

NEW FAMILY DOLLAR

ABSOLUTE NNN LEASE | 10% BUMP



415 W 9TH ST, WELEETKA, OK 74880

ACTUAL STORE



FORTIS NET LEASE
INVESTMENT REAL ESTATE SERVICES

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| TABLE OF CONTENTS |



INVESTMENT OFFERING



PROPERTY & LEASE



FAMILY DOLLAR



LOCATION



AREA & DEMOGRAPHICS



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PRICE	\$1,201,351
CAP RATE	7.25%
CURRENT NOI	\$87,098.04
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 Weleetka, OK. 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 Main St. The ten mile population from the site exceeds 6,500 while the two mile median household income exceeds \$38,000 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 a 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 7.00% cap rate based on NOI of \$87,098.04



ACTUAL STORE

- NNN Lease Zero Landlord Responsibilities
- 15 Year Term | Six (5 Year) Options
- Two Mile Household Income \$38,088
- Ten Mile Population Exceeds 6,500
- Strong BB+ Grade Credit Rating
- Ideal Family Dollar Demographics
- Only Dollar Store in the City



BUILT	2016
STORE STYLE	PROTOTYPE
ACREAGE	+/- 1.04 ACRES
SQUARE FEET	8,320
FOUNDATION	CONCRETE SLAB
ROOF	STANDING SEAM ROOF
HVAC	ROOF MOUNTED
PARKING	CONCRETE
ZONING	COMMERCIAL
STORE STATUS	OPEN
OWNERSHIP TYPE	FEE SIMPLE

TENANT	FAMILY DOLLAR STORES OF OKLAHOMA
GUARANTOR	FAMILY DOLLAR STORES, INC.
TRADE NAME	FAMILY DOLLAR
STOCK SYMBOL	DLTR (NASDAQ)
ADDRESS	301 MAIN ST, WELEETKA, OK 74880
LEASE TYPE	ABSOLUTE NNN
LEASE TERM	14 YEARS
RENT START	8/24/2016
RENT END	9/30/2030
ANNUAL RENT	\$87,098.04
RENT INCREASES	YEAR 11 AND AT OPTIONS
OPTION PERIODS	SIX (6) FIVE (5) YEAR OPTIONS
WEBSITE	WWW.FAMILYDOLLAR.COM

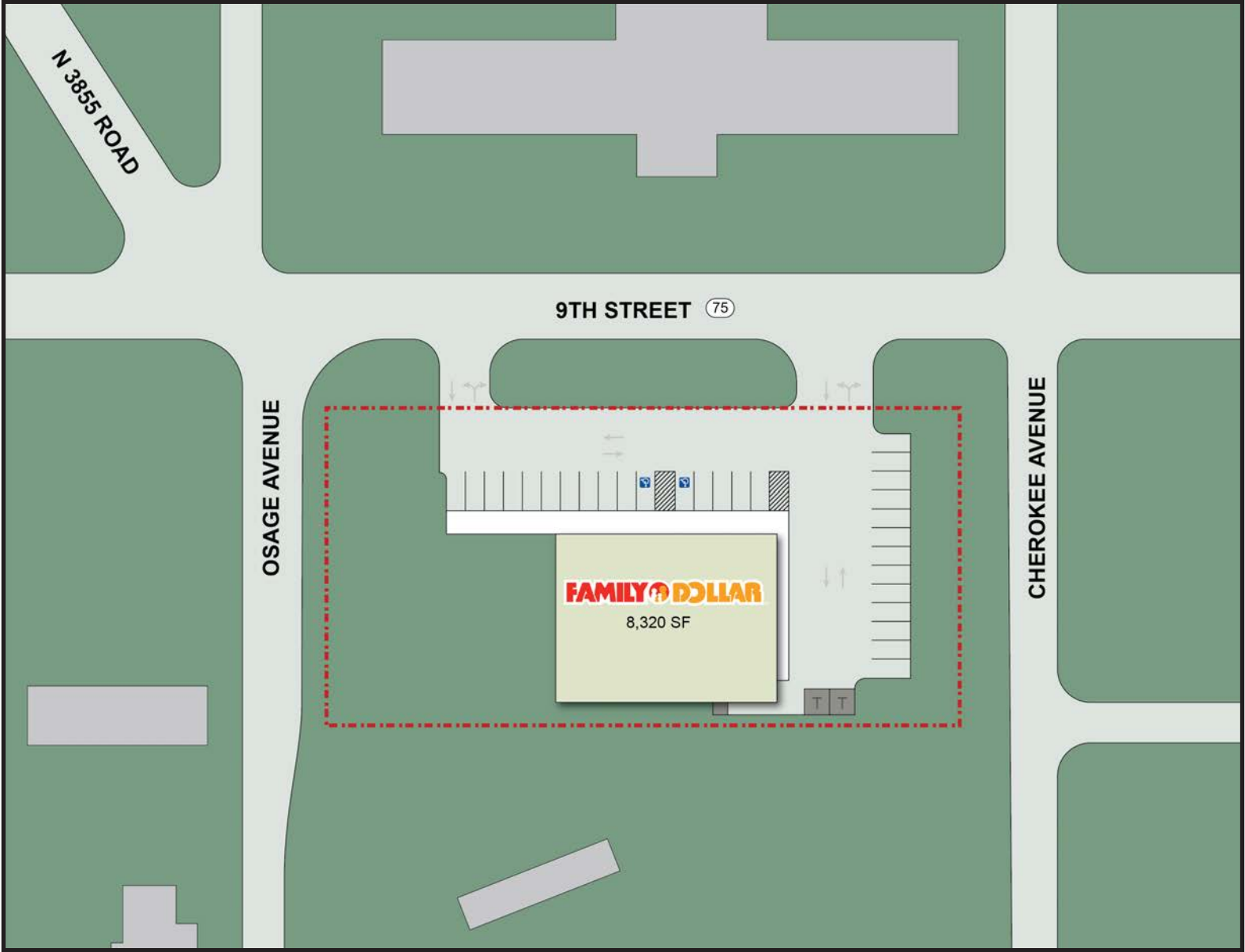


ACTUAL STORE

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
YEARS 1 - 10	\$87,098.04	\$7,258.17		7.25%
YEARS 11 - 15	\$95,807.04	\$7,983.92	10%	
OPTION 1	\$105,388.08	\$8,782.34	10%	
OPTION 2	\$115,927.08	\$9,660.59	10%	
OPTION 3	\$127,520.04	\$10,626.67	10%	

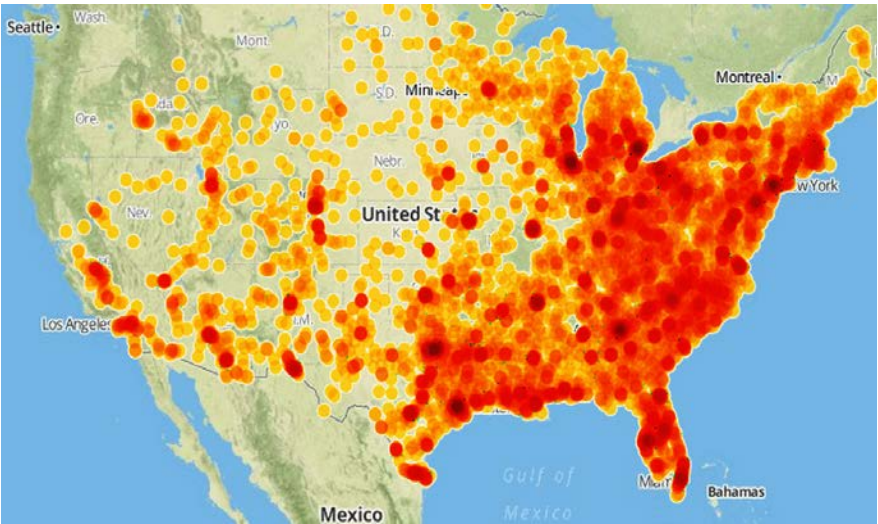




Family Dollar was founded in 1959 by Leon Levine, a 21-year-old entrepreneur. In November of that year, the company's first store was opened, in Charlotte, North Carolina. In 1961, their first store in South Carolina opened, followed by stores in Georgia and Virginia, which were opened in 1962 and 1965, 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

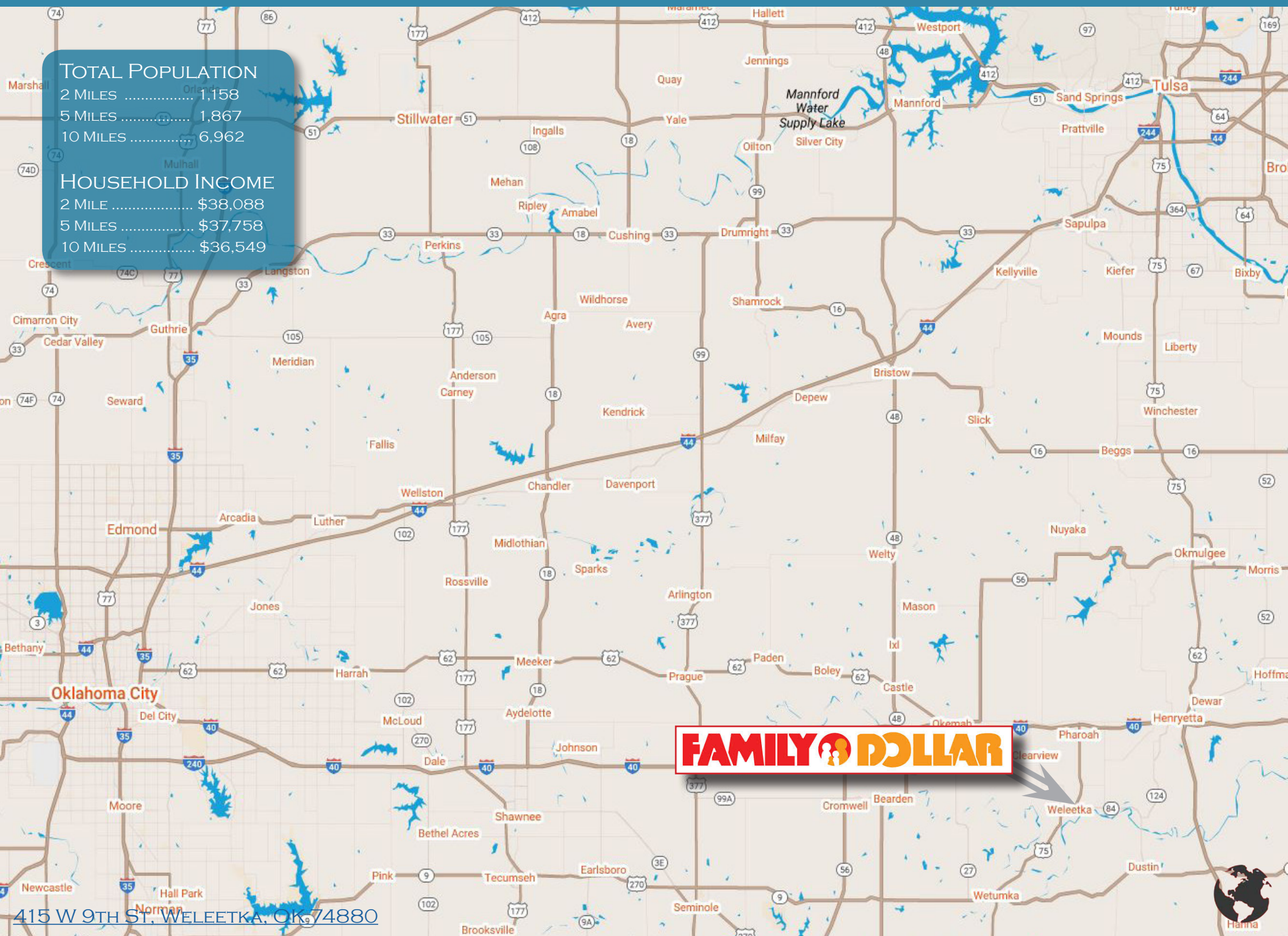


TOTAL POPULATION

2 MILES	1,158
5 MILES	1,867
10 MILES	6,962

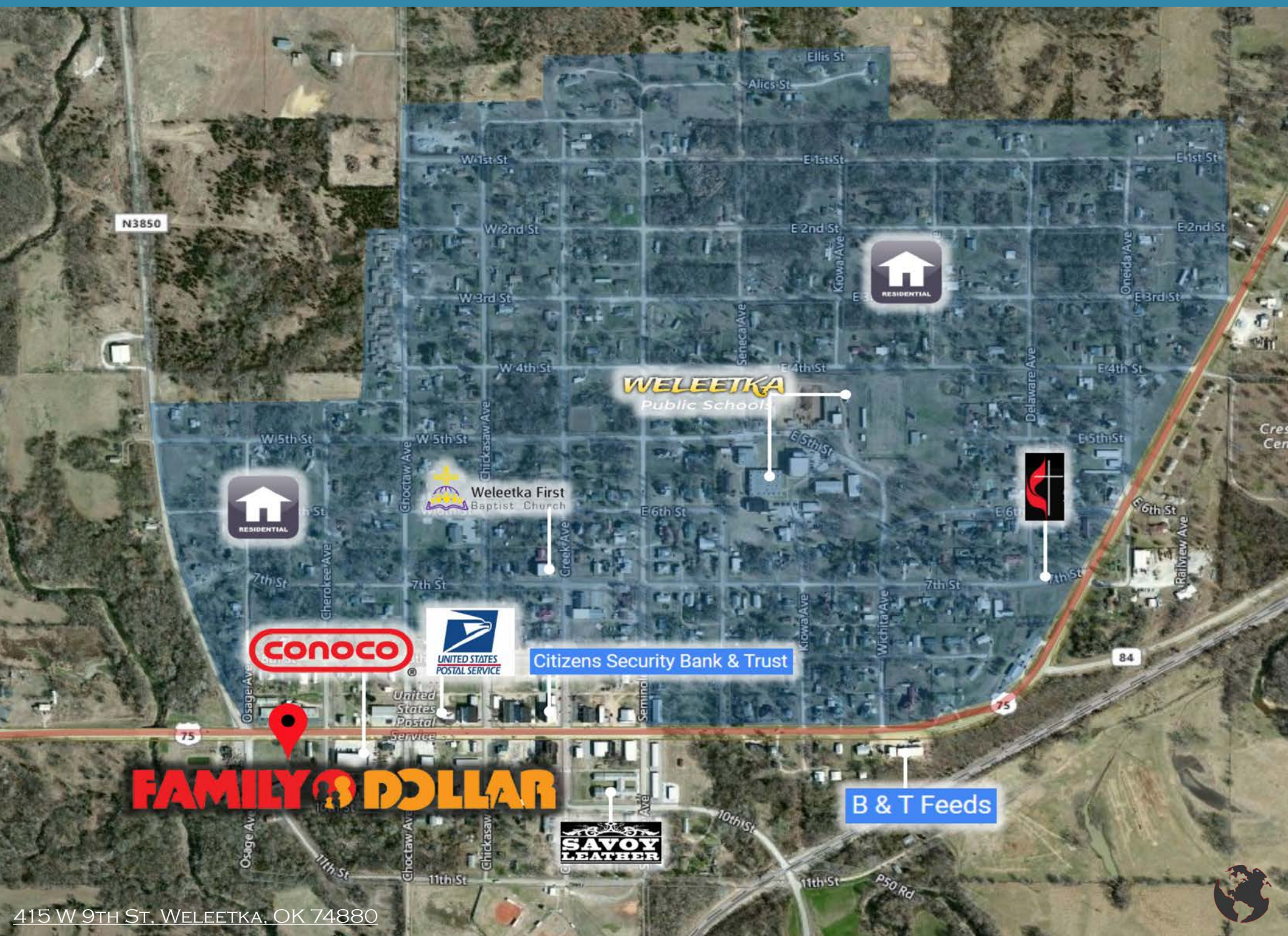
HOUSEHOLD INCOME

2 MILE	\$38,088
5 MILES	\$37,758
10 MILES	\$36,549



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Weleetka, OK

Weleetka is a town in Okfuskee County, Oklahoma. It is about 10 miles southeast of Okemah, the county seat. Located about 1.5 hours east of Oklahoma City and one hour south of Tulsa. Residence can easily take advantage of the large city amenities.

Weleetka was once a major railroad town, serving as the division point for the Fort Smith and Western Railway. All train crews changed out in Weleetka; the town also housed major shops and repair facilities for the steam locomotives. Headquartered in Fort Smith, Arkansas, the Fort Smith and Western was a railroad that operated in the states of Arkansas and Oklahoma. The railroad's main line extended 217 miles, from Ft. Smith through Weleetka to Guthrie, Oklahoma. The Fort Smith and Western owned a subsidiary, St. Louis, El Reno and Western, which began operating 42 miles between Guthrie and El Reno, Oklahoma in June 1904. The railroad also acquired 32.5 miles of trackage rights over the Missouri-Kansas-Texas Railroad from Fallis, Oklahoma to Oklahoma City.

There are 173 businesses with ten miles from the site. With the top three industries being retail, health care and public administration. Consumers within ten miles from the site are expected to spend \$59.558M during the 2017 calendar year. Given that this Family Dollar has limited competition, it is expected to be a very successful location.



POPULATION	2 MILE	5 MILE	10 MILE
2017 TOTAL POPULATION	1,158	1,867	6,962
TOTAL BUSINESSES	55	57	173
AVERAGE AGE	39.80	40.00	40.60
HOUSEHOLDS			
2017 TOTAL HOUSEHOLDS	420	696	2,671
CONSUMER SPENDING	\$9.096M	\$15.425M	\$59.558M
MEDIAN HOUSEHOLD INCOME	\$38,088	\$37,758	\$36,549
AVERAGE HH SIZE	2.60	2.60	2.50
HOUSING			
MEDIAN HOME VALUE	\$60,886	\$66,961	\$73,697

