



Single Tenant Offering Memorandum

10 Year Corporate Lease

160 Main Street, Wilkesville, OH 45695

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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.

EXCLUSIVELY OFFERED BY:

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Fortis Agents Cooperate
Click Here To Meet
The Team



INVESTMENT SUMMARY

List Price:	\$1,077,800
Current NOI:	\$86,224
Initial Cap Rate:	8.00%
Building Size:	8,400 SF
Land Acreage:	0.72 +/- Acres
Year Built:	2017/2018
Google Aerial Map:	Click Here
Google Street View:	Click Here

LEASE SUMMARY

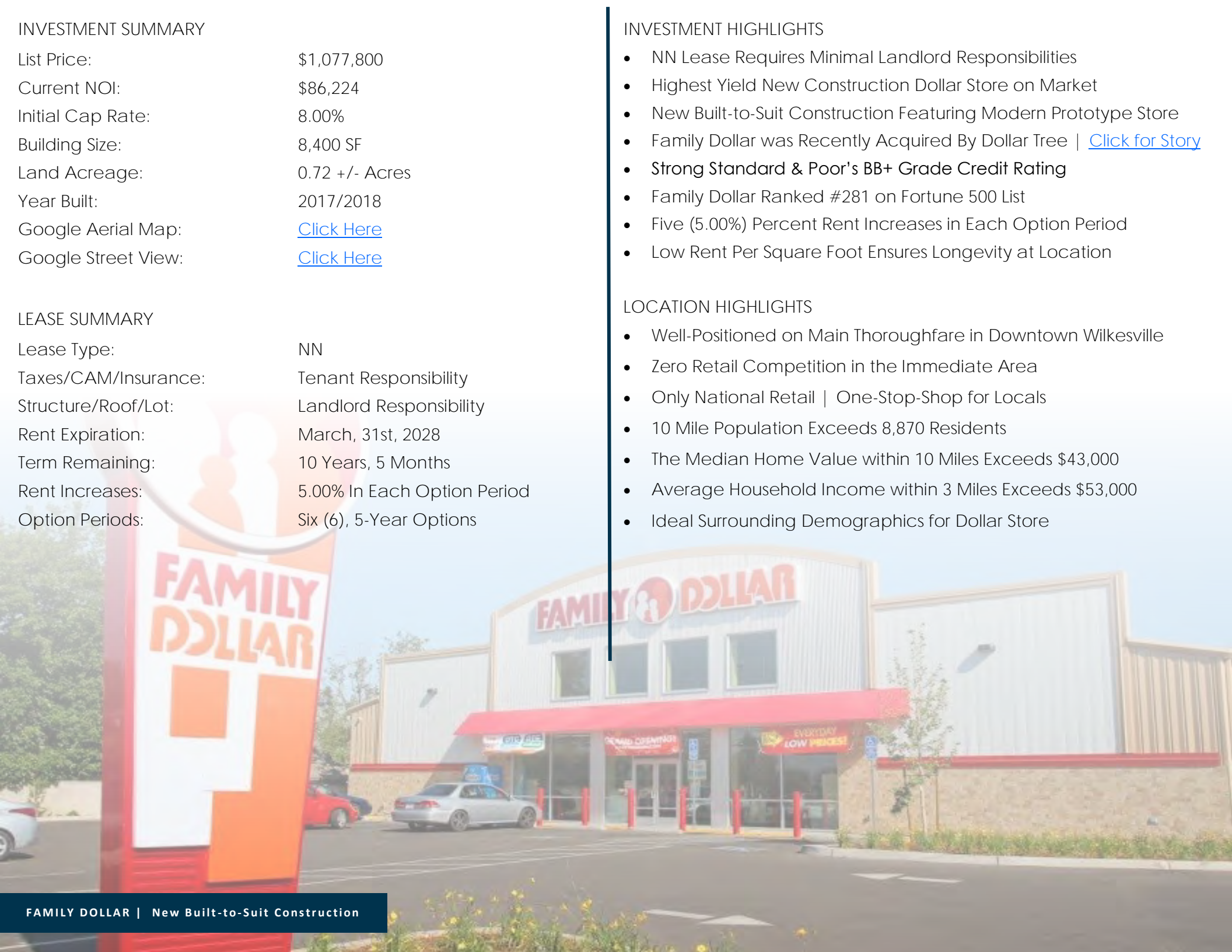
Lease Type:	NN
Taxes/CAM/Insurance:	Tenant Responsibility
Structure/Roof/Lot:	Landlord Responsibility
Rent Expiration:	March, 31st, 2028
Term Remaining:	10 Years, 5 Months
Rent Increases:	5.00% In Each Option Period
Option Periods:	Six (6), 5-Year Options

INVESTMENT HIGHLIGHTS

- NN Lease Requires Minimal Landlord Responsibilities
- Highest Yield New Construction Dollar Store on Market
- New Built-to-Suit Construction Featuring Modern Prototype Store
- Family Dollar was Recently Acquired By Dollar Tree | [Click for Story](#)
- **Strong Standard & Poor's BB+ Grade Credit Rating**
- Family Dollar Ranked #281 on Fortune 500 List
- Five (5.00%) Percent Rent Increases in Each Option Period
- Low Rent Per Square Foot Ensures Longevity at Location

LOCATION HIGHLIGHTS

- Well-Positioned on Main Thoroughfare in Downtown Wilkesville
- Zero Retail Competition in the Immediate Area
- Only National Retail | One-Stop-Shop for Locals
- 10 Mile Population Exceeds 8,870 Residents
- The Median Home Value within 10 Miles Exceeds \$43,000
- Average Household Income within 3 Miles Exceeds \$53,000
- Ideal Surrounding Demographics for Dollar Store



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. This acquisition allowed for Dollar Tree to grow their dollar store network to over 13,000 stores and annual sales exceeding \$20B a year.

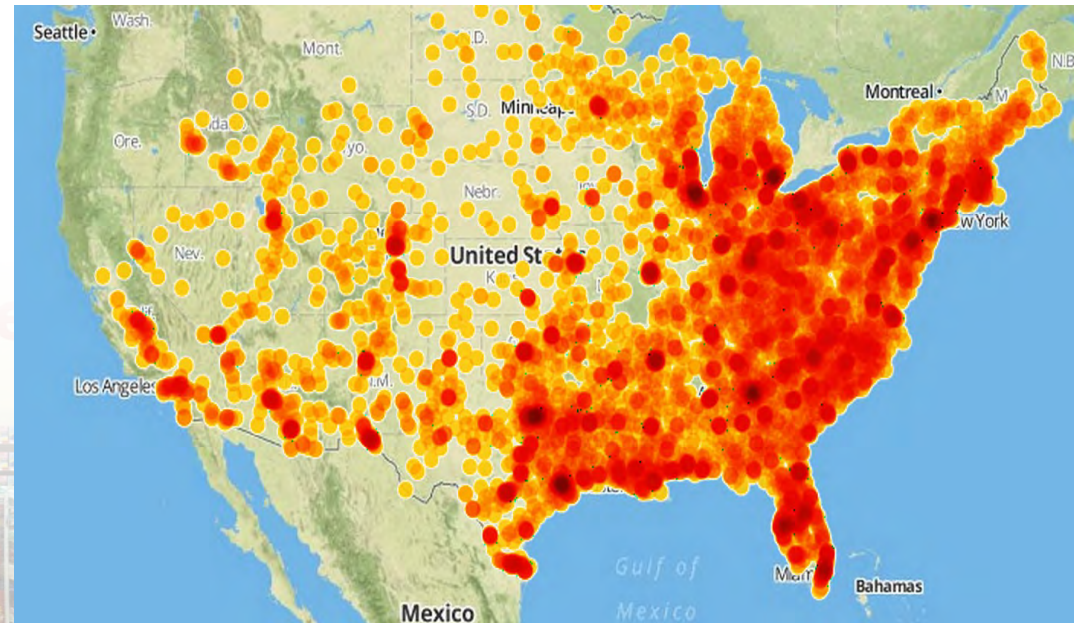
Headquartered in Chesapeake, VA, Dollar Tree is the largest and most successful single-price-point retailer in North America, operating thousands of stores across 48 contiguous U.S. states and five Canadian provinces, supported by a solid and scalable logistics network.

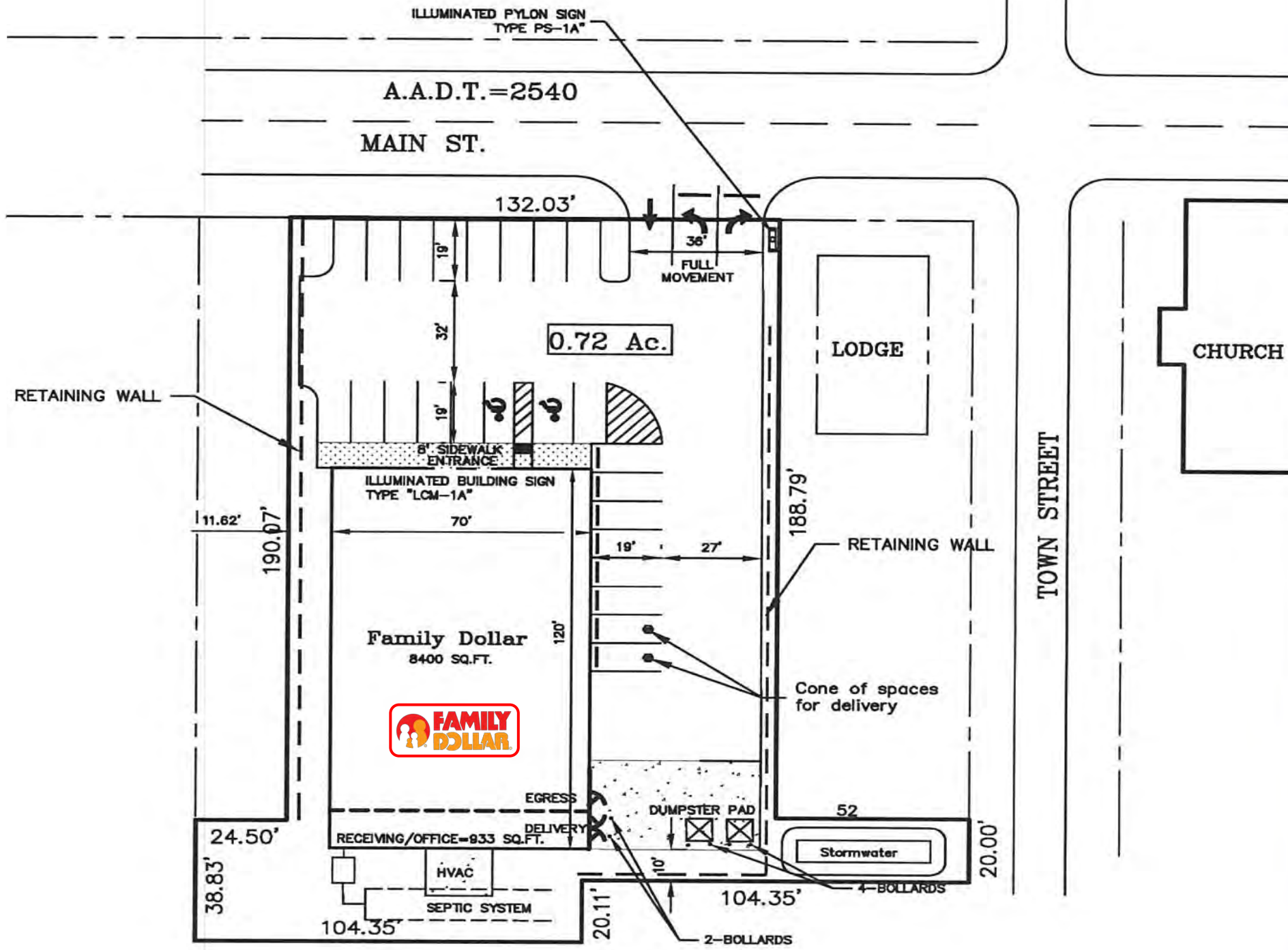
For Additional Information on Family Dollar, please click [HERE](#).

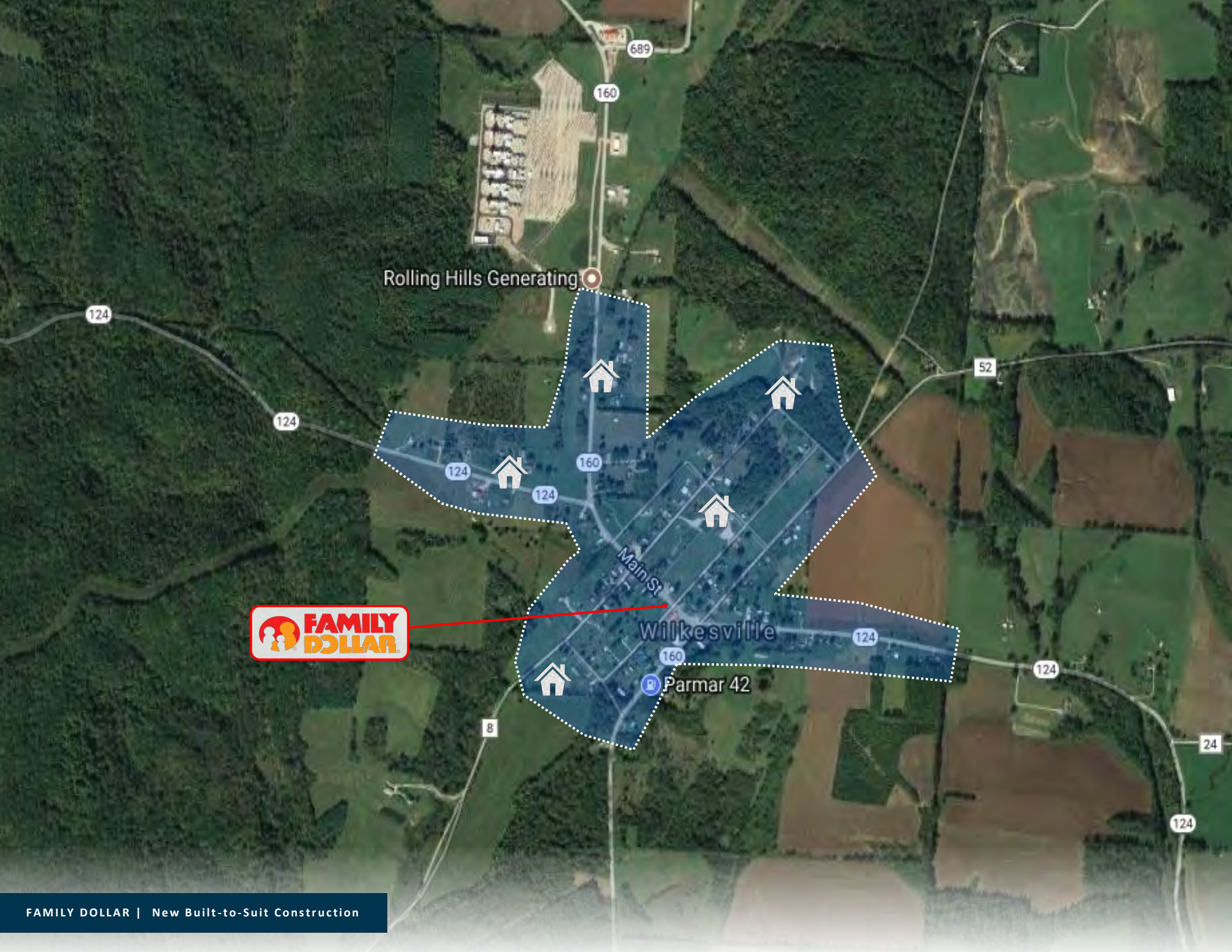


Tenant Snapshot

- **“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









Rolling Hills Generating



Wilkesville

Parmar 42

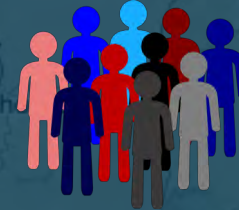
Population	3 Mile	5 Mile	10 Mile
2017 Total Population:	664	1,743	8,870
Average Age:	43.5	41.9	40.4
Households			
2017 Total Households:	274	697	3,458
Median Household Inc:	\$42,096	\$41,211	\$43,389
Avg Household Size:	2.4	2.5	2.6
2017 Avg HH Vehicles:	2	2	2
Housing			
Median Home Value:	\$79,577	\$77,868	\$82,728
Median Year Built:	1977	1978	1977



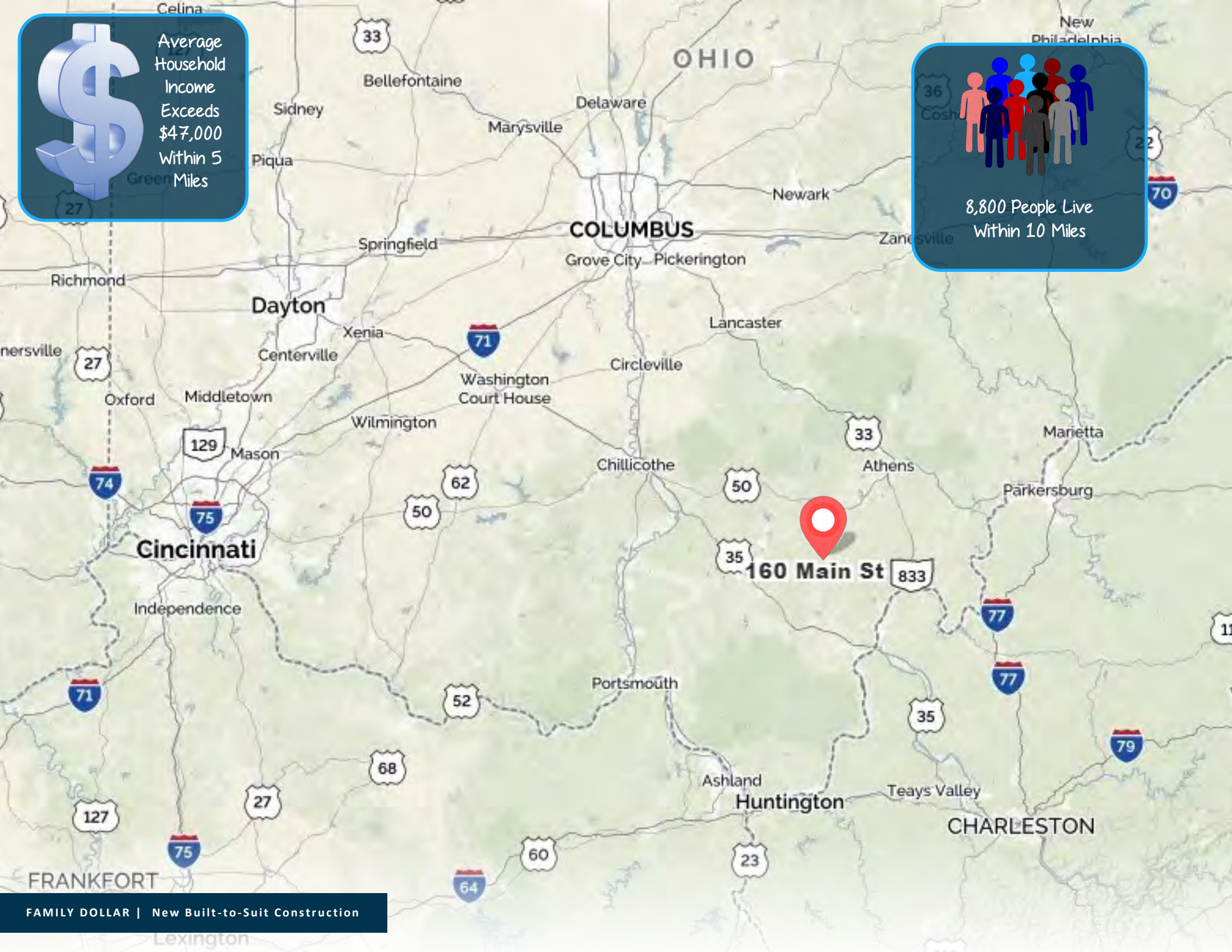
Population:	3 Mile	5 Mile	10 Mile
2017 Estimate	664	1,743	8,870
2017 Population Hispanic Origin	6	14	80
2017 Population by Race:			
White	644	1,688	8,568
Black	5	16	103
Am. Indian & Alaskan	2	6	32
Asian	1	3	17
Hawaiian & Pacific Island	0	0	3
Other	12	30	146
U.S. Armed Forces:	0	0	0
Households:			
Owner Occupied	226	570	2,783
Renter Occupied	48	127	675
2017 Avg Household Income	\$45,193	\$47,108	\$53,141
2017 Med Household Income	\$42,096	\$41,211	\$43,389
2017 Households by Household Inc:			
<\$25,000	63	173	908
\$25,000 - \$50,000	116	273	1,063
\$50,000 - \$75,000	58	142	666
\$75,000 - \$100,000	20	60	473
\$100,000 - \$125,000	12	33	179
\$125,000 - \$150,000	3	14	108
\$150,000 - \$200,000	0	3	41
\$200,000+	0	1	20



Average
Household
Income
Exceeds
\$47,000
Within 5
Miles



8,800 People Live
Within 10 Miles





FORTIS NET LEASE
INVESTMENT REAL ESTATE SERVICES



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