



Family Dollar
1177 Plum St.
Jennings FL 32053

Absolute NNN Property

PROPERTY OVERVIEW

THE PROPERTY

1177 Plum St.
Jennings FL 32053

PRICE

Sale Price:	\$1,618,064.00
Cap Rate	6.3%

PROPERTY SPECIFICATIONS

Property Type:	Retail
Building Size:	8400
Land:	1.45 Acres
Number of Stories:	1
Year Built:	2016

LEASE INFORMATION

Lease Start	2016
Years Remaining	12
Options	(6) Six (5) Five year options
NOI:	\$101,938.08
Rent Increase	%10 in year 10 (2026) and every option period

INVESTMENT HIGHLIGHTS

- Absolute NNN property (No Landlord Responsibilities)
- New Construction Style
- 12 years remaining in base term
- Rent increase during base term and option terms
- Assumable mortgage with below market interest and 25 year Amortization. (Contact for Details)



The Tenant:

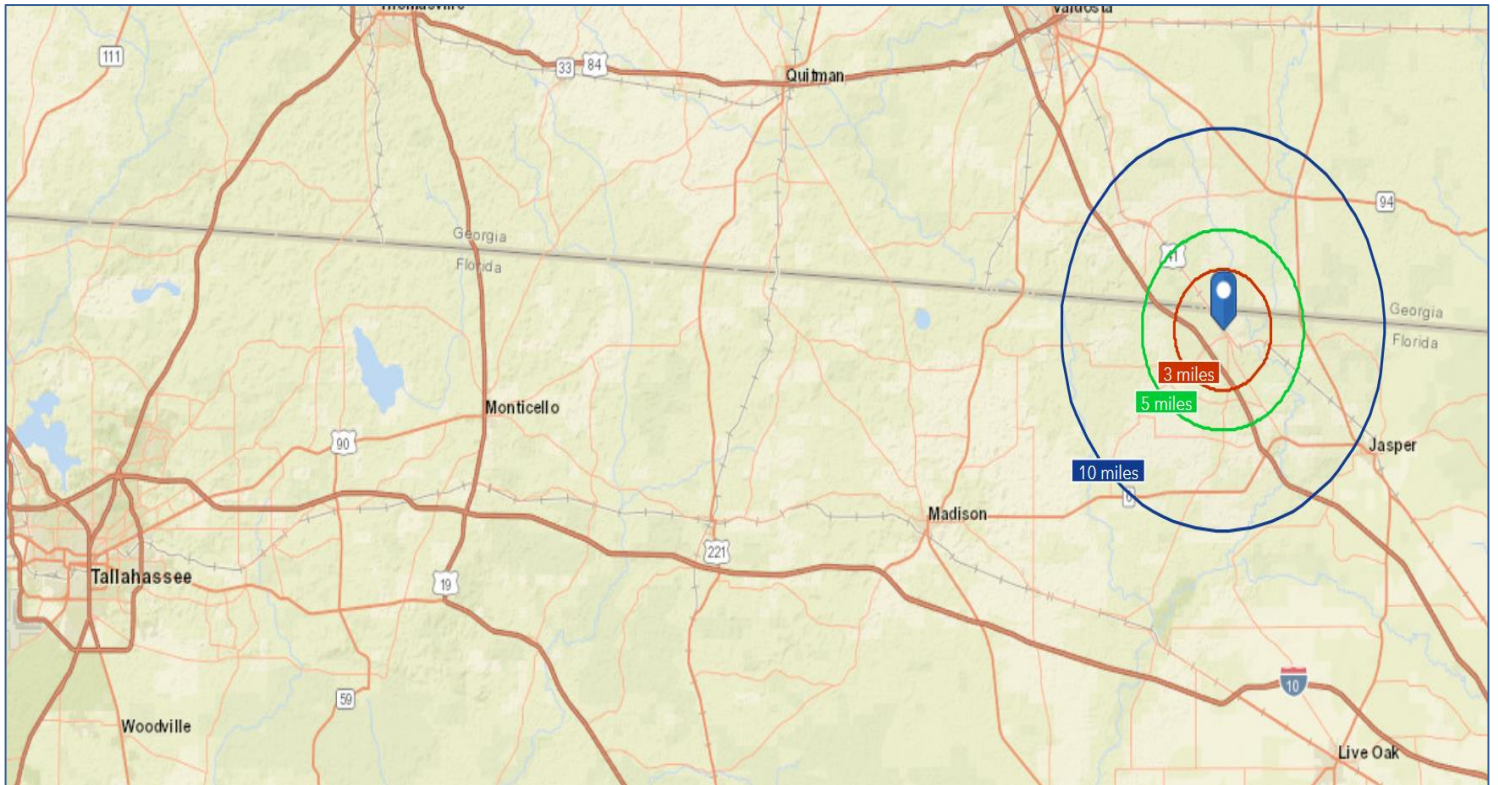
Headquartered in Chesapeake, VA, Dollar Tree is the largest and most successful single-price-point retailer in North America, operating thousands of stores across 48 contiguous U.S. states and five Canadian provinces, supported by a solid and scalable logistics network.

July 6, 2015 - Dollar Tree, Inc., North America's leading operator of discount variety stores selling everything for \$1 or less, announced that it had completed the acquisition of Family Dollar Stores, Inc., a leading national discount retailer offering name brands and quality, private brand merchandise.

About Dollar Tree, Inc. :

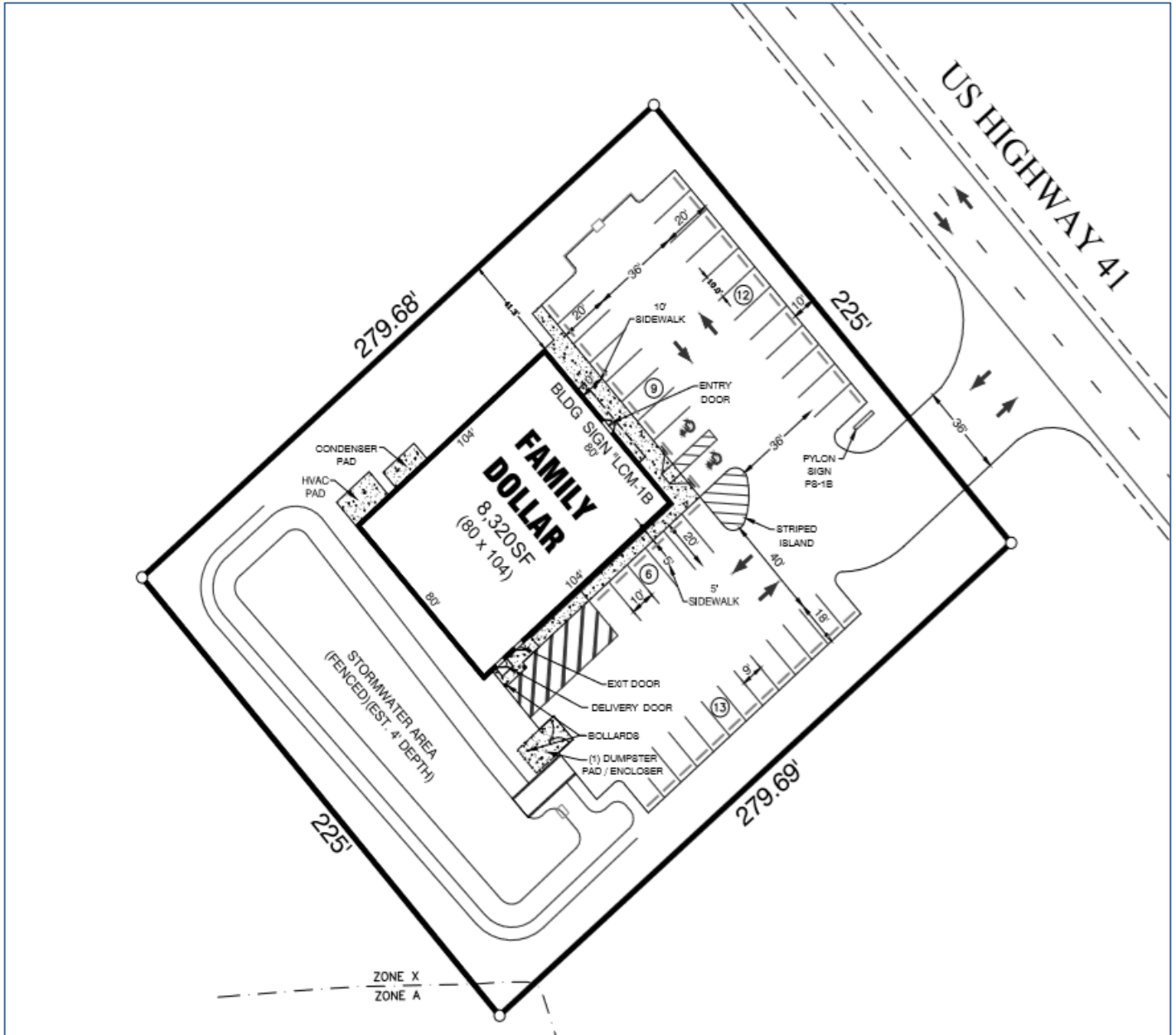
Dollar Tree, a Fortune 200 Company, now operates more than 15,000 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Family Dollar and Dollar Tree Canada.





	3 miles	5 miles	10 miles
Population			
2000 Population	1,222	2,762	12,256
2010 Population	1,299	3,053	14,222
2018 Population	1,380	3,234	14,872
2023 Population	1,421	3,316	15,186
2000-2010 Annual Rate	0.61%	1.01%	1.50%
2010-2018 Annual Rate	0.74%	0.70%	0.54%
2018-2023 Annual Rate	0.59%	0.50%	0.42%
2018 Male Population	51.4%	50.3%	49.0%
2018 Female Population	48.6%	49.7%	51.0%
2018 Median Age	33.6	35.4	37.9
Households			
2000 Households	402	961	4,530
2010 Households	410	1,049	5,278
2018 Total Households	433	1,106	5,502
2023 Total Households	445	1,133	5,620
2000-2010 Annual Rate	0.20%	0.88%	1.54%
2010-2018 Annual Rate	0.66%	0.64%	0.51%
2018-2023 Annual Rate	0.55%	0.48%	0.43%
2018 Average Household Size	3.15	2.91	2.69
Median Household Income			
2018 Median Household Income	\$30,398	\$35,224	\$43,673
2023 Median Household Income	\$30,873	\$37,069	\$47,750
2018-2023 Annual Rate	0.31%	1.03%	1.80%

Site Plan



CONTACT INFORMATION

For more information, please contact:

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.