



Single Tenant Offering Memorandum
10 Year Corporate Lease
5150 Route 10, Barboursville, West Virginia 25504

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.

Neither FNL its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. FNL will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

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:

KYLE CARSON

Senior Associate

248.419.3271

kcarson@fnlre.com

ROBERT BENDER

Managing Partner

248.254.3406

rbender@fnlre.com

Fortis Agents Cooperate
Click Here To Meet
The Team



INVESTMENT SUMMARY

List Price:	\$1,131,250
Current NOI:	\$90,500
Initial Cap Rate:	8.00%
Building Size:	8,320 SF
Land Acreage:	1.10 +/- Acres
Year Built:	2016
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:	June 30th, 2027
Term Remaining:	9 Years, 7 Months
Rent Increases:	10.00% 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
- Transferable Roof Warranty for New Ownership
- 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
- Ten (10.00%) Percent Rent Increases in Each Option Period
- Low Rent Per Square Foot Ensures Longevity at Location

LOCATION HIGHLIGHTS

- Located in Huntington-Ashland MSA - Largest MSA in W. Virginia
- Store Positioned on Oversized 1.10 Acre Lot
- 10 MI from Huntington Mall Shopping Center, the Largest Mall in WV with Over 150 Retailers
- 11 Miles Away from Marshall University with over 13,000 Students
- Average Household Income: \$68,7006 in 1 Mile, \$63,872 in 5 Miles



FAMILY
DOLLAR

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.

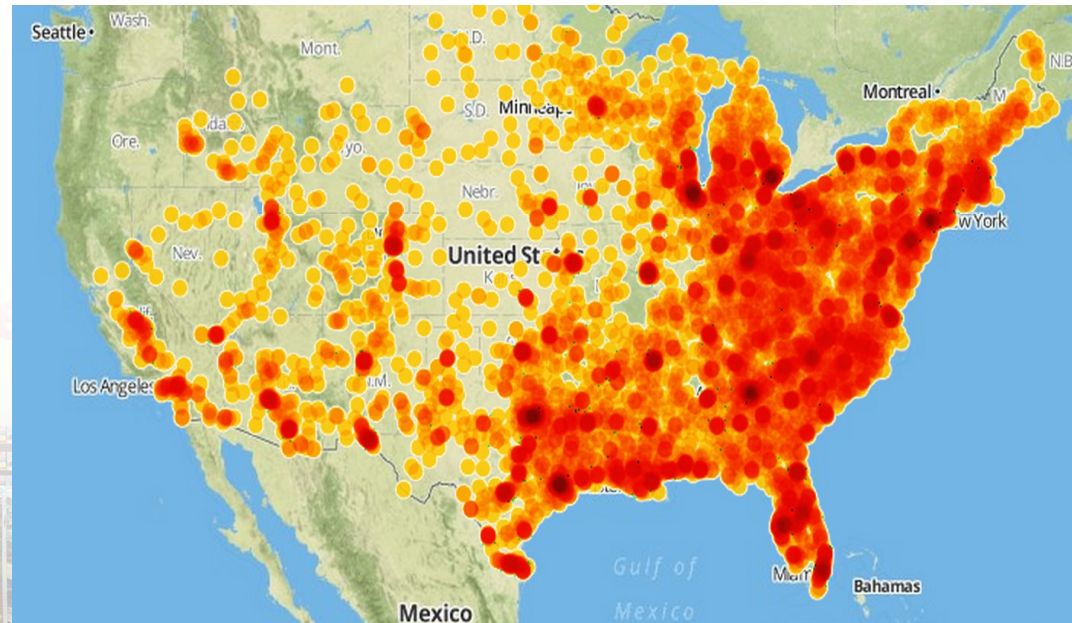
Headquartered in Chesapeake, VA, Dollar Tree is the largest and most successful single-price-point retailer in North America, operating thousands of stores across 48 contiguous U.S. states and five Canadian provinces, supported by a solid and scalable logistics network.

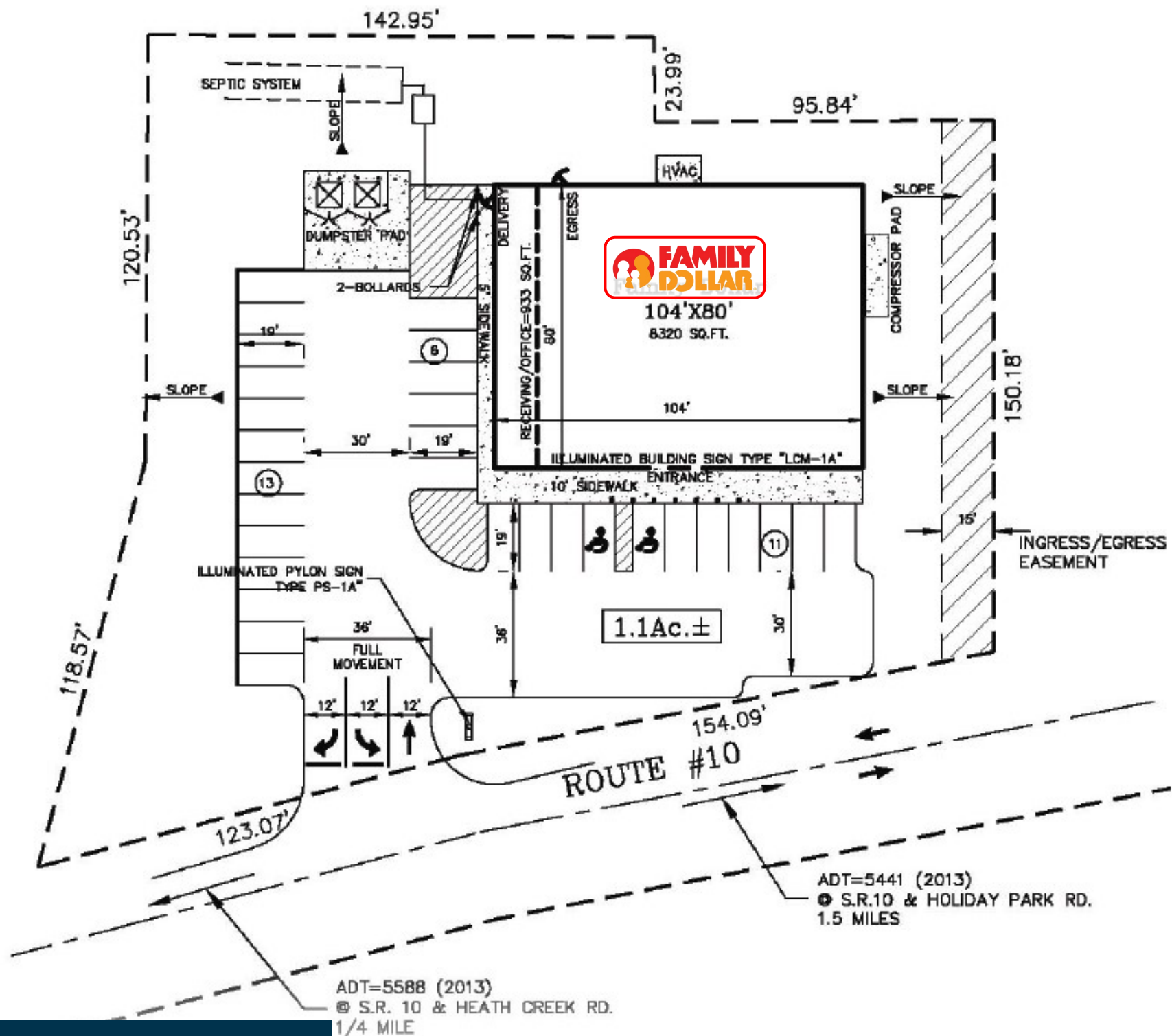
For Additional Information on Family Dollar, please click [HERE](#).

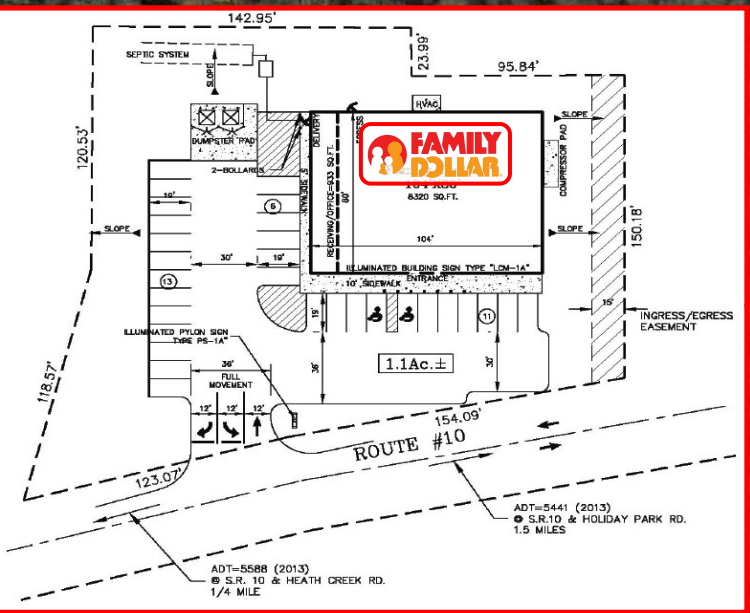


Tenant Snapshot

- “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









Esquire G.C.
Est. 1974

VEGGIES FLOWERS & MORE

MIKE'S BARBERSHOP



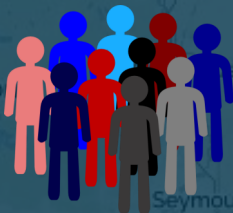
CAMPER DOCTORS

B&R TACK & SUPPLIES

CAMPFIRE ENTERPRISES

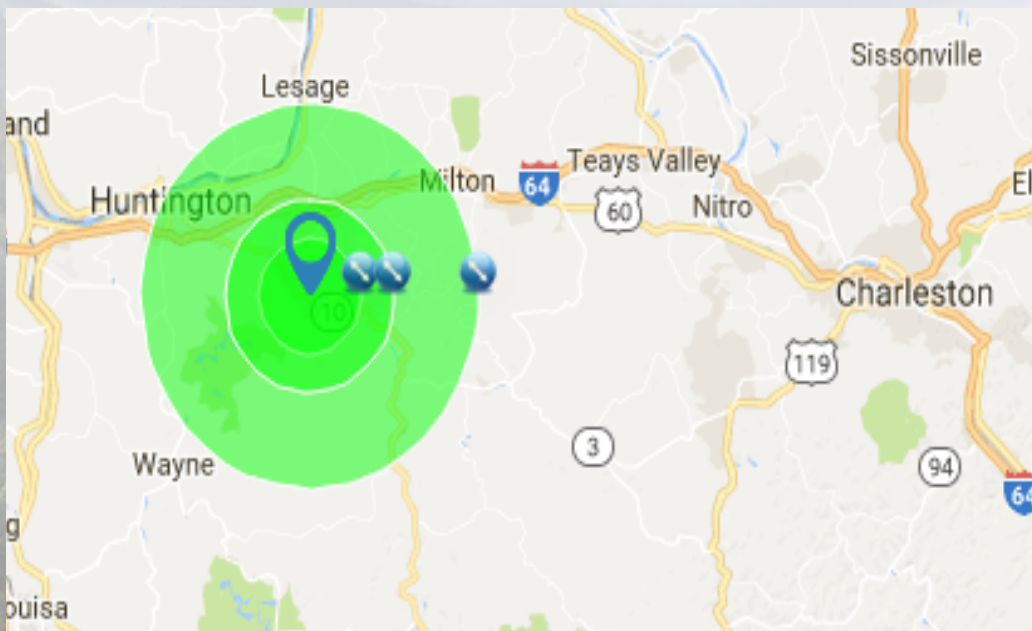
PAUL MORRIS GROCERY

DANNY TURLEY'S
TRANSMISSION SERVICE



97,892 Residents Live
within 10 Miles

Population	3 Mile	5 Mile	10 Mile
2017 Total Population:	4,098	18,449	95,726
Average Age:	39.60	40.30	39.60
Households			
2017 Total Households:	1,562	7,617	40,537
Median Household Inc:	\$62,232	\$53,195	\$40,701
Avg Household Size:	2.60	2.40	2.30
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$150,666	\$146,800	\$128,804
Median Year Built:	1978	1975	1966



Population:	3 Mile	5 Mile	10 Mile
2017 Estimate	4,098	18,449	95,726
2017 Population Hispanic Origin	31	192	1,279
2017 Population by Race:			
White	3,996	17,686	87,421
Black	21	250	4,785
Am. Indian & Alaskan	9	40	200
Asian	24	234	1,337
Hawaiian & Pacific Island	3	4	29
Other	46	235	1,954
U.S. Armed Forces:	0	18	56
Households:			
Owner Occupied	1,337	5,589	26,373
Renter Occupied	225	2,027	14,164
2017 Avg Household Income	\$68,700	\$63,872	\$55,575
2017 Med Household Income	\$62,232	\$53,195	\$40,701
2017 Households by Household Inc:			
<\$25,000	304	1,863	14,134
\$25,000 - \$50,000	316	1,722	9,183
\$50,000 - \$75,000	335	1,602	7,805
\$75,000 - \$100,000	268	1,093	3,798
\$100,000 - \$125,000	213	773	2,958
\$125,000 - \$150,000	69	267	850
\$150,000 - \$200,000	30	124	738
\$200,000+	26	174	1,071



FORTIS NET LEASE
INVESTMENT REAL ESTATE SERVICES



EXCLUSIVELY OFFERED BY:

KYLE CARSON

Senior Associate

248.419.3271

kcarson@fnlre.com

ROBERT BENDER

Managing Partner

248.254.3406

rbender@fnlre.com