



Representative Photo



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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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INVESTMENT SUMMARY

List Price:	\$ 3,261,527
Initial Cap:	5.50%
Initial NOI:	\$ 179,384
Land Acreage:	Confirm with Seller
Year Built:	2017
Building Size:	8,320 SF

LEASE SUMMARY

Lease Type:	Absolute NNN
Taxes/CAM/Insurance:	Tenant Responsibility
Structure/Parking/Roof:	Tenant Responsibility
Rent Commencement:	March 2017
Lease Term:	15 Years
Rent Expiration:	2032
Rent Increases:	10% in Year 11 & 10% at Each Option
Option Periods:	Six (6), Five (5) Year

PROPERTY IMAGES

Aerial View:	Click HERE for Property
Street View:	Click HERE for Property

TENANT SNAPSHOT

Website:	www.FamilyDollar.com
Stock Ticker:	NYSE: FDO
Number of Locations:	8,000+ (2016)
Revenue (2015):	\$10.849B (2014)

INVESTMENT HIGHLIGHTS

- NNN Lease Guarantees Zero Landlord Responsibilities
- New Construction Property Completed in March of 2017
- 15 Year Absolute NNN Lease with Six, Five Year Options to Extend
- Rental Increases of 10% in Year 11 and Each Option Period

LOCATION HIGHLIGHTS

- Located on Hard Corner with Easy Ingress & Egress to Both 34th & 183rd
- High Volume Corner with NW 183rd Seeing 31,000 Vehicles Per Day
- High Population Density Demographics, 5 Mile Population of 500,000
- Strong Dollar Store Demos | 5 Mile Avg. Household Income of \$56,109
- Nearby Retailers Include Aldi, McDonald's, Wendy's, AAP & More



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INVESTMENT OVERVIEW

Fortis Net Lease is proud to present this single tenant investment property offering located at the Northwest corner of the intersection of NW 183rd and NW 34th Court. The subject property was erected in 2017 with the lease commencing in March of that year. The investment is a triple net lease, offering zero landlord responsibilities. The lease is corporately guaranteed by Family Dollar Stores, Inc. (NYSE: FDO), an S&P rated BB+ investment. The property operates on a 15 year NNN lease. The lease also carries a 10% rental increase in year 11 and each of its six (6), five (5) year options for tenant renewal, which offer the investor a long term, passive investment opportunity.

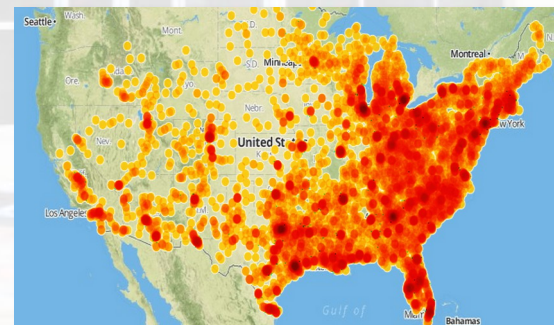
The subject property is situated in the heart of Miami Gardens, a densely populated suburb 17 miles north of downtown Miami. The site boasts ideal demographics for a dollar store with a 5 mile average household income of \$51,600+ and a **5 mile population of 500,000**. It is located on a hard corner lot that sees over 31,000 vehicles per day along NW 183rd street.

TENANT OVERVIEW

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.



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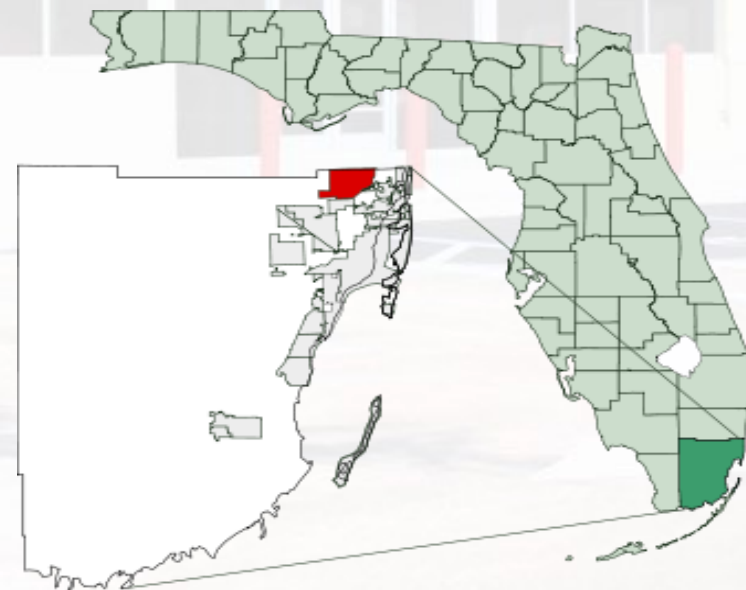
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LOCATION OVERVIEW

Miami Gardens is a suburban city located in north-central Miami-Dade County, Florida. Its boundaries stretch from I-95 and NE 2nd Avenue on the east, to NW 47th and NW 57th Avenues on the west, and from the Broward County line on the north, to 151st Street on the south. The city name comes from one of the major roadways through the area, Miami Gardens Drive. According to a 2011 estimate from the US Census Bureau, the city had a population of 109,680, and it is the largest city in Florida that has a majority African American population. It is a principal city of the Miami metropolitan area, which was home to an estimated 6,012,331 people at the 2015 census.

Miami is a seaport city at the southeastern corner of the U.S. state of Florida and its Atlantic coast. Miami is a major center, and a leader in finance, commerce, culture, media, entertainment, the arts, and international trade. In 2012, Miami was classified as an Alpha-World City in the World Cities Study Group's inventory. In 2010, Miami ranked seventh in the United States in terms of finance, commerce, culture, entertainment, fashion, education, and other sectors. It ranked 33rd among global cities. In 2008, Forbes magazine ranked Miami "America's Cleanest City", for its year-round good air quality, vast green spaces, clean drinking water, clean streets, and citywide recycling programs.[15] According to a 2009 UBS study of 73 world cities, Miami was ranked as the richest city in the United States, and the world's fifth-richest city in terms of purchasing power. Miami is nicknamed the "Capital of Latin America" and is the largest city with a Cuban-American plurality.



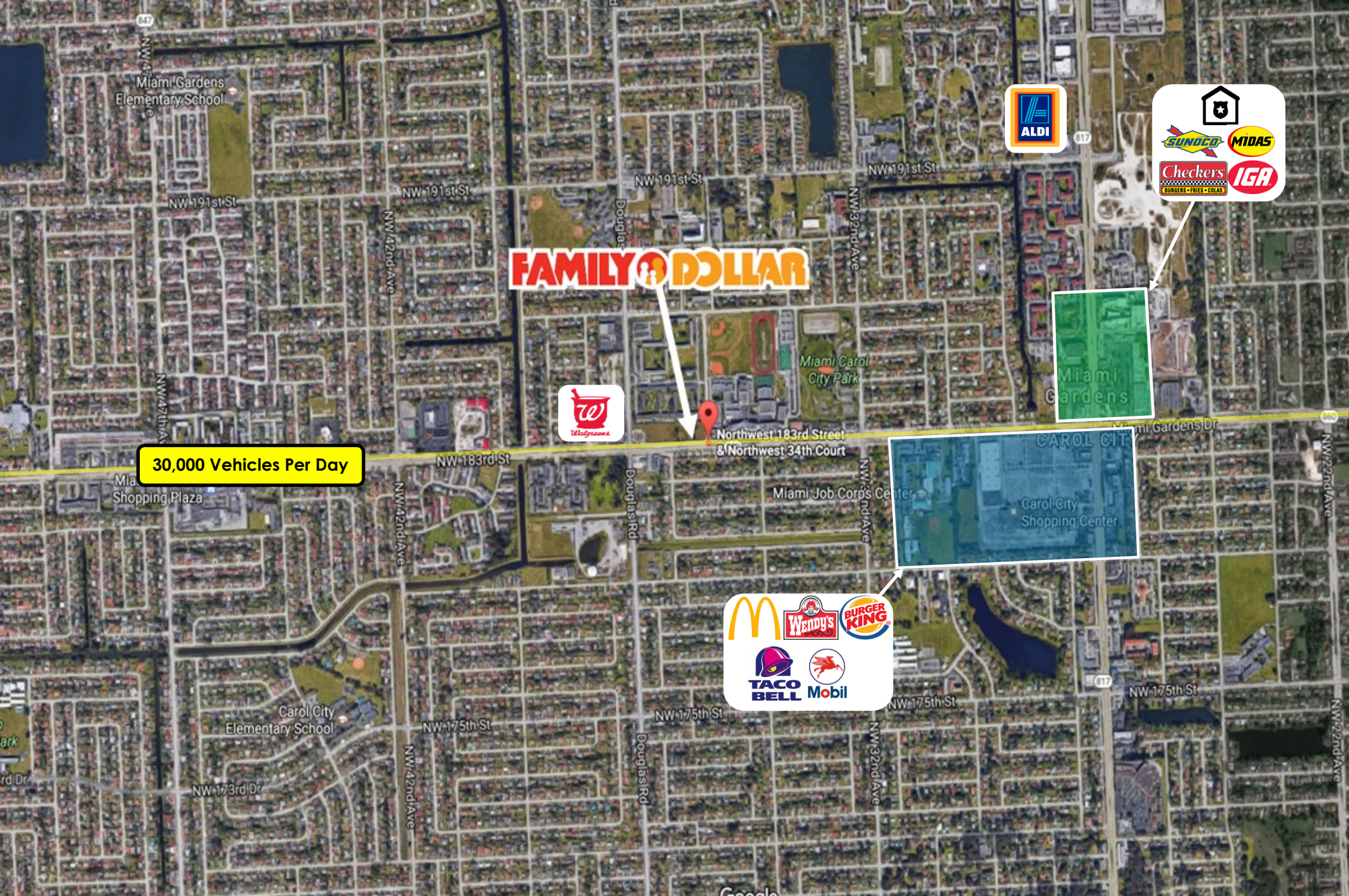
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DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2016 Total Population:	25,352	156,937	498,302
2021 Population:	26,406	164,338	524,678
Pop Growth 2016-2021:	4.16%	4.72%	5.29%
Average Age:	36.60	37.20	37.20
Households			
2016 Total Households:	7,226	46,981	160,660
HH Growth 2016-2021:	4.18%	4.85%	5.46%
Median Household Inc:	\$40,588	\$41,920	\$44,126
Avg Household Size:	3.50	3.30	3.10
2016 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$149,282	\$149,398	\$163,207
Median Year Built:	1969	1974	1978

Population	1 Mile	3 Mile	5 Mile
2021 Projection	26,406	164,338	524,678
2016 Estimate	25,352	156,937	498,302
2010 Census	24,185	146,627	459,560
Growth 2016-2021	4.16%	4.72%	5.29%
Growth 2010-2016	4.83%	7.03%	8.43%
2016 Population Hispanic Origin	8,980	64,106	229,624

2016 Population by Race:

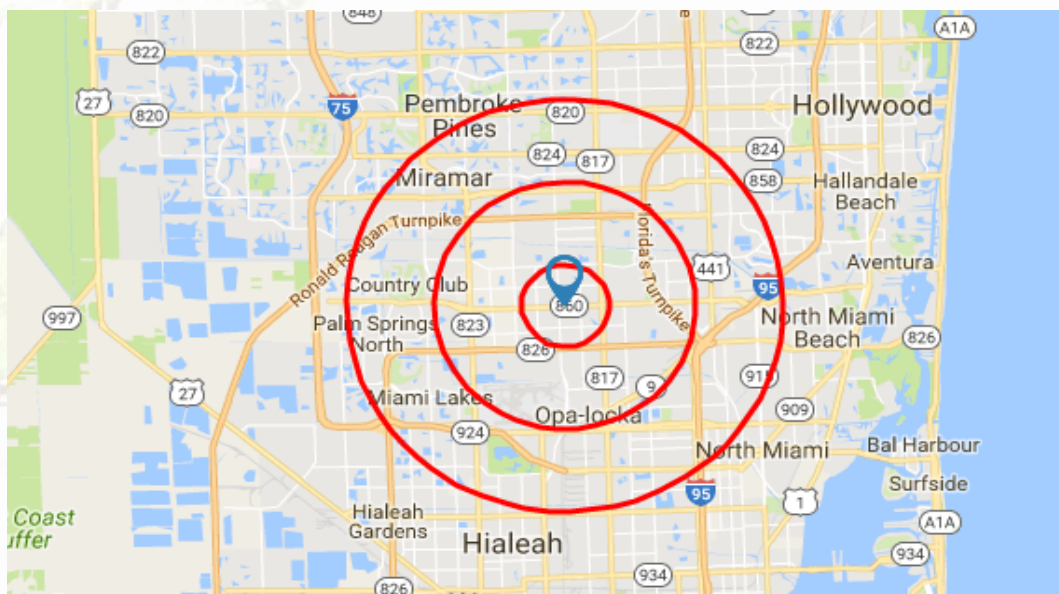
White	8,161	61,815	244,990
Black	16,691	90,849	233,842
Am. Indian & Alaskan	101	556	1,597
Asian	98	1,457	9,343
Hawaiian & Pacific Island	10	92	396
Other	293	2,168	8,134

Households:

2021 Projection	7,528	49,259	169,429
2016 Estimate	7,226	46,981	160,660
2010 Census	6,861	43,456	146,399
Owner Occupied	4,989	32,480	100,706
Renter Occupied	2,237	14,500	59,953
2016 Avg Household Income	\$52,794	\$51,627	\$56,109
2016 Med Household Income	\$40,588	\$41,920	\$44,126

2016 Households by Household Inc:

<\$25,000	2,211	14,453	46,399
\$25,000 - \$50,000	2,243	13,439	43,411
\$50,000 - \$75,000	1,360	9,215	29,995
\$75,000 - \$100,000	680	4,731	18,960
\$100,000 - \$125,000	373	2,824	11,376
\$125,000 - \$150,000	68	1,042	4,417
\$150,000 - \$200,000	122	851	3,960
\$200,000+	168	426	2,144



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INVESTMENT REAL ESTATE SERVICES

MORE THAN \$4.7 BILLION IN SALES

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Fortis Net Lease specializes in the acquisition and disposition of the following:

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- Multi-Tenant Retail Centers & Medical Office (Anchored or Unanchored - 5,000 - 1,000,000 SF)

The advisors at Fortis Net Lease create long term relationships with our investors by delivering superior services and unparalleled results. When you hire Fortis Net Lease as your exclusive representative you will experience the individual attention and professionalism that you will not receive at other large brokerage firms.

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