

FOR SALE

DOLLAR TREE

415 W. Michigan Street
Stuttgart, Arkansas 72160



EXCLUSIVE

— REALTY —



REPRESENTATIVE PHOTO

INVESTMENT HIGHLIGHTS:

- NN+ Lease/Minimal Landlord Responsibility
- 8,320 square feet 0.68 Acres of Land
- Tenant Recently Executed 6 Year Lease Extension Early showing Commitment to Site
- In close proximity to retailers Aaron's, Frye Guys, E-Z Mart, DG Market, Lumber One Home Center, Quick Change Oil & Lube, Surplus Flooring, Bancorp and more
- Located on W. Michigan Street between N. Spring Street and N. Lowe Street with Access points from all three roads
- S & P Credit Rating is BBB
- Average Annual Household Income exceeds \$65,000 within a 5 Mile Radius
- 37 Surface Parking Spaces

PRICE:	\$1,200,000
NOI:	\$84,000
CAP RATE:	7.0%
LEASE TYPE:	NN+
OPTIONS:	5 (6) YEAR OPTIONS

FOR MORE INFO CONTACT: STEVE SAGMANI/ANGELO IACOBELLI

313-963-7653

2150 Franklin Road, Suite A
Bloomfield Twp., Michigan 48302
steve@exclusive-realty.com/angelo@exclusive-realty.com

WWW.EXCLUSIVE-REALTY.COM

FOR SALE

DOLLAR TREE

415 W. Michigan Street
Stuttgart, Arkansas 72160



EXCLUSIVE

— R E A L T Y —

INVESTMENT OFFERING

Exclusive Realty is pleased to present this 8,320 square foot Dollar Tree store located in Stuttgart, Arkansas. The property has a NN+ Lease, leaving minimal Landlord Responsibilities. The lease has rent escalations in each of the six option periods. The lease is corporately guaranteed by Dollar Tree, Inc., which holds a credit rating of “BBB” and this is classified as investment grade.

This Dollar Tree is located in an area with an Average Household Income that exceeds \$65,000 within a 5 Mile Radius making it a lucrative area for this store. The subject property is located near retailers such as Aaron’s, Frye Guys, E-Z Mart, DG Market, Lumber One Home Center, Quick Change Oil & Lube, Surplus Flooring, Bancorp and more ensuring this location is ideal for a Dollar Tree.

The subject offering represents an ideal opportunity for a 1031 Exchange buyer.

This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, one of the nation’s top dollar stores.



INVESTMENT SUMMARY

LIST PRICE:	\$1,200,000
NOI:	\$84,000
CAP RATE:	7.0%
BUILDING SIZE:	8,320 square feet
LAND ACREAGE:	0.68 Acres
YEAR BUILT:	2013
ZONING:	Commercial
TENANT:	Dollar Tree
LEASE TYPE:	NN+
TAXES, INSURANCE:	Tenant Responsibility
ROOF, STRUCTURE:	Landlord Responsibility
PRIMARY LEASE TERM:	10 Years
LEASE COMMENCEMENT:	July 1, 2013
LEASE EXPIRATION DATE:	June 30, 2030
RENEWAL OPTIONS:	5 (6) year options
INCREASES:	\$4,160 in each option period
LEASE GUARANTOR:	Corporate Guarantee
TENANT WEBSITE:	www.dollartree.com

FOR MORE INFORMATION CONTACT:

Steve Sagmani
Chief Executive Officer
steve@exclusive-realty.com
(248) 833-6601

313-963-SOLD

Angelo Iacobelli
Sales Associate
angelo@exclusive-realty.com
(248) 833-6595

FOR SALE

DOLLAR TREE

415 W. Michigan Street
Stuttgart, Arkansas 72160



EXCLUSIVE

— R E A L T Y —

DISCLOSURE:

All materials and information received or supplied by Exclusive Realty (hereinafter collectively referred to as “ER”), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by ER, its directors, officers, agents, advisors, or affiliates as to the veracity, accuracy or totality, the 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 ER, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or totality of any of the 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. ER will not 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. ER makes no warranties and/or representations regarding the accuracy, totality, or relevance of any financial data or assumptions. All data and assumptions regarding financial performance 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 ER in compliance with all applicable fair housing and equal opportunity laws.

FOR MORE INFORMATION CONTACT:

Steve Sagmani
Chief Executive Officer
steve@exclusive-realty.com
(248) 833-6601

313-963-SOLD

Angelo Iacobelli
Sales Associate
angelo@exclusive-realty.com
(248) 833-6595

FOR SALE

DOLLAR TREE

415 W. Michigan Street
Stuttgart, Arkansas 72160



EXCLUSIVE

— R E A L T Y —

TENANT PROFILE



DOLLAR TREE

Dollar Tree, Inc., formerly known as Only \$1.00, is an American chain of discount variety stores that sells items for \$1 or less. Headquartered in Chesapeake, Virginia, it is a Fortune 500 company and operates 15,115 stores throughout the 48 contiguous U.S. states and Canada. Its stores are supported by a nationwide logistics network of twenty four distribution centers. The company operates one-dollar stores under the names of Dollar Tree and Dollar Bills. The company also operates a multi-price-point variety chain under the Family Dollar banner.

Dollar Tree competes in the dollar store and low-end retail markets. Each Dollar Tree stocks a variety of products including national, regional, and private label brands. Departments found in a Dollar Tree store include health and beauty, food and snacks, party, seasonal décor, housewares, glassware, dinnerware, household cleaning supplies, candy, toys, gifts, gift bags and wrap, stationery, craft supplies, teaching supplies, automotive, electronics, pet supplies, and books. Most Dollar Tree stores also sell frozen foods and dairy items such as milk, eggs, pizza, ice cream, frozen dinners, and pre-made baked goods. In August 2012, the company began accepting manufacturer's coupons at all of its store locations.

TENANT OVERVIEW

Company:	Dollar Tree
Founded:	1986
Total Revenue:	22.246 Billion (U.S.)
Number of Locations:	15,288
Headquarters:	Chesapeake, Virginia

TENANT HIGHLIGHTS

Ranked 134th on 2018 Fortune 500 List of U.S. Corporations by Revenue

Dollar Tree is classified as an extreme discount store

North America's largest single-price-point retailer

FOR MORE INFORMATION CONTACT:

Steve Sagmani
Chief Executive Officer
steve@exclusive-realty.com
(248) 833-6601

313-963-SOLD

Angelo Iacobelli
Sales Associate
angelo@exclusive-realty.com
(248) 833-6595

FOR SALE

DOLLAR TREE

415 W. Michigan Street
Stuttgart, Arkansas 72160



EXCLUSIVE

REALTY



DEMOGRAPHICS

INTERSECTION	CARS PER DAY		3 MILES	5 MILES	10 MILES
W Michigan St & N Porter St E	6,291	Total Population	8,659	8,952	9,869
N Buerkle St & W Arthur St N	6,459	Total Households	3,577	3,699	4,081
79 & N Porter St E	5,700	Average HH Income	\$64,877	\$65,099	\$65,164

FOR MORE INFORMATION CONTACT:

Steve Sagmani
Chief Executive Officer
steve@exclusive-realty.com
(248) 833-6601

313-963-SOLD

Angelo Iacobelli
Sales Associate
angelo@exclusive-realty.com
(248) 833-6595

FOR SALE

DOLLAR TREE

415 W. Michigan Street
Stuttgart, Arkansas 72160



EXCLUSIVE

— REALTY —

Stuttgart is a city in and the county seat of the northern district of Arkansas County, Arkansas, United States. Established by German settlers, it was named for its larger German counterpart. Known as the "Rice and Duck Capital of the World", the city is an international destination for waterfowl hunting along the Mississippi Flyway. Stuttgart is the most important city on the Arkansas Grand Prairie, a region known for rice cultivation. The economy is largely based on agricultural production, waterfowl tourism, and supporting industries. It is located on U.S. Route 165, approximately 45 miles (72 km) southeast of Little Rock; and on U.S. Route 79 approximately 110 miles southwest of Memphis, Tennessee. Stuttgart is also on the Union Pacific Railroad between Memphis, Tennessee, and Pine Bluff, Arkansas. Stuttgart was founded by Reverend Adam Bürkle, a native of Plattenhardt in Germany. He moved to the United States in 1852 and founded a settlement at Gum Pond after living in Ohio. In 1880, he opened a post office and thus had to name the village. In honor of his home he named it after Stuttgart, then capital of the Kingdom of Württemberg. In 1882, the Texas and St. Louis railroad was opened. Stuttgart became a city in 1884, and in 1904, rice farming was first introduced in the Stuttgart area. Stuttgart's first Postmaster General was a black man named Martin Toms, according to the US Census. It became a dual county seat in Arkansas County with DeWitt in the 1920s.



Museum of the Arkansas Grand Prairie

The Museum of the Arkansas Grand Prairie is a memorial to prairie pioneers with over 10,000 artifacts. The winner of many awards for leadership in the field of conservation, this unique museum depicts the history of agriculture and the pioneers who farmed the Grand Prairie of eastern Arkansas from the 1800's to 1921.



Arts Center - Grand Prairie

The Grand Prairie Arts Council was established in 1964 by local artists, authors, business leaders and educators, to promote the arts in Stuttgart and surrounding counties, establish a permanent facility with classrooms and exhibit space with a director to oversee programs and development.



Plum Bayou Mounds Archeological State Park

also known as Knapp Mounds, Toltec Mounds site or Toltec Mounds, is an archaeological site from the Late Woodland period in Arkansas that protects an 18-mound complex with the tallest surviving prehistoric mounds in Arkansas. The site is on the banks of Mound Lake, an oxbow lake of the Arkansas River. The site is designated as a National Historic Landmark



FOR MORE INFORMATION CONTACT:

Steve Sagmani
Chief Executive Officer
steve@exclusive-realty.com
(248) 833-6601

313-963-SOLD

Angelo Iacobelli
Sales Associate
angelo@exclusive-realty.com
(248) 833-6595