

Family Dollar 10 Year NN Investment Opportunity for Sale

4594 Sunbeam Rd. | Jacksonville, FL



Representative Photo



Table of Contents

FOR FURTHER INFORMATION

Joe Boyd

office 843.973.8283
mobile 843.906.7751
web joe@twinriverscap.com

125-G Wappoo Creek Drive
Charleston, SC 29412

phone (843) 722.9925
fax (843) 722.9947
web twinriverscap.com



4594 Sunbeam Rd
Jacksonville, FL

Property Information.....	3
Locator Map	4,5
High Aerial.....	6
Site Aerial	7
Site Plan	8
Survey.....	9
Elevations.....	10
Tenant & Lease Information	11
Financials	12
Demographics & Location Attributes.....	13
Location Overview	14
About Us.....	15



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
- > EXCELLENT VISIBILITY ON SUNBEAM RD, A MAJOR THOROUGHFARE
- > 10 YEAR LEASE (TO 2029)
- > SIX 5-YEAR OPTIONS INCREASING RENT EACH OPTION PERIOD
- > FLORIDA IS AN INCOME TAX FREE STATE
- > RARE DENSE INFILL LOCATION, HIGH BARRIERS TO ENTRY

> DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population 2018	12,592	72,392	157,871
Projected Population 2023	13,372	76,233	169,410
Average HHI	\$69,359	\$73,902	\$84,237



0.96
ACRES



20,500
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

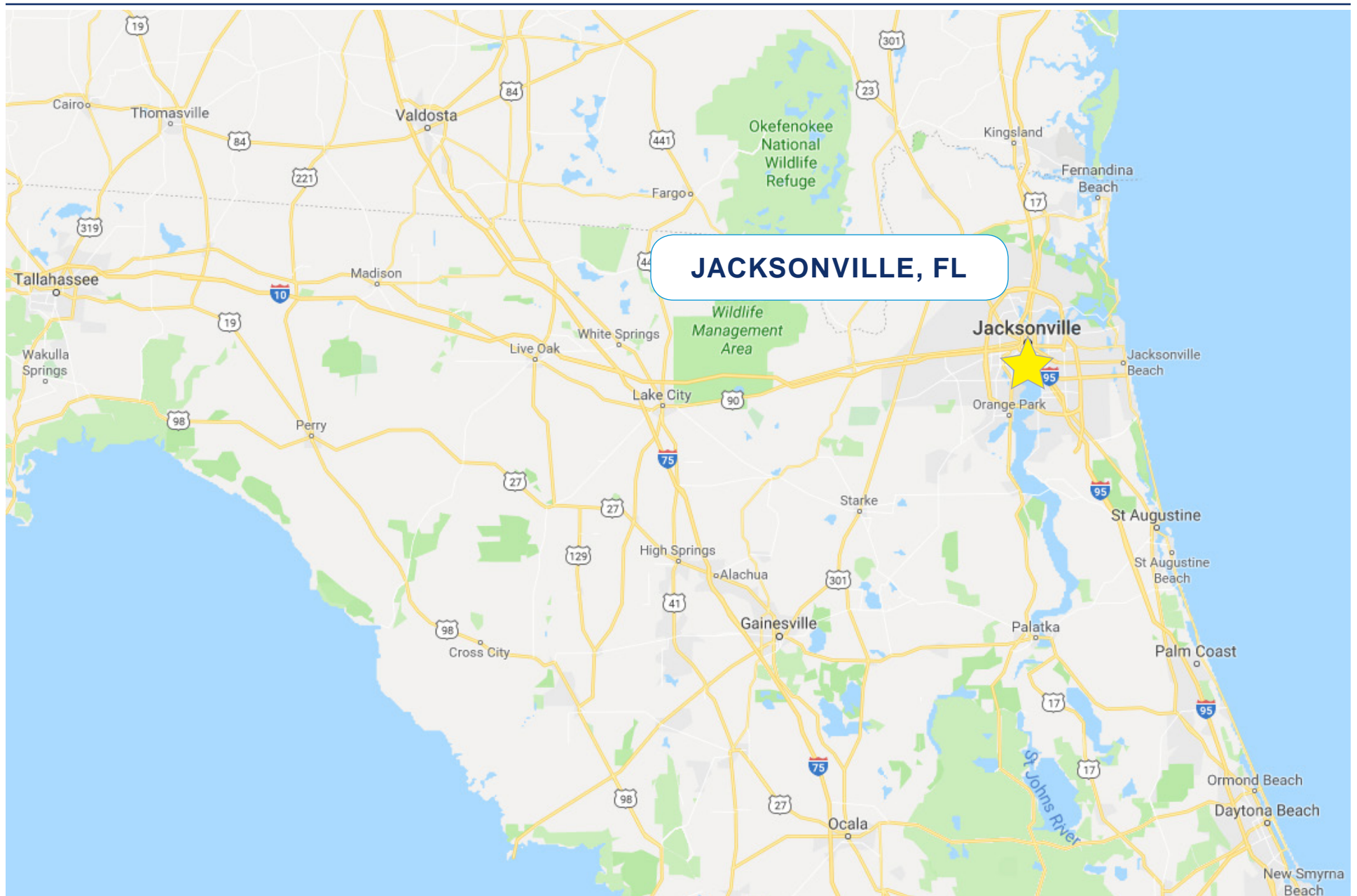
4th

fastest growing
port in the US
is JAXPORT



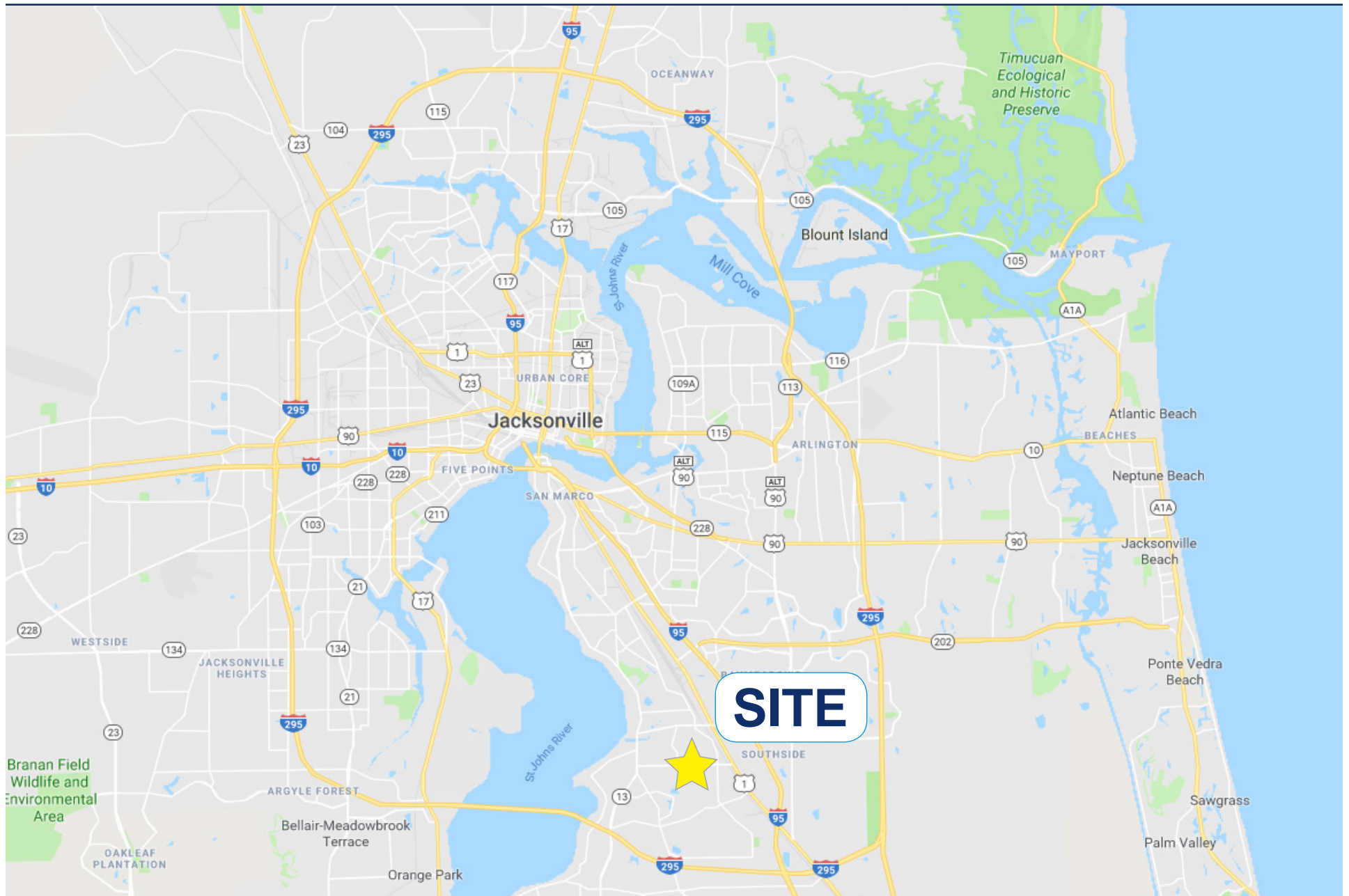


Locator Map





Locator Map





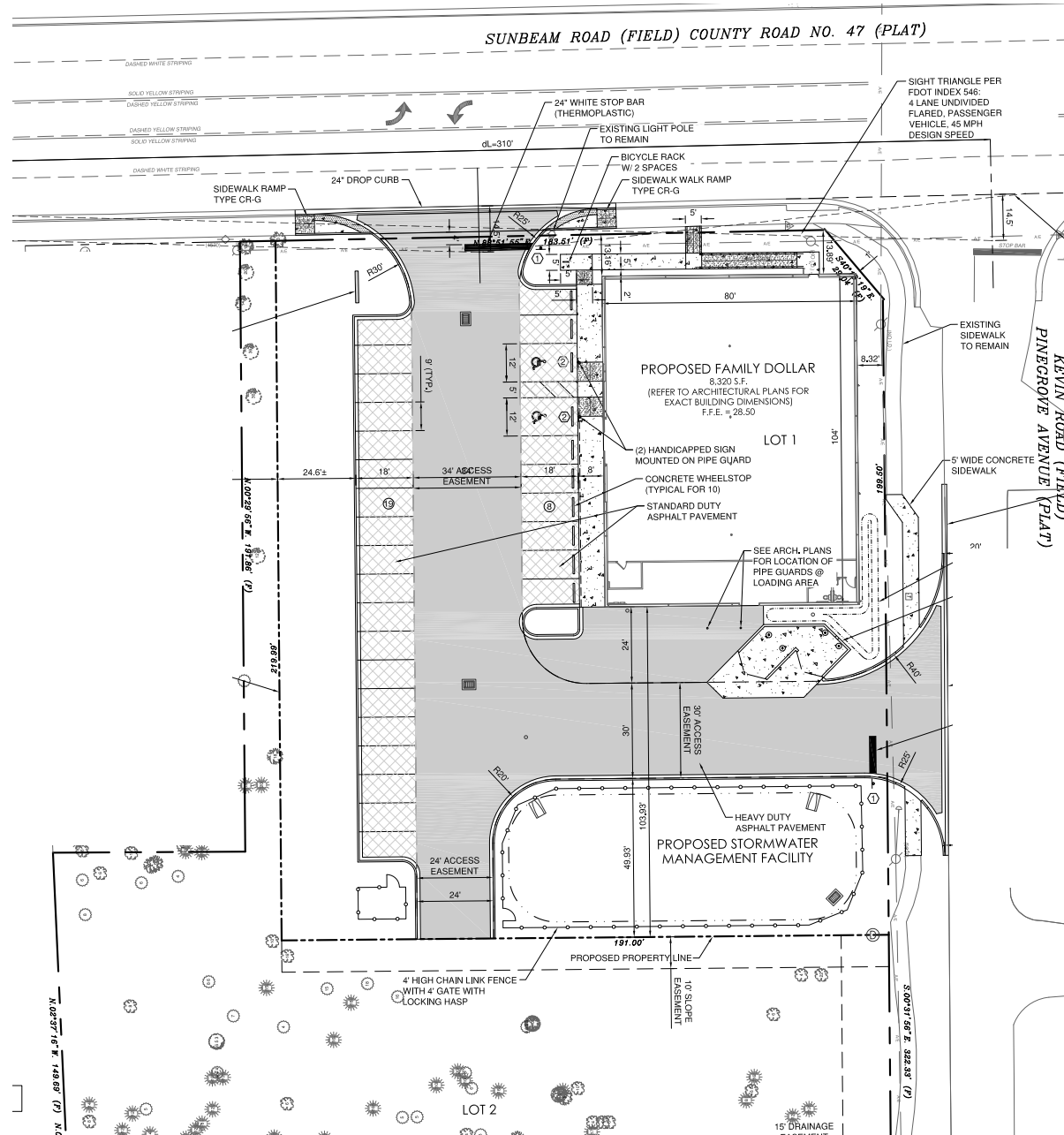
High Aerial

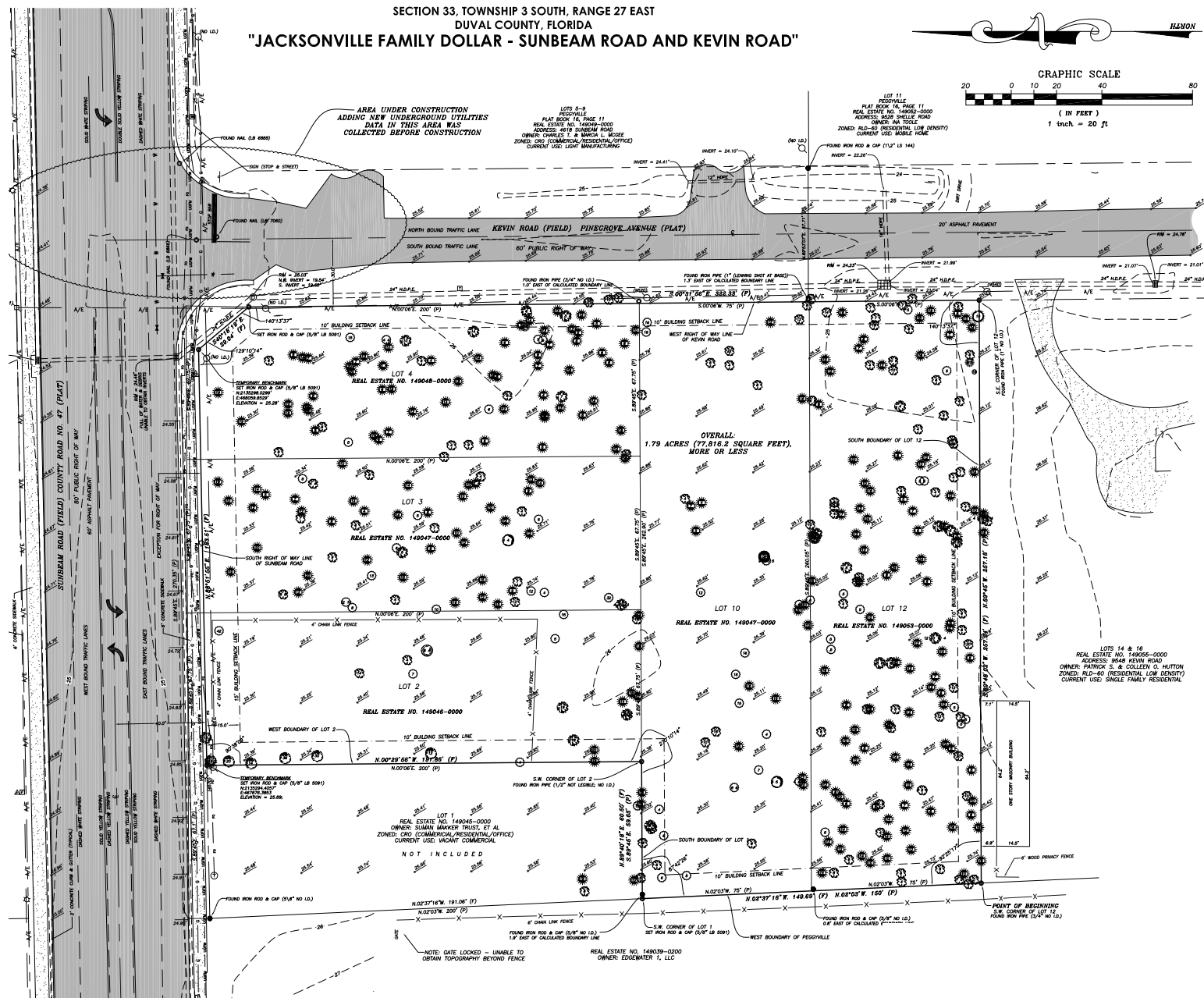


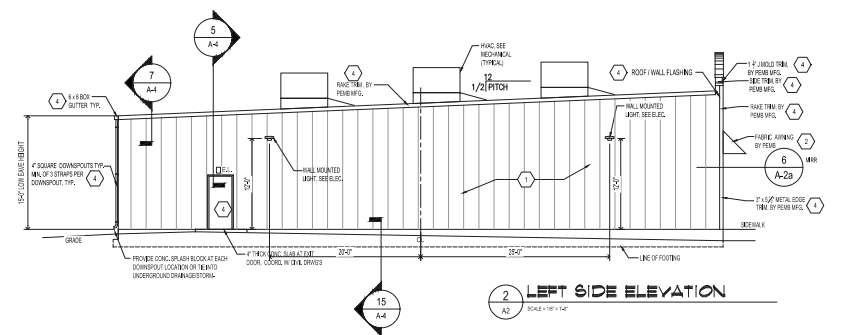
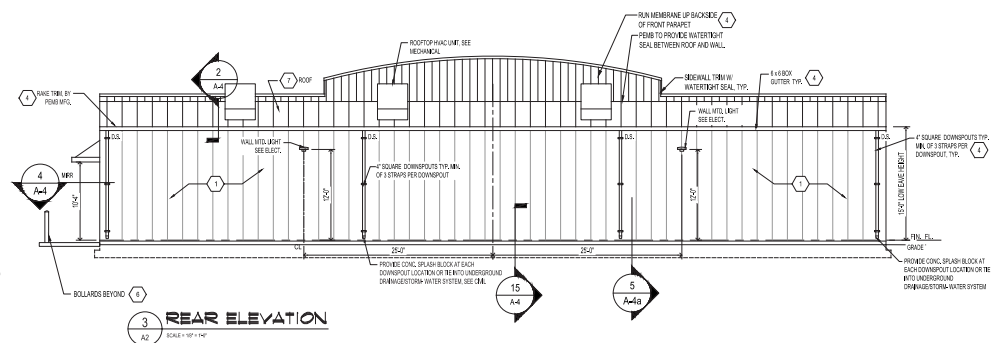


Site Aerial











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
4594 Sunbeam Rd., Jacksonville, FL

Price Summary

Price \$1,996,800
Cap Rate 6.25%
NOI \$124,800

TENANT	BUILDING SQ FT	LEASE START/ EXPIRATION	RENT PER SQ FT	MONTHLY RENT	ANNUAL RENT	OPTIONS
Family Dollar	8,320 SF	Late Spring / Early Summer 2019 / 6.30.2029	\$15.00	\$10,400	\$124,800	Six 5-year options increasing each option period



Demographics & Location Attributes

This site boasts excellent visibility on Sunbeam Road with 20,500 VPD. It is convenient to several residential developments and apartment complexes with 800+ units within a 2-minute drive. A planned 194-acre apartment development will bring even more prospective customers.

DEMOGRAPHIC PROFILE

(3 mile radius from site)



72,392

POPULATION



\$32,756

PER CAPITA INCOME



38

MEDIAN AGE



\$53,347

MEDIAN HOUSEHOLD
INCOME

LOCATION ATTRIBUTES



Growth

MANDARIN NEIGHBORHOOD IS ONE OF
JACKSONVILLE'S FASTEST GROWING
AREAS



High Visibility

20,500 VPD



Increasing

RESIDENTIAL DEVELOPMENT



Sole

GENERAL GOODS RETAILER
IN THE IMMEDIATE AREA



Location Overview

Florida is the 4th-largest economy in the US, and one of the strongest and fastest growing. Jacksonville, among the fastest-growing cities in the U.S., is expected to continue its high employment growth in 2019. This rate, according to a recent PwC report, is more than the national rate. This employment growth will likely increase the population growth rate, and it is projected that future job growth in Jacksonville will be about 40 percent until 2027.

#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 MILLENNIALS
CNBC

80+

INDUSTRY HEADQUARTERS
IN THE JAX REGION



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 nearly \$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.



OFFICE 843.973.8283

MOBILE 843.906.7751

EMAIL joe@twinriverscap.com

WEB twinriverscap.com

Client Roster

**FAMILY DOLLAR
AUTOZONE
MCDONALD'S
VERIZON**

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

**HOBBY LOBBY
STARBUCKS
DOLLAR TREE
EDWARD JONES**