

Family Dollar 10 Year NN Investment Opportunity for Sale

10405 103rd Street | Jacksonville, FL





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FOR FURTHER INFORMATION

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10405 103rd Street
Jacksonville, FL

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Property Information

Property and Location Highlights

- > 10 YEAR NN FAMILY DOLLAR CORPORATE GUARANTEED LEASE
- > FAMILY DOLLAR IS AN E-COMMERCE RESISTANT RETAILER WITH LARGE-SCALE FUTURE ANNUAL EXPANSION GOALS
- > INVESTMENT GRADE CREDIT TENANT
- > LOCATED IN THE PATH OF PROGRESS WITH NEW DEVELOPMENT AND HOUSING GROWTH IN IMMEDIATE AREA
- > 10+ YEAR LEASE (TO 2030)
- > SIX 5-YEAR OPTIONS WITH INCREASING RENT EACH OPTION PERIOD
- > FLORIDA IS AN INCOME TAX FREE STATE
- > RECENTLY COMPLETED EXIT/INTERCHANGE NEAR SITE AT 103RD ST. & FIRST COAST EXPRESSWAY
- > 3.5 MILES FROM CECIL COMMERCE CENTER

> DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population 2018	3,375	33,022	116,840
Projected Population 2023	3,784	36,439	125,312
Average HHI	\$60,745	\$65,721	\$66,041



0.90
ACRES



14,000
VPD



8,320
SF

JACKSONVILLE, FL

Jacksonville boasts a diverse economy, including prominent corporations and organizations, military bases and the commercial port. Four Fortune 500 companies are headquartered in the city: CSX Corporation, Fidelity National Financial, Fidelity National Information Services and Winn-Dixie Stores, Inc (Bi-Lo). Bank of America and Citibank, attracted by the low cost of doing business in the MSA, each employ over 5,000 locally. The area's naval bases are a major force in the local economy, with over 25,000 on payroll. Jacksonville's deepwater port, JAXPORT, is the largest in the US South Atlantic, with terminals equipped to handle break bulk, container, bulk, automotive and refrigerated cargo.

3

major interstates
reaching 61M+
consumers in an
8-hr drive

1st

largest city by
land mass in the US

4th

fastest growing
port in the US
is JAXPORT

WEST JACKSONVILLE SUB-MARKET

New development includes facilities for warehousing, logistics, and manufacturing companies.

WAYFAIR

1.2 million SF warehouse | 122 new jobs

JINKOSOLAR

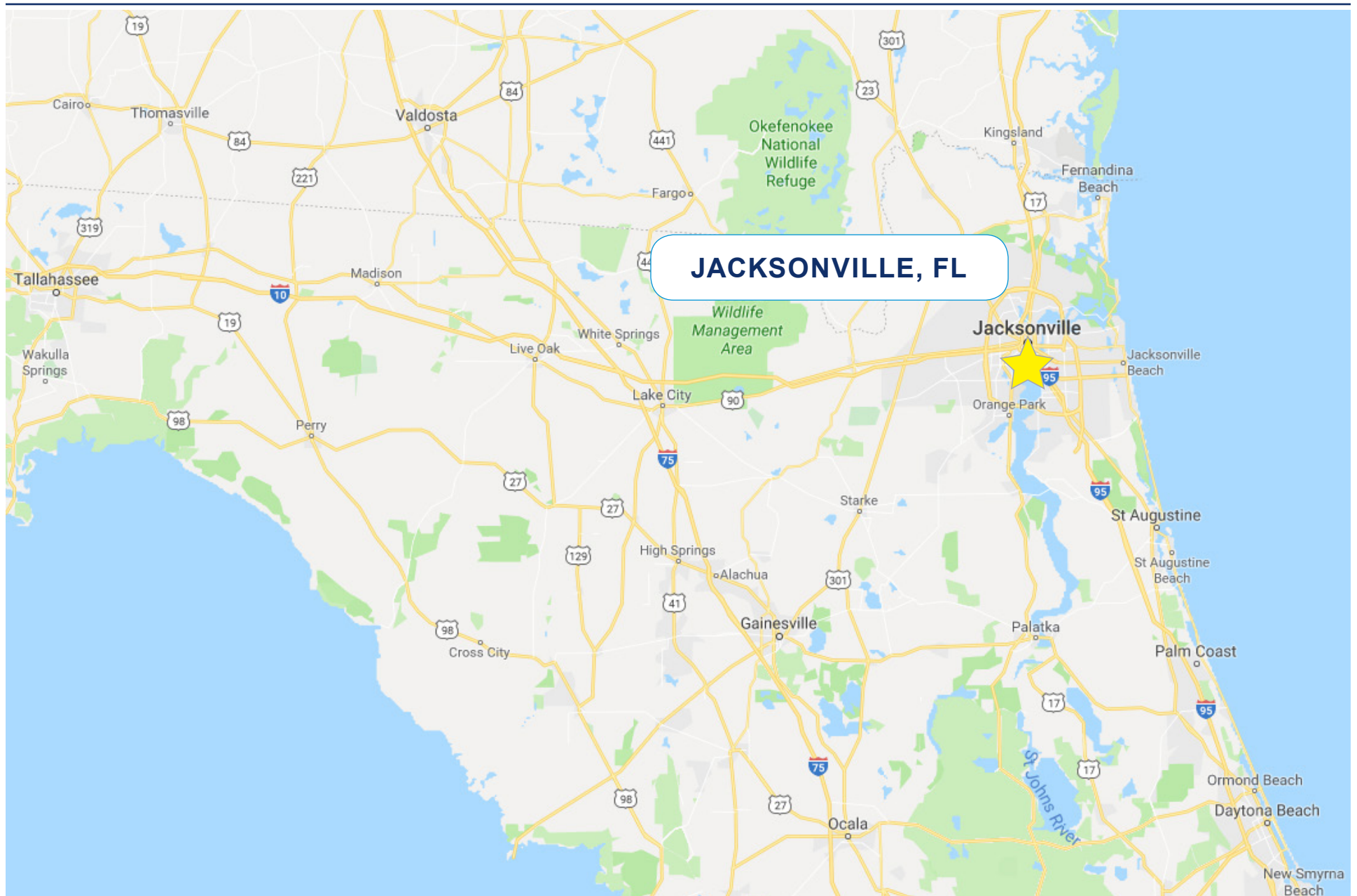
300,000 SF manufacturing development | 200 new jobs

AMAZON

1 million SF distribution site | 1,000 new jobs

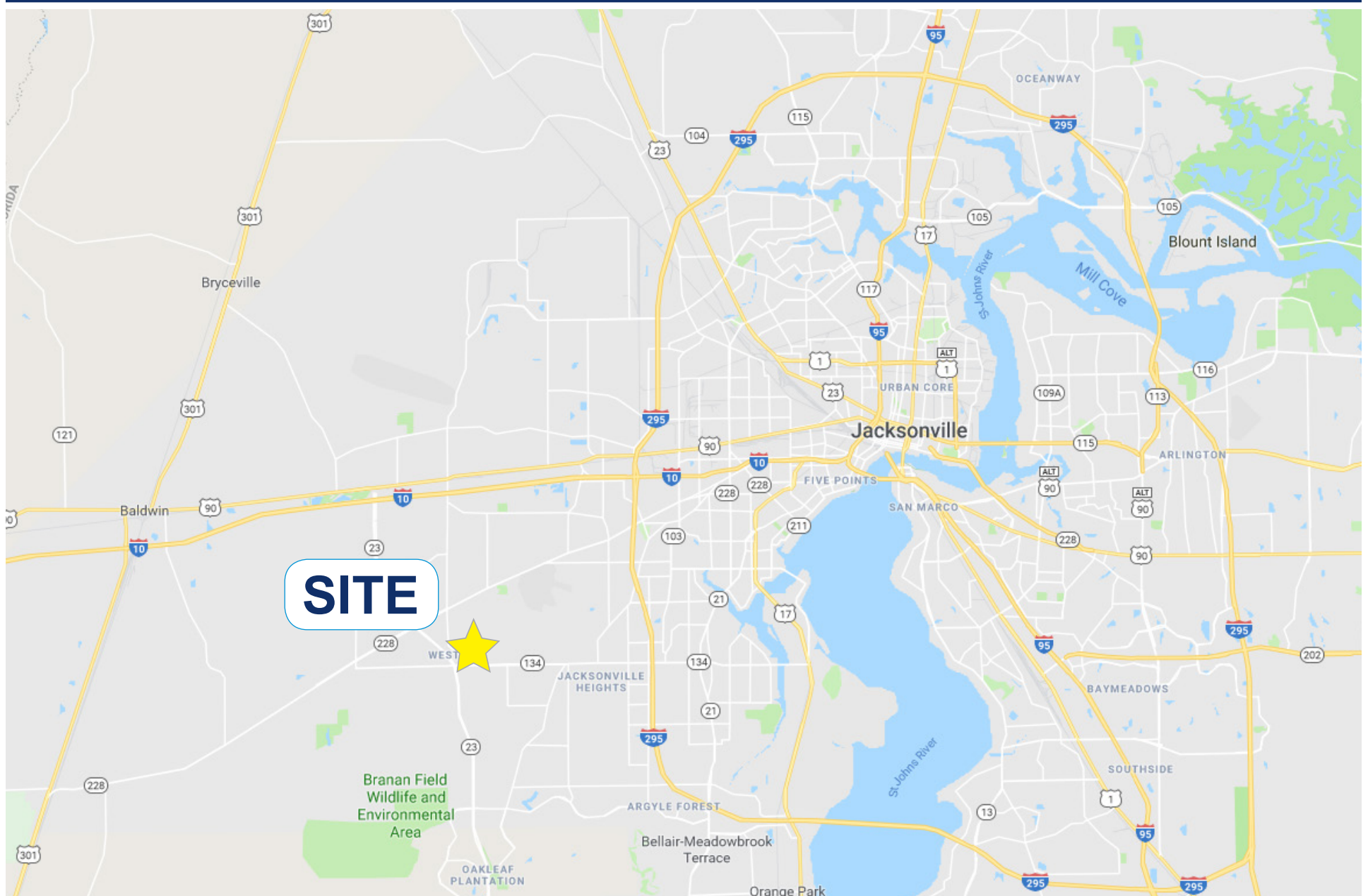


Locator Map





Locator Map





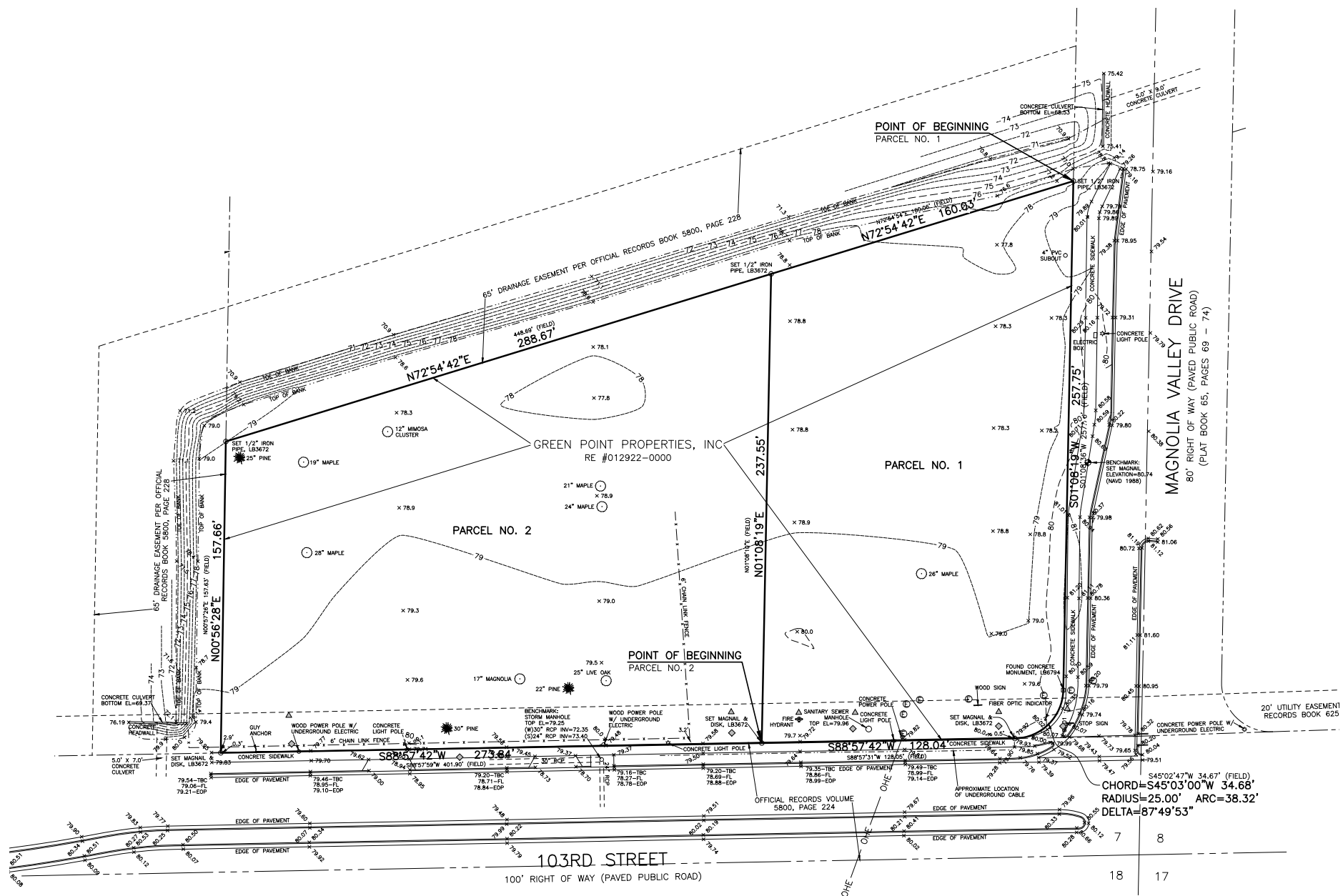
High Aerial





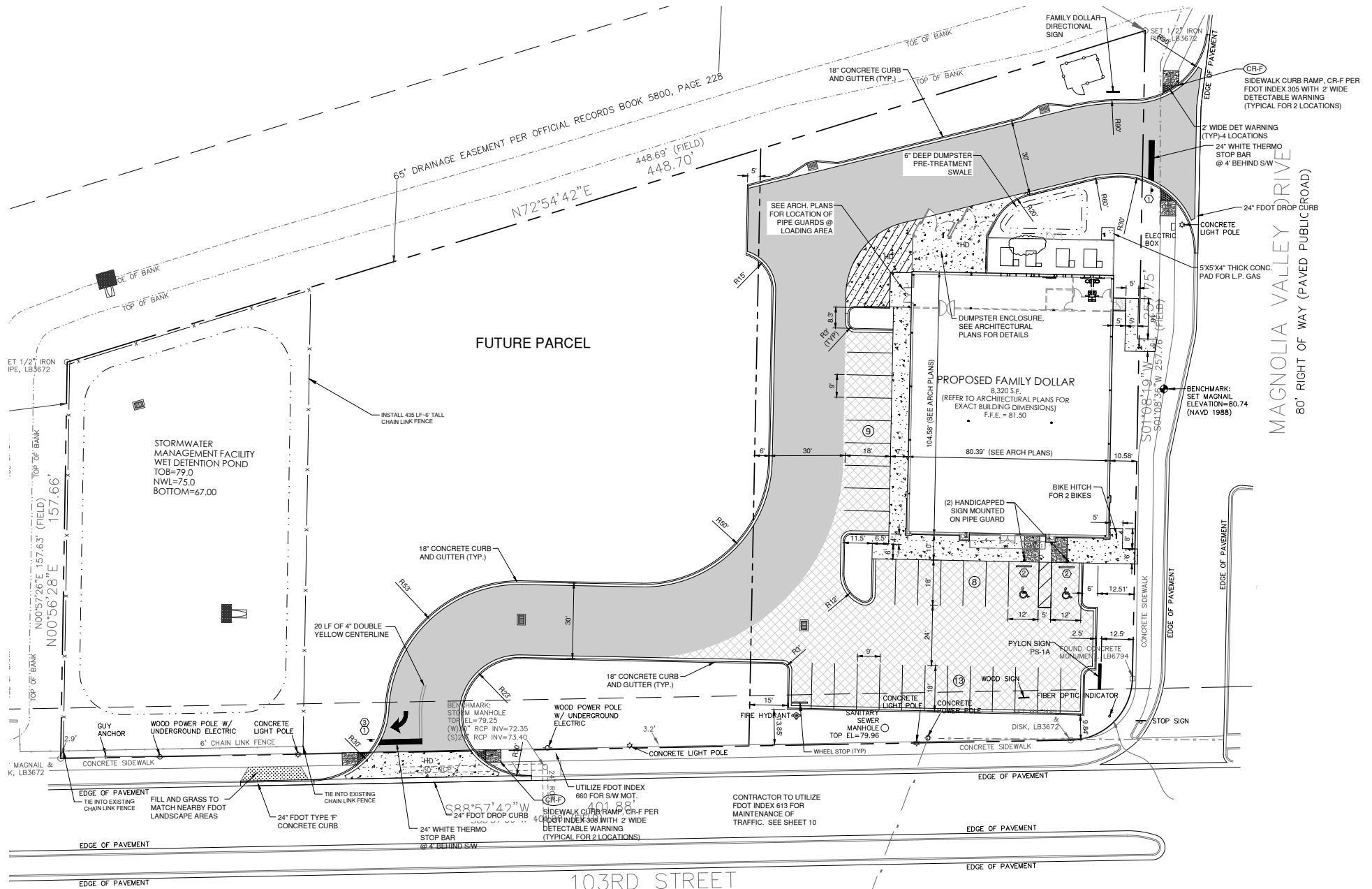
Site Aerial







Site Plan





Photos





Tenant & Lease Information

TENANT PROFILE

Tenant: Family Dollar Stores of Florida, LLC.

Dollar Tree, a Fortune 200 Company which acquired Family Dollar in July, 2015, now operates more than 15,000 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, Deals, and Family Dollar with a Market Capitalization of \$25 billion.

Dollar Tree is the nation's leading operator of fixed price-point stores, selling everything for \$1 or less, and Family Dollar is a leading national operator of multi price-point stores offering merchandise generally ranging in price from \$1-\$10 including consumables, home products, apparel and accessories, electronics, and seasonal goods to primarily low and middle-income consumers in convenient neighborhood stores. The Company intends to retain and to grow both banners going forward and will optimize the combined real estate portfolio.

- > Corporate Guarantee by Family Dollar Stores, Inc. a Subsidiary of Dollar Tree
- > Financial Strength: Investment grade.
- > Amazon (e-commerce) Proof: Discount stores are being described as "immune to e-commerce" due to their focus on convenience and small store formats (source: eMarketer Inc., a leading market research company)
- > Dollar Tree reported \$5.64 billion in net sales in its most recent quarter
- > The combined Dollar Tree and Family Dollar company operates more than 15,000 stores nationwide, making it the largest dollar-store chain in the U.S. by store count
- > The combined company has sales of over \$19 billion a year
- > Family Dollar continues as a wholly-owned subsidiary of Dollar Tree

NYSE: DLTR

LEASE INFORMATION

- > 10+ year NN lease
- > Six 5-year options increasing each option period





Financials

Rent Roll

Tenant: Family Dollar Stores of Florida, LLC.
Guarantor: Family Dollar Stores, Inc.
NN Lease
10405 103rd St., Jacksonville, FL

Price Summary

Price \$1,990,400
Cap Rate 6.25%
NOI \$124,400.04

TENANT	BUILDING SQ FT	LEASE START/ EXPIRATION	RENT PER SQ FT	MONTHLY RENT	ANNUAL RENT	OPTIONS
Family Dollar	8,320 SF	Late Summer / Early Fall 2019 / 3.31.2030	\$14.95	\$10,367	\$124,400	Six 5-year options increasing each option period



Location Overview

Jacksonville's strategic Northeast Florida location means unparalleled global access through both a deep water port and a prime position at the crossroads of three major railroads, three major highways and four airports. Add to these logistical assets a strong manufacturing base, a young dynamic workforce with 21st century skills and more than \$317.5 million in infrastructure and utility improvements. The result: An industrial center leading in global quality, speed and access.

#9

HOTTEST MARKETS
Zillow

#2

UP & COMING CITY
Time

#7

BEST CITY FOR JOB SEEKERS
Forbes

#16

FASTEST GROWING CITY
IN AMERICA
Forbes

#9

BEST BIG CITIES TO LIVE IN
RIGHT NOW
Money

#7

BEST CITY FOR MILLENIALS
CNBC

80+

INDUSTRY HEADQUARTERS
IN THE JAX REGION

CECIL COMMERCE CENTER

(3.5 miles from site)

Cecil Commerce Center is a significant, long-term economic development asset to the City of Jacksonville, representing more than 3% of the land area in Duval County (17,000 acres). It is one of the most sought after locations in the Southeastern US for manufacturing, supply chain logistics and industrial end users.





About Us

TRC provides national retailers with a comprehensive solution for growing their business by developing new locations.

TWIN RIVERS CAPITAL, LLC

Twin Rivers Capital, LLC is a privately held real estate investment, development and brokerage company, founded in 2002 and headquartered in Charleston, SC. Focusing on the growth regions of the Southeastern US, TRC provides national retailers with a comprehensive solution for adding new locations. TRC has developed more than 1.2 million SF of real estate with values of over \$200 million. TRC also handles third party brokerage, including tenant and landlord representation and investment brokerage services in FL, GA, SC, NC, VA, TN and AL.

**Build to Suit • JV Programs • Preferred Developer for National Retailers
Brokerage • Fee Development Programs**

YOUR TWIN RIVERS CAPITAL CONTACT

Joe Boyd

Joe is responsible for all property and asset management and is also involved in property sales.

With over 25 years of experience in property management, Joe has served as Property Manager for numerous lifestyle centers and super-regional malls, including properties held by Madison Marquette Realty Services, CBL Properties and The Jacobs Group.

Joe received his Bachelor's Degree from Grove City College and his MBA from Indiana University of Pennsylvania. He received his CSM in 1995, his CMD in 1997 and his SC Realtor's License in 2008.



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Client Roster

**FAMILY DOLLAR
AUTOZONE
MCDONALD'S
VERIZON**

**WALMART
DUNKIN DONUTS
DICK'S
AT&T**

**HOBBY LOBBY
STARBUCKS
DOLLAR TREE
EDWARD JONES**