



**NEW Built-to-Suit Dollar Tree | 10 Year NN Lease**  
**503 WEST NEWTON STREET, VERSAILLES, MISSOURI 65084**

New Built-to-Suit Dollar Tree | Fortis Net Lease

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Property Map



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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.

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Fortis Agents Cooperate  
Click Here To Meet  
The Team





## INVESTMENT SUMMARY

List Price:	\$1,159,459
Current Rent:	\$85,800
Initial Cap Rate:	7.40%
Land Acreage:	1.00 +/- Acres
Year Built:	2017
Building Size:	8,800 SF
Rent PSF:	\$9.75
Google Aerial Map:	<a href="#">Click Here</a>
Google Street View:	<a href="#">Click Here</a>

## LEASE SUMMARY

Lease Type:	NN
CAM/Insurance:	Tenant Responsibility
HVAC:	Tenant Responsibility
Taxes:	Tenant Responsibility
Structure/Roof/Parking:	Landlord Responsibility
Lease Term:	10 Years
Rent Commencement:	October 29th, 2017
Rent Expiration:	October 28th, 2027
Term Remaining:	10 Years
Rent Increases:	Option 1: \$0.25 PSF Option 2-4: \$0.50 PSF
Option Periods:	Four (4), 5-Year Options

## TENANT WEBSITE:

Dollar Tree: [www.DollarTree.com](http://www.DollarTree.com)

## INVESTMENT HIGHLIGHTS

- Dollar Tree Ranked #136 on Fortune 500 List—Up from #180
- Profits Have Risen 217.4% from 2016 to 2017
- Dollar Tree Recently Received an Upgrade in Credit—Click [HERE](#)
- New 2017 Built-to-Suit Construction Featuring Modern Prototype
- NN Lease Requires Minimal Landlord Responsibilities
- 15 Year Roof Warranty Transferrable at Sale
- Lease Equipped with Rent Increases in Option Periods

## LOCATION HIGHLIGHTS

- Positioned on Major East-West Traffic Corridor—11,684+ VPD
- Strong Core Demographics to Support Dollar Store Concept
- 5 Mile Average Household Income Exceeds \$45,000
- Located on Main Thoroughfare Between City & Schools/Retailers
- Median Home Value within 5 Miles Exceeds \$88,000
- Surrounding National Retailers Include Walmart, O'Reilly Auto Parts, Casey's General Store, McDonalds, Bank of America and Many More

## TENANT OVERVIEW

Dollar Tree, Inc. ([DLTR](#)) is a customer-oriented, value-driven variety store operating at a one dollar price point. A Fortune 500 company, Dollar Tree is headquartered in Chesapeake, Virginia and operates more than 14,000 stores throughout the 48 US states and Canada. Supported by a solid and scalable logistics network of ten distribution centers, Dollar Tree is the largest and most successful single-price-point retailer in North America. The company operates one dollar stores under the names of Dollar Tree and Dollar Bills. The company also operates a multi price point variety chain under the name Deals.

Each Dollar Tree stocks a variety of products including national, regional, and private-label brands. Departments found in a Dollar Tree store include health and beauty, food and snacks, party, seasonal décor, housewares, glassware, dinnerware, household cleaning supplies, candy, toys, gifts, gift bags and wrap, stationery, craft supplies, teaching supplies, automotive, electronics, pet supplies, and books. Most Dollar Tree stores also sell frozen foods and dairy items.

For more information, visit the company website at [www.DollarTree.com](http://www.DollarTree.com)



### Dollar Tree's Acquisition of Family Dollar

On July 28, 2014, Dollar Tree announced that a deal had been reached and approved by both parties to purchase Family Dollar for \$8.5 billion plus acquisition of the \$1 billion in debt currently held by Family Dollar. The acquisition was completed on July 6, 2015. This merger allows the Dollar Tree-Family Dollar organization to operate over 14,000 locations with sales exceeding \$19 billion annually and over 145,000 store associates.

Click [HERE](#) for additional information on the merger.

### Moody's Upgrades Dollar Tree Credit Rating

New York, March 09, 2017 -- Moody's Investors Service, ("Moody's") today upgraded Dollar Tree Inc.'s Corporate Family Rating to Ba1 from Ba2 and its probability of default rating to Ba1-PD from Ba2-PD. Moody's also affirmed Dollar Tree's speculative grade liquidity rating at SGL-1. Additionally Moody's upgraded the rating of the company's senior secured bank credit facilities and the Family Dollar Store, Inc. legacy notes to Baa3 from Ba1 and also upgraded the company's senior unsecured notes to Ba2 from Ba3. The outlook is remains positive.

For the full article, click [HERE](#)





## Versailles, MO

Versailles is a city in Morgan County, Missouri, United States. The population was 2,482 at the 2010 census. It is the county seat of Morgan County. The name is not pronounced like Versailles, France, but rather as ver-SAILS. Versailles was platted in 1854, and named after the Palace of Versailles, in France. A post office called Versailles has been in operation since 1835. The Martin Hotel and Morgan County Courthouse are listed on the National Register of Historic Places.

Versailles, Missouri is a city in Morgan County. Versailles, Missouri is located close to the center of Missouri. Versailles is between the Morgan, Moniteau county. Versailles has 2.33 square miles of land area and 0.00 square miles of water area. Versailles median household income is \$29,550 in 2010-2014 and has grown by 24.83% since 2000. The income growth rate is about the same as the state average rate of 25.91%. Versailles median house value is \$71,600 in 2010-2014 and has grown by 29.01% since 2000.

Much of the economy of Versailles is related to management, business, finance, as well as education and construction. Versailles, Missouri is located approximately 181 miles outside of St. Louis, Missouri and approximately 128 miles outside of Kansas City, Missouri.





# PROPOSED SITE

DELIVERY  
TRASH

LOADING



PYLON

52



Walmart  
100,000 SF

MORGAN COUNTY  
R-II HIGH SCHOOL

VERSAILLES ELEMENTARY SCHOOL  
SOUTH ELEMENTARY SCHOOL  
VERSAILLES MIDDLE SCHOOL

WEST VUE  
MARKET

  
**DOLLAR TREE**

Bank of America

  
Shell

5

  
Ford

52

11,684 (2015)

  
McDonald's

  
VERACRUZ  
MEXICAN RESTAURANT

**DOLLAR GENERAL**

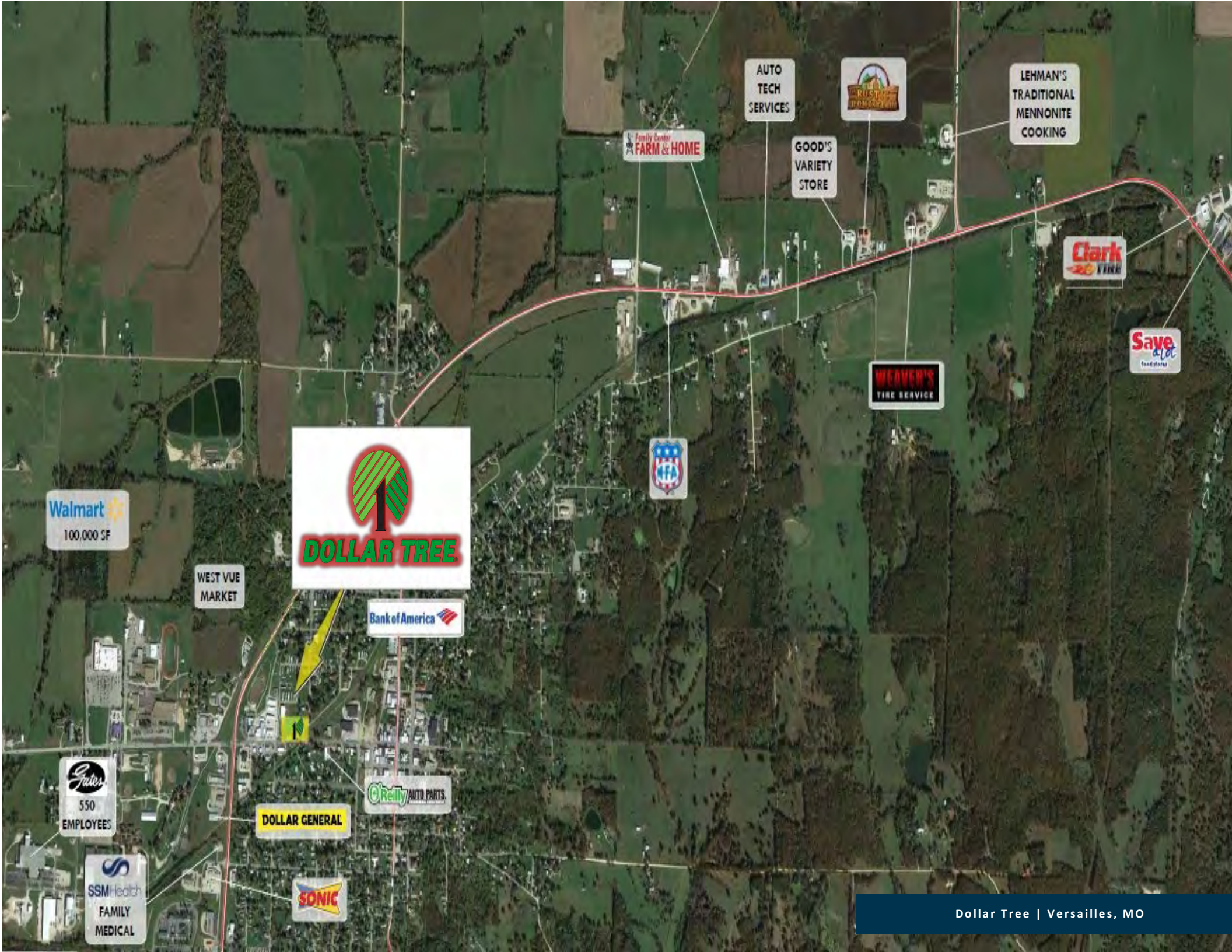
  
SSMHealth  
FAMILY  
MEDICAL

  
Citizens BANK

  
CASEY'S  
GENERAL STORE

  
O'Reilly AUTO PARTS





Walmart  
100,000 SF

WEST VUE  
MARKET



Bank of America

O'Reilly  
AUTO PARTS

DOLLAR GENERAL

SONIC

Inter  
550  
EMPLOYEES

SSM Health  
FAMILY  
MEDICAL

Family Center  
FARM & HOME

AUTO  
TECH  
SERVICES

GOOD'S  
VARIETY  
STORE



LEHMAN'S  
TRADITIONAL  
MENNONITE  
COOKING

Clark  
TIRE

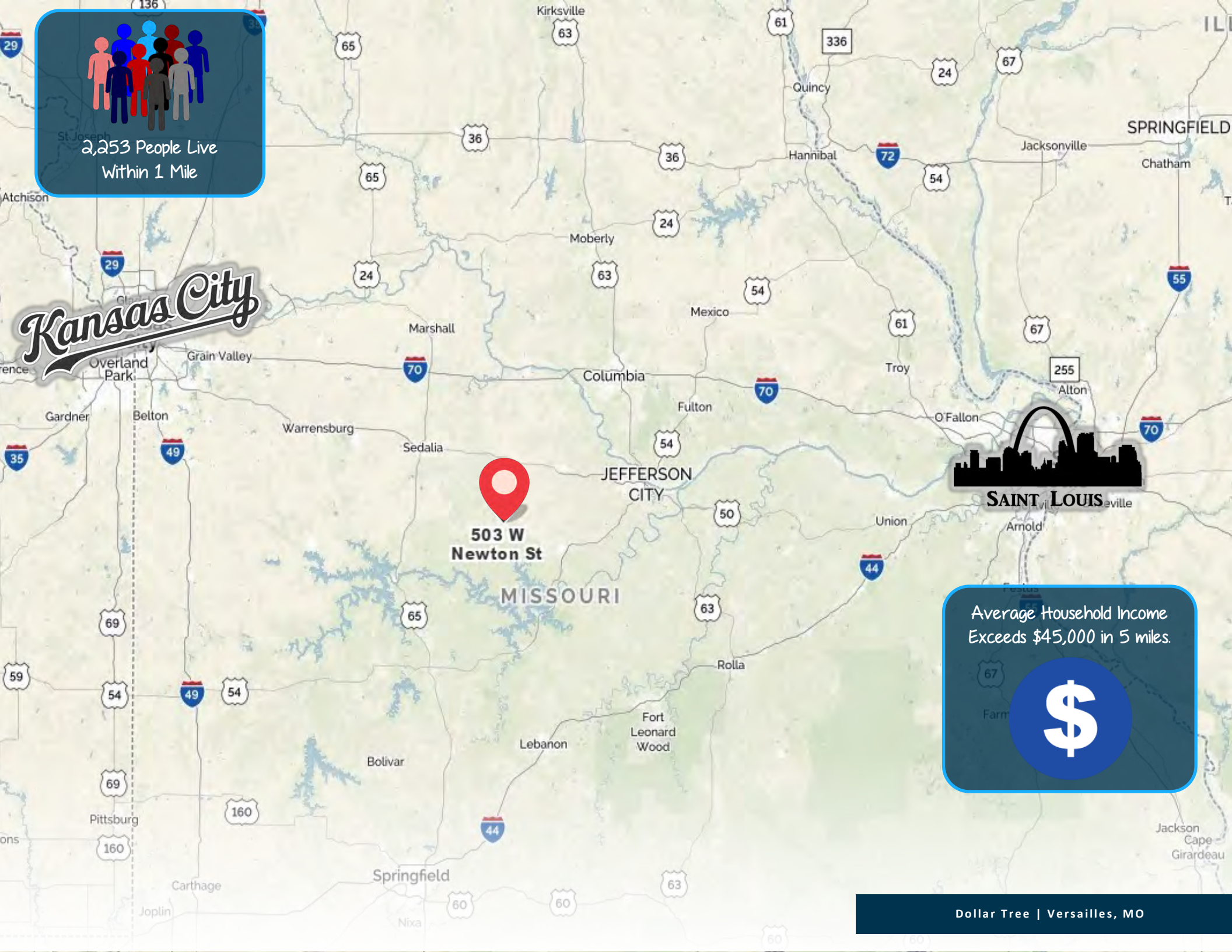
WEAVER'S  
TIRE SERVICE

Save  
a lot  
Food stores





2,253 People Live  
Within 1 Mile

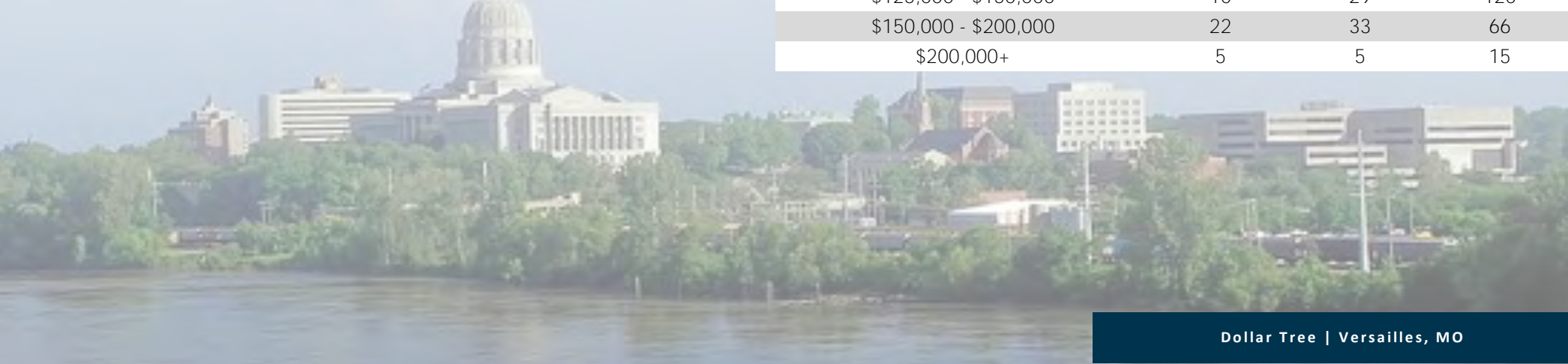
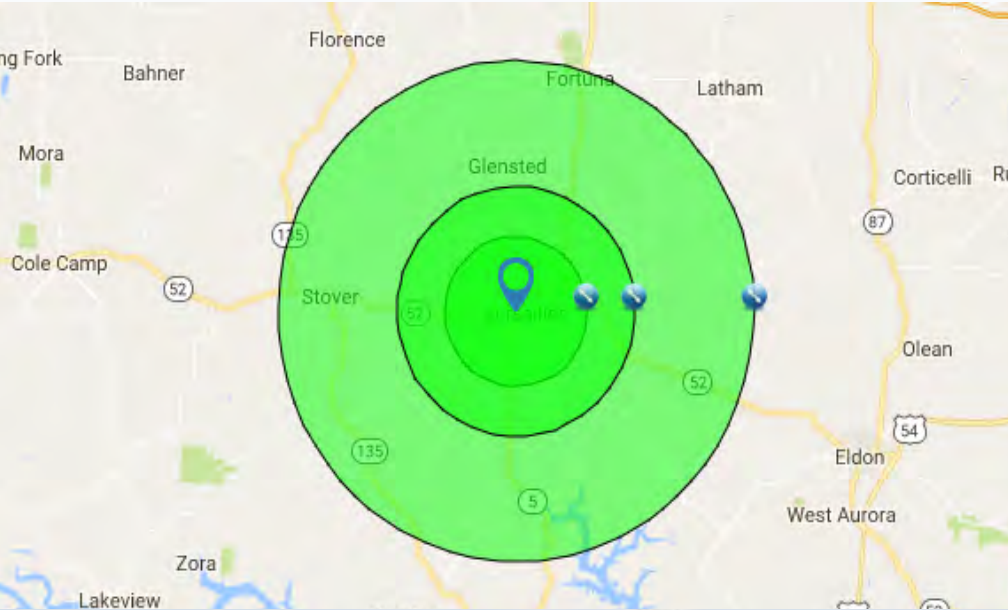


Average Household Income  
Exceeds \$45,000 in 5 miles.



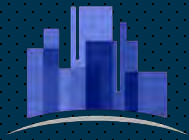


Population	3 Mile	5 Mile	10 Mile
2017 Total Population:	3,424	4,584	10,486
2022 Population:	3,412	4,552	10,393
Average Age:	39.80	39.00	39.10
Households			
2017 Total Households:	1,374	1,768	3,963
Median Household Inc:	\$32,568	\$34,189	\$36,126
Avg Household Size:	2.30	2.50	2.50
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$81,966	\$87,999	\$93,091
Median Year Built:	1969	1971	1973



Population:	3 Mile	5 Mile	10 Mile
2022 Projection	3,412	4,552	10,393
2017 Estimate	3,424	4,584	10,486
2010 Census	3,593	4,891	11,292
2017 Population Hispanic Origin	111	133	257
2017 Population by Race:			
White	3,180	4,306	10,020
Black	126	132	163
Am. Indian & Alaskan	33	42	83
Asian	16	23	52
Hawaiian & Pacific Island	0	0	5
Other	68	81	162
U.S. Armed Forces:	0	0	0
Households:			
2022 Projection	1,369	1,753	3,920
2017 Estimate	1,374	1,768	3,963
2010 Census	1,449	1,897	4,303
Owner Occupied	900	1,232	3,005
Renter Occupied	474	536	958
2017 Avg Household Income	\$43,653	\$45,908	\$47,752
2017 Med Household Income	\$32,568	\$34,189	\$36,126
2016 Households by Household Inc:			
<\$25,000	547	647	1,391
\$25,000 - \$50,000	335	440	1,002
\$50,000 - \$75,000	275	371	809
\$75,000 - \$100,000	118	167	406
\$100,000 - \$125,000	63	75	152
\$125,000 - \$150,000	10	29	120
\$150,000 - \$200,000	22	33	66
\$200,000+	5	5	15





**FORTIS NET LEASE**  
INVESTMENT REAL ESTATE SERVICES



## EXCLUSIVELY LISTED BY:

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