



BRAND NEW AAP & FAMILY DOLLAR CENTER

ACTUAL PROPERTY

8305 DYER STREET, EL PASO, TX 79904

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Marketed in Coordination with Texas Broker Avery Murrah | Stroudlink Realty Services | # 9004477

EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

List Price:	\$3,300,000
Current NOI:	\$208,936.84
Initial Cap Rate:	6.33%
Land Acreage:	1.04
Year Built	2018
Building Size:	15,122 SF
Price PSF:	\$218.23
Lease Type:	Double Net (NN)
Lease Term:	15 & 10 Yrs

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this Advance Auto Parts and Family Dollar two tenant retail center located in El Paso, TX. Advance Auto Parts has a 15 year NN lease with four, five year options and rent increases of approximately 7.0% at each option. Family Dollar has a 10 year NN lease with five, five year options and rent increases of 10.0% at each option. Both leases have corporate guarantees by Credit Tenants.

This asset is highly visible as it is strategically positioned at the intersection of Dyer Street and Hercules Avenue. This property is close to the El Paso International Airport, Fort Bliss and Biggs Army Airfield. Fort Bliss is a diverse community made up of soldiers, family members, students, employees and retirees and is home to 20,000 military personnel. In addition, Fort Bliss employs over 7,000 civilians.

This two-tenant retail center is situated in a major retail corridor where the five mile population exceeds 149,000 residents. The five mile average household income exceeds \$52,000 and the median home value within three miles exceeds \$108,000. This investment will offer a new owner continued success due to the financial strength and the proven abilities of the tenants.



PRICE \$3,300,000



CAP RATE 6.33%



LEASE TYPE Double Net (NN)



TERM 15 & 10 Yrs

INVESTMENT HIGHLIGHTS

- Brand New Two Tenant Retail Center | Investment Grade Tenants
- **Strategic Placement on Hard Signalized Corner | 27,290 Traffic Counts**
- Advance Auto Parts Operates on a 15 Year NN Lease | Four (5) Yr. Options
- Family Dollar Operates on a 10 Year NN Lease | Four (5) Yr. Options
- **5 Mile Population Exceeds 149,000 Residents**
- 5 Mile Average Household Income Exceeds \$52,000
- Sits on Major Arterial Retail Thoroughfare!

ADVANCE AUTO PARTS & FAMILY DOLLAR

8305 DYER STREET, EL PASO, TX 79904

FORTIS NET LEASE™

FINANCIAL SUMMARY

INCOME		PER SF
Advance Auto Parts	\$110,889	\$7.33
Family Dollar	\$99,560	\$6.58
Gross Income	\$210,449	\$13.92
EXPENSE		PER SF
Reserves Expense (\$0.10 PSF)	\$1,512	\$0.10
Gross Expenses	\$1,512	\$0.10
NET OPERATING INCOME	\$208,936	\$13.82

PROPERTY SUMMARY

Year Built:	2018
Lot Size:	1.036 Acres
Building Size:	15,122 SF
Traffic Count:	27,290
Roof Type:	Rubber Membrane
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Per Code
Warranties	Construction Warranties
HVAC	Roof Mounted



LEASE SUMMARY – ADVANCE AUTO PARTS

Tenant:	Advance Auto Parts
Lease Type:	Double Net (NN)
Primary Lease Term:	15 Yrs
Landlord Responsibilities:	Yes
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	02/22/2018
Lease Expiration Date:	02/21/2033
Lease Term Remaining:	14.25 Yrs.
Rent Increases:	During Option Terms
Renewal Options:	Four (5) Yr. Options
Lease Guarantor:	Advance Auto Parts, Inc.
Lease Guarantor Strength:	Investment Grade
Tenant Website:	www.advanceautoparts.com

LEASE SUMMARY – FAMILY DOLLAR

Tenant:	Family Dollar
Lease Type:	Double Net (NN)
Primary Lease Term:	10 Yrs
Landlord Responsibilities:	Yes
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	05/03/2018
Lease Expiration Date:	05/03/2028
Lease Term Remaining:	9.50 Yrs.
Rent Increases:	During Option Terms
Renewal Options:	Four (5) Yr. Options
Lease Guarantor:	Family Dollar Stores, Inc.
Lease Guarantor Strength:	Investment Grade
Tenant Website:	www.FamilyDollar.com



GROSS SALES:
\$9.37 BILLION



STORE COUNT:
5,200+



GUARANTOR:
AAP CORPORATE



S&P:
"BBB-"



GROSS SALES:
\$10.7 BILLION



STORE COUNT:
8,000+



GUARANTOR:
FD CORPORATE



S&P:
"BBB-"

ADVANCE AUTO PARTS & FAMILY DOLLAR

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Advance Auto Parts	6,882	02/22/2018	02/22/2033	\$110,889	45.51	\$16.11
Family Dollar	8,230	05/03/2018	05/03/2028	\$99,560	54.42	\$12.10
Totals/Averages	15,112			\$210,449		\$13.93



TOTAL SF
15,112



TOTAL ANNUAL RENT
\$210,449



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$13.93



NUMBER OF TENANTS
2



OVERVIEW

Company:	Advance Auto Parts
Founded:	1929
Total Revenue:	\$9+ Billion
Headquarters:	Roanoke, Virginia
Website:	www.advanceautoparts.com

TENANT HIGHLIGHTS

- Over 5,100 stores worldwide
- \$9.37 Billion in Net Sales (2017)
- \$601 Million in Operating Cash Flow (2017)
- 70,000+ Team Members
- 20.5 Million Speed Perks Members
- 1.8 Million Social Media Followers

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	\$ INCREASE	% INCREASE
1-15	\$110,889.00	\$9,240.75		
Option 1	\$118,889.04	\$9,907.42	\$8,000.04	7.21%
Option 2	\$126,957.00	\$10,579.75	\$8,067.96	6.79%
Option 3	\$135,843.96	\$11,320.33	\$8,886.96	7.00%
Option 4	\$145,353.00	\$12,112.75	\$9,509.04	7.00%

ADVANCE AUTO PARTS

Advance Auto Parts is a leader in the automotive aftermarket, and have more than 78 years of grease, grime and grit under their fingernails to prove it. Not only do they sell quality, affordable parts, but they also sell confidence. We have over 5,100 stores and more than 70,000 of the best-equipped Team Members in the business to help you get the right part and find the best answers to all your repair questions. Based in Roanoke, Virginia, Advance Auto Parts, Inc. is a leading automotive aftermarket retailer in the United States, based on sales and store count. They are a member of the Fortune 500 and Forbes Magazine named them the best-managed company in the retail sector in 2005.

The company sells automotive parts, accessories, batteries and maintenance items and gives customers access to thousands of parts that are available on a same-day or overnight basis at “ready-to-go” low prices. Our stores’ primary customer is the “Do-it-yourselfer” (DIY), but also serve the professional installer market “Do-it-for-me” or (DIFM).



OVERVIEW

Company:	Dollar Tree
Founded:	1986
Total Revenue:	\$22.24 Billion
Net Income:	\$1.71 Billion
Net Worth:	\$16.33 Billion
Headquarters:	Norfolk, VA
Website:	www.dollartree.com

TENANT HIGHLIGHTS

- Investment Grade Credit Rating "BBB-"
- Family Dollar Recently Acquired by Dollar Tree for \$9.5 Billion
- Operates in 44 States Over 8,000 Locations
- \$22.24 Billion in Company Revenue
- Ranked #134 on Fortune 500

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	\$ INCREASE	% INCREASE
1-10	\$99,560.04	\$8,296.67		
Option 1	\$109,516.04	\$9,126.34	\$9,956.00	10.00%
Option 2	\$120,467.65	\$10,038.97	\$10,951.60	10.00%
Option 3	\$132,514.41	\$11,042.87	\$12,046.76	10.00%
Option 4	\$145,765.85	\$12,147.15	\$13,251.44	10.00%
Option 5	\$160,342.44	\$13,361.87	\$14,576.59	10.00%

FAMILY DOLLAR

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 1960's, 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

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.

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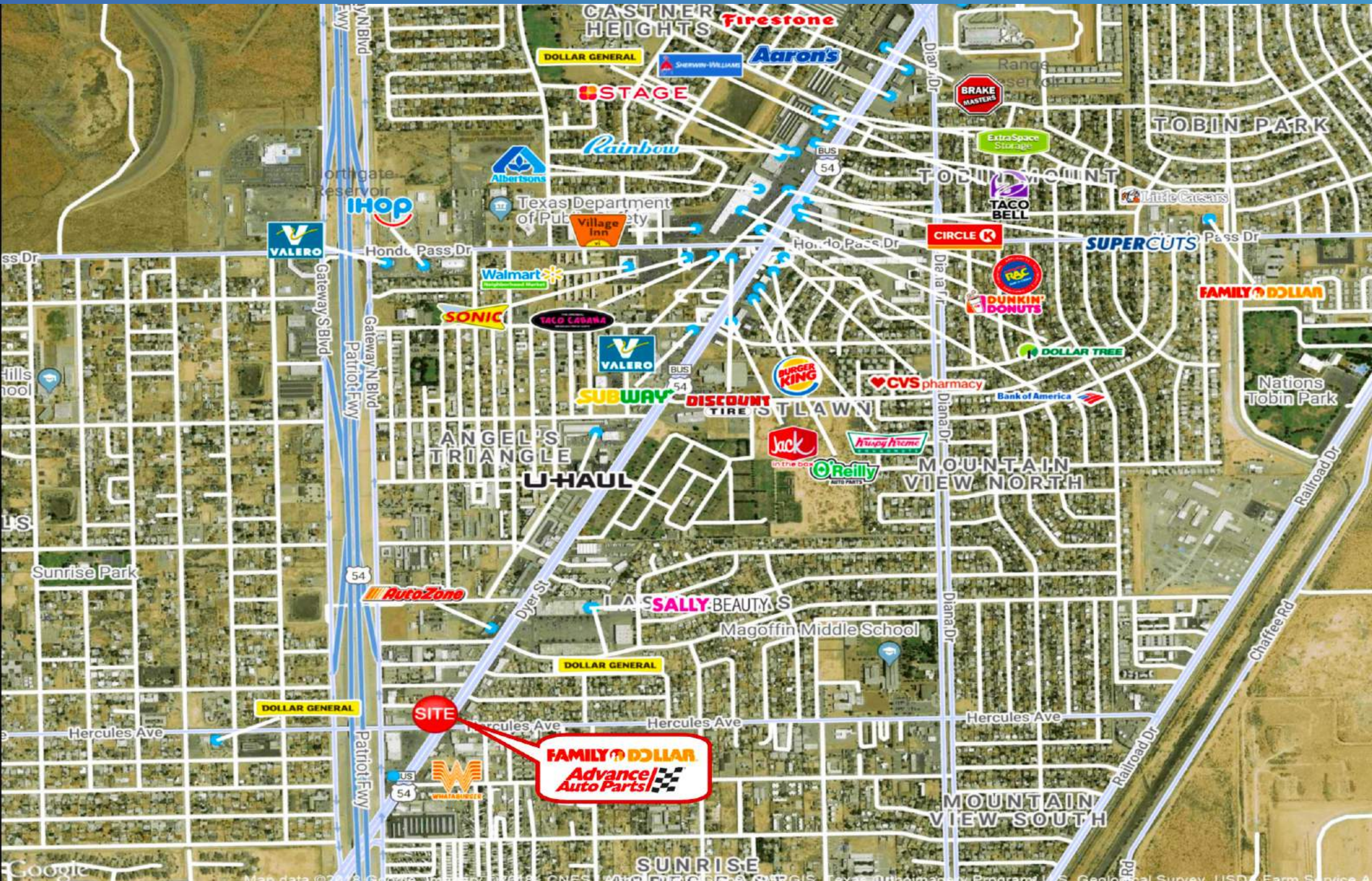
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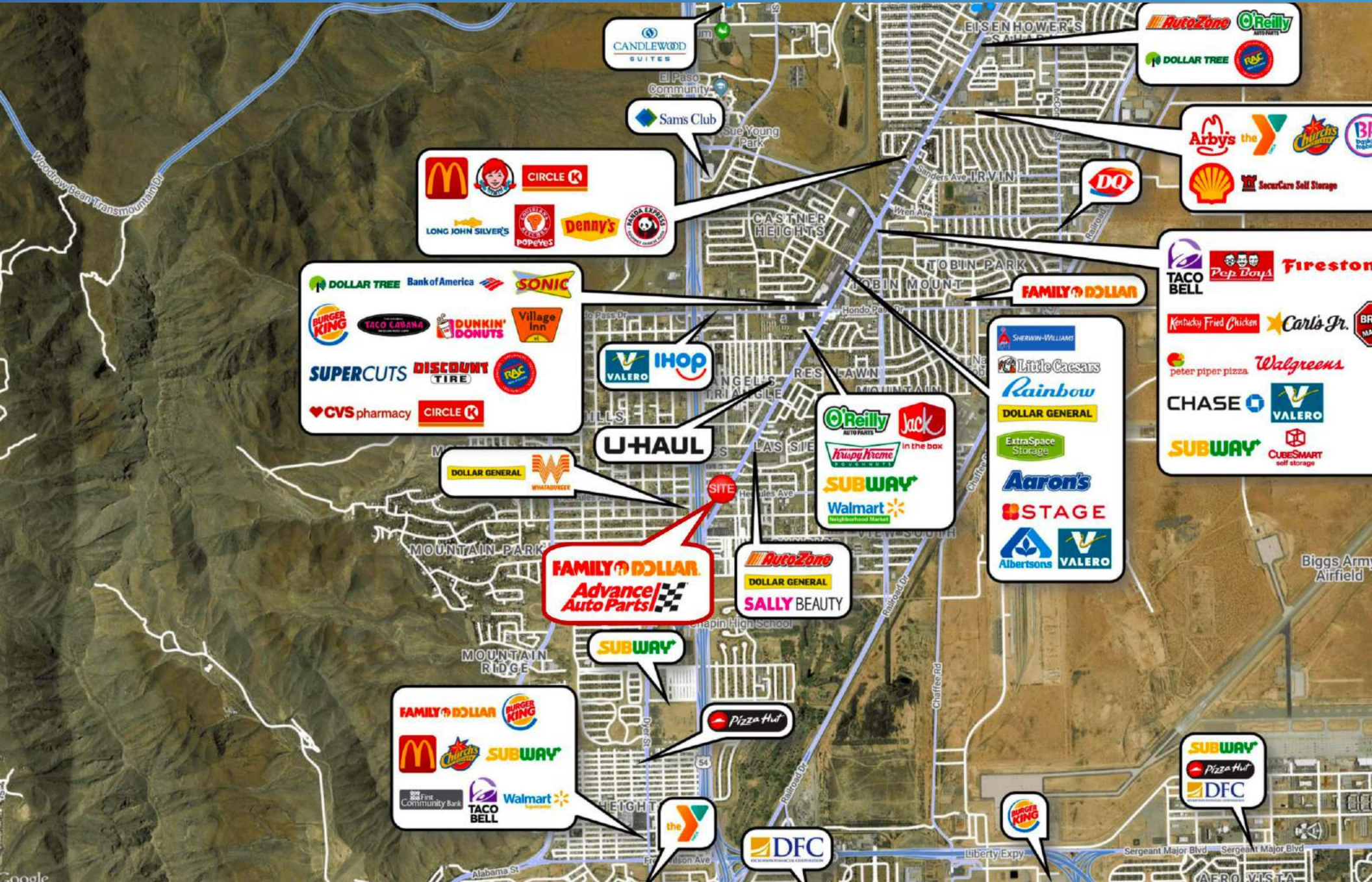
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FORTIS NET LEASE™



Biggs
Army
Airfield



Magoffin Middle School
750 students



Lee Elementary
750 students



Moyer Elementary School
549 students



Residential Area



Hueco Tanks State Park
& Historic Site



Hercules - VPD 8,290

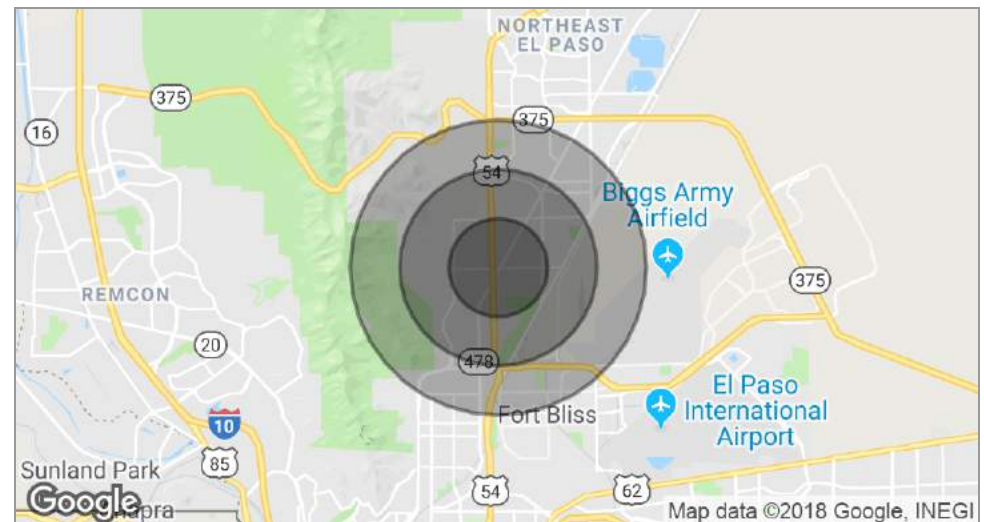
DRYER STREET - VPD 19,000





El Paso is a city in and the seat of El Paso County, situated in the far western corner of the state of Texas. As of July 1, 2017, the population estimate for the city from the U.S. Census was 683,577. Its U.S. metropolitan area covers all of El Paso and Hudspeth counties in Texas, and has a population of 844,818. The El Paso metropolitan area forms part of the larger El Paso–Las Cruces CSA, with a population of 1,053,267. El Paso stands on the Rio Grande across the Mexico–United States border from Ciudad Juárez, the most populous city in the Mexican state of Chihuahua. The two cities, along with Las Cruces in the neighboring U.S. state of New Mexico, form a combined international metropolitan area sometimes referred to as the Paso del Norte or El Paso–Juárez–Las Cruces. The region of over 2.7 million people constitutes the largest bilingual and binational work force in the Western Hemisphere. The city is the headquarters of Western Refining, a Fortune 500 company, and three publicly traded companies, as well as home to the Medical Center of the Americas, the only medical research and care provider complex in West Texas and Southern New Mexico, and the University of Texas at El Paso, the city's primary university.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2018	17,430	59,765	149,854
Total Population 2023	17,501	59,771	150,527
Population Growth Rate	0.41%	0.01%	.45%
Average Age	32.20	34.60	35.70
Average Household Size	3.10	2.90	2.90
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,312	12,638	21,569
Average HH Income	\$39,378	\$45,173	\$52,605
Median Home Value	\$100,754	\$108,635	\$106,410





TOTAL SALES VOLUME

\$5.0B

PROPERTIES SOLD

2,200

BROKER & BUYER REACH

250K

STATES SOLD IN

40

The FNL Team

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