. states and five Canadian provinces, supported by a solid and scalable logistics network.



"Strong Grade" S&P Rating of BB+



Recently Acquired by Dollar Tree For \$9.5 B



Operates in 44 States Over 8,000 Locations



Adding New Locations Every Year



Revenue of \$10.489 Billion Last Fiscal Year



Ranked #281 on Fortune 500



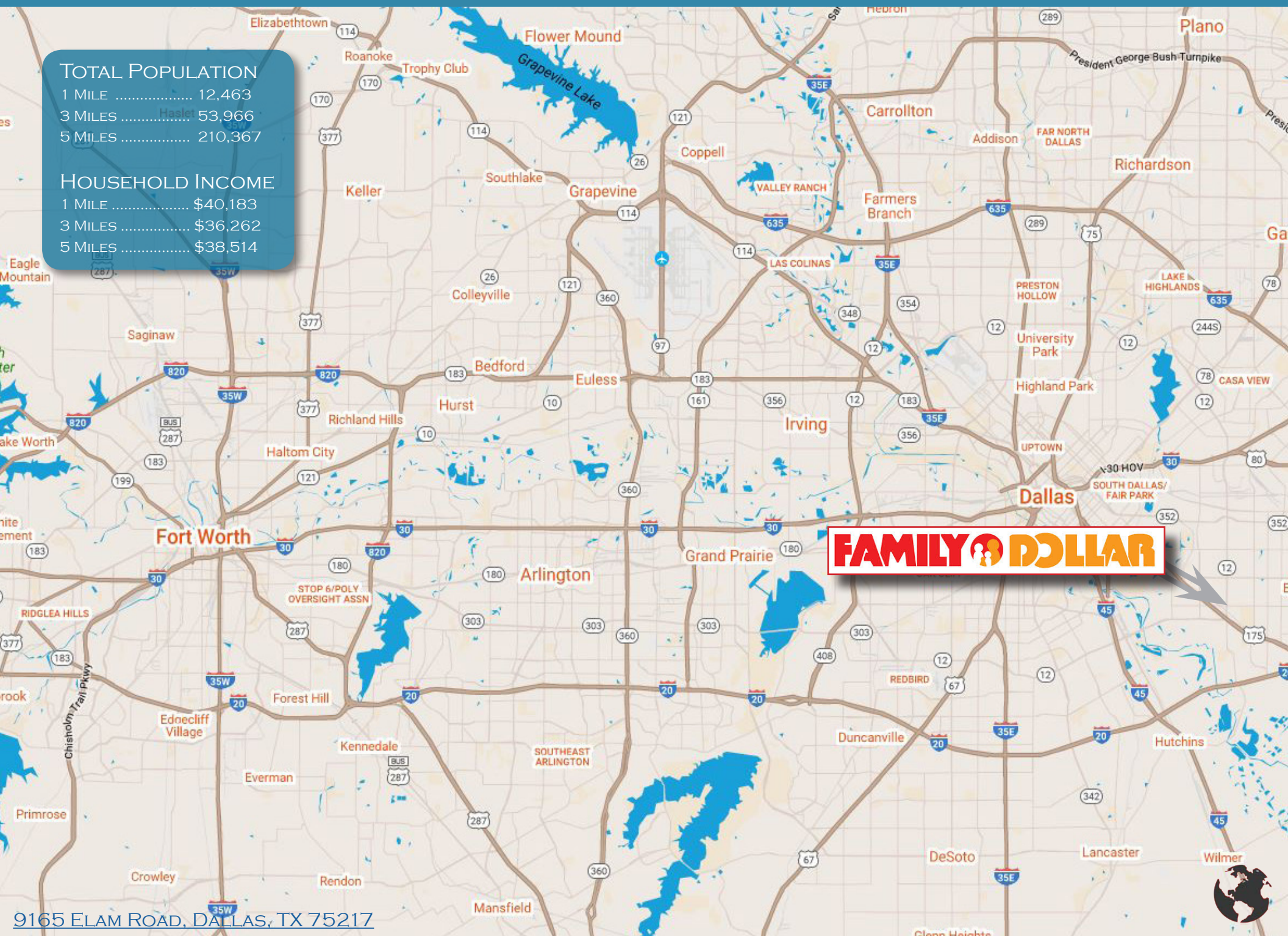


TOTAL POPULATION

1 MILE	12,463
3 MILES	53,966
5 MILES	210,367

HOUSEHOLD INCOME

1 MILE	\$40,183
3 MILES	\$36,262
5 MILES	\$38,514









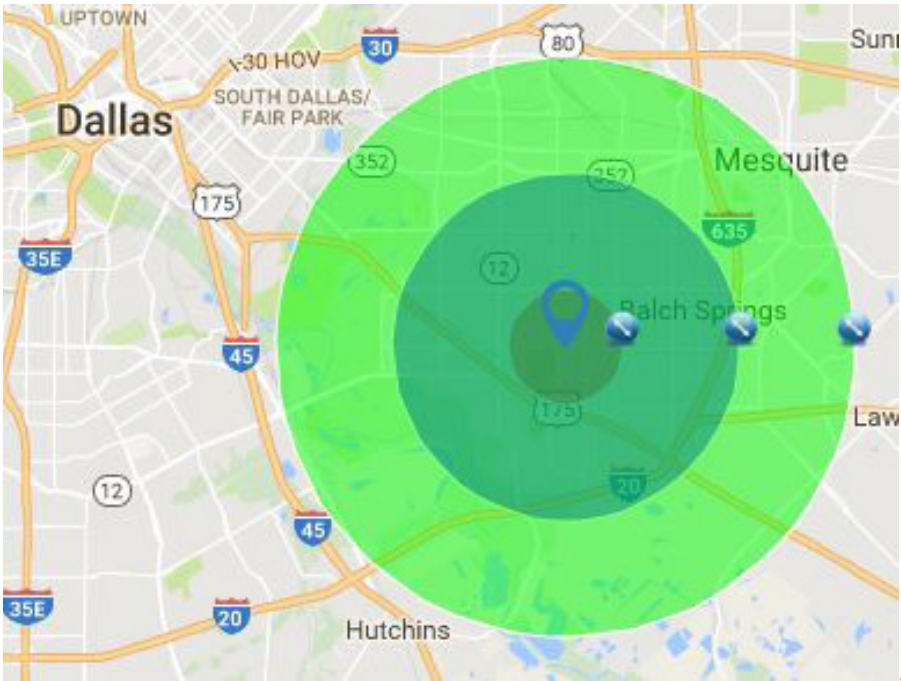
# Dallas, TX

Dallas is a major city in the U.S. state of Texas. It is the most populous city in the Dallas–Fort Worth metroplex, the fourth most populous metropolitan area in the United States. The city's population ranks ninth in the U.S. and third in Texas after Houston and San Antonio. The city's prominence arose from its historical importance as a center for the oil and cotton industries, and its position along numerous railroad lines. The bulk of the city is in Dallas County, of which it is the county seat; however, sections of the city are located in Collin, Denton, Kaufman, and Rockwall counties.

The city is the largest economic center of the 12-county Dallas–Fort Worth metroplex metropolitan area, which had a population of 7,246,231 as of July 1, 2016, representing growth in excess of 807,000 people since the 2010 census. In 2016 DFW ascended to the number one spot in the nation in year-over-year population growth. In 2014, the metropolitan economy surpassed Washington, D.C. to become the fifth largest in the U.S., with a 2014 real GDP over \$504 billion. As such, the metropolitan area's economy is the 10th largest in the world. In 2013, the metropolitan area led the nation with the largest year-over-year increase in employment and advanced to become the fourth-largest employment center in the nation (behind New York City, Los Angeles and Chicago) with more than three million non-farm jobs. As of January 2017, the metropolitan job count has increased to 3,558,200 jobs. The city is home to the third-largest concentration of Fortune 500 companies in the nation (behind New York City and Houston).



POPULATION	1 MILE	3 MILE	5 MILE
2016 TOTAL POPULATION	12,463	53,966	210,367
2021 POPULATION	13,144	57,051	224,024
POPULATION GROWTH	5.46%	5.72%	6.49%
HOUSEHOLDS			
2016 TOTAL HOUSEHOLDS	3,270	14,337	61,282
HH GROWTH 2016-2021	5.41%	5.72%	6.62%
MEDIAN HOUSEHOLD INCOME	\$40,183	\$36,262	\$38,514
AVERAGE HH SIZE	3.80	3.70	3.40
HOUSING			
MEDIAN HOME VALUE	\$63,047	\$61,697	\$71,653





## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Avery Murrah	257063	AMURRAH@STROUDLINK.COM	210-900-9505
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date