

FOR SALE

DOLLAR TREE

1305 Ellis Avenue

Jackson, Mississippi 39204



EXCLUSIVE

— REALTY —



INVESTMENT HIGHLIGHTS:

- NN Lease/Minimal Landlord Responsibilities
- 12,940 square feet on .62 Acres of Land
- 2,500 Vacant square feet offers Growth Opportunity
- Built in 1985
- Located near Jackson State University
- In close proximity to national retailers Walgreens, Save A Lot, AutoZone, U-Haul, NAPA, Hibbett Sports, Church's Chicken, O'Reilly Auto Parts and more
- Highly visible with over 23,000 Vehicles at the Intersection of Ellis Avenue and Highway 80
- Population exceeds 102,000 within a 5 Mile Radius

PRICE:	\$1,311,913
NOI:	\$90,522
CAP RATE:	6.9%
LEASE TYPE:	NN
OPTIONS:	2 (5) YEAR OPTIONS

FOR MORE INFO CONTACT: STEVE SAGMANI/CORBIN MONTPAS

313-963-7653

2150 Franklin Road, Suite A

Bloomfield Twp., Michigan 48302

steve@exclusive-realty.com/corbin@exclusive-realty.com

WWW.EXCLUSIVE-REALTY.COM

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INVESTMENT OFFERING

Exclusive Realty is pleased to present this 12,940 square foot Dollar Tree store located in Jackson, Mississippi. The property has a NN Lease, leaving minimal Landlord Responsibilities. The lease is corporately guaranteed by Dollar Tree, Inc., which holds a credit rating of “BBB” and this is classified as investment grade.

The subject property is strategically located on Ellis Avenue which intersects with Highway 80 making it highly visible with over 23,000 Vehicles Per Day. It is also in close proximity to national retailers Walgreens, Save A Lot, AutoZone, U-Haul, NAPA, Hibbett Sports, Church’s Chicken, O’Reilly Auto Parts and more.

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:	\$1,311,913
CURRENT NOI:	\$90,522
INITIAL CAP RATE:	6.9%
BUILDING SIZE:	12,940 square feet
LAND ACREAGE:	.62 Acres
YEAR BUILT:	1985
ZONING:	Commercial
TENANT:	Dollar Tree
LEASE TYPE:	NN
PRIMARY LEASE TERM:	10 Years
TAXES, INSURANCE:	Tenant Responsibility
ROOF, STRUCTURE:	Landlord Responsibility
LEASE COMMENCEMENT:	July 30, 2013
LEASE EXPIRATION DATE:	January 31, 2025
RENEWAL OPTIONS:	2 (5) year options
INCREASES:	10% in each Option
LEASE GUARANTOR:	Corporate Guarantee
TENANT WEBSITE:	www.dollartree.com

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DISCLOSURE:

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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.

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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

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DEMOGRAPHICS

INTERSECTION	CARS PER DAY		3 MILES	5 MILES	10 MILES
Ellis Ave & Hwy 80 W N	23,213	Total Population	57,777	102,299	243,916
Ellis Ave & Utica Ave N	17,811	Total Households	19,487	36,692	89,717
Hwy 80 W & J R Lynch St NW	21,108	Average HH Income	\$39,306	\$45,617	\$61,248

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Jackson, officially the City of Jackson, is the capital of and the most populous city in the U.S. state of Mississippi. The city is also one of two county seats of Hinds County, along with Raymond. Jackson is the anchor for the Jackson metropolitan statistical area, the largest metropolitan area completely within the state. With a 2020 population estimated around 600,000, metropolitan Jackson is home to over one-fifth of Mississippi's population. The city sits on the Pearl River and is located in the greater Jackson Prairie region of Mississippi. In 2008, three houses in Lynbrook were listed on the National Register of Historic Places: House at 251 Rocklyn Avenue, House at 474 Ocean Avenue, and House at 73 Grove Street. The Rockville Cemetery was listed in 2015. Founded in 1821 as the site for a new state capital, the city is named after General Andrew Jackson, who was honored for his role in the Battle of New Orleans during the War of 1812 and would later serve as U.S. president. Following the nearby Battle of Vicksburg in 1863 during the American Civil War, Union forces under the command of General William Tecumseh Sherman began the siege of Jackson and the city was subsequently burned. During the 1920s, Jackson surpassed Meridian to become the most populous city in the state following a speculative natural gas boom in the region. The current slogan for the city is "The City with Soul". The Jackson metropolitan statistical area is the state's second largest metropolitan area overall, due to four counties in northern Mississippi being part of the Memphis, Tennessee metropolitan area.



Museum of Mississippi History

A museum in Jackson, Mississippi. The museum opened December 9, 2017, in conjunction with the adjacent Mississippi Civil Rights Museum in celebration of Mississippi's bicentennial. The theme of the history museum is "One Mississippi, Many Stories". Both museums are administered by the Mississippi Department of Archives and History.



Mississippi Museum of Art

The Mississippi Museum of Art is more than an art museum in Jackson, Mississippi. It is a museum of Mississippi—a museum that connects Mississippians to our culture, our history, our communities, and to each other. It is a museum informed by the legacy of our past and emboldened by a vision of a future without division.



Eudora Welty House & Garden

This was the home of author Eudora Welty for nearly 80 years. It was built by her parents in 1925. In it she did all her writing, in an upstairs bedroom. The house was first declared a Mississippi Landmark in 2001, added to the National Register of Historic Places in 2002, and declared a National Historic Landmark in 2004.



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