

**FOR SALE**  
FAMILY DOLLAR  
NNN 15 YEAR TERM  
700 Highway 7 N.  
Greenwood, Mississippi 38930



**EXCLUSIVE**  
— REALTY —



### INVESTMENT HIGHLIGHTS:

- 9,180 square feet on 1.75 Acres of Land
- Lease Expires 09/30/2030
- NNN Lease/Zero Landlord Responsibility
- Corporate Guaranteed Lease
- 6 (5) Year Options with Automatic Renewal
- 10% Increase in Years 11 -15 and in Each Option
- Freestanding Retail Building
- Relocation of an Existing High-Volume Store Nearby

PRICE:	\$1,711,000
AVG. NOI:	\$114,120
AVG. CAP RATE:	6.67%
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15 YEARS

**FOR MORE INFO CONTACT: STEVE SAGMANI**

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**WWW.EXCLUSIVE-REALTY.COM**

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## INVESTMENT OFFERING

Exclusive Realty is pleased to present this 9,180 SF Family Dollar store located in Greenwood, Mississippi. The property is encumbered with a NNN Lease, leaving no Landlord Responsibilities. The lease has rent escalations of ten percent in years 11-15 of the lease and in each of the remaining 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 Family Dollar is highly visible as it is strategically positioned on State Highway 7 with over 11,000 vehicles per day. The five mile average household income exceeds \$44,000 per year, making this location ideal for a Family Dollar.

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:	\$1,711,000
INITIAL NOI:	\$106,987
INITIAL CAP RATE:	6.25%
NOI/YEARS 11-15:	\$117,686
CAP RATE/YEARS 11-15:	6.88%
AVERAGE NOI:	\$114,120
AVERAGE CAP RATE:	6.67%
BUILDING SIZE:	9,180 sq. ft.
LAND ACREAGE:	1.75 acres
ZONING:	Commerical
YEAR BUILT:	2015
TENANT:	Family Dollar
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15 Years
TAXES, INSURANCE:	Tenant Responsibility
ROOF, STRUCTURE, HVAC & PARKING:	Tenant Responsibility
LEASE START DATE:	10/01/2015
LEASE EXPIRATION DATE:	09/30/2030
LEASE TERM REMAINING:	7.5 Years
OPTIONS:	6 (5) Year Options; Automatic Renewal
RENT INCREASES:	10% in Years 11-15 10% in Each Option
LEASE GUARANTOR:	Family Dollar/Dollar Tree

## FOR MORE INFORMATION CONTACT:

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**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.

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## TENANT PROFILE



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 1960s, 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 sold and scalable logistics network.

## TENANT OVERVIEW

Company:	Family Dollar/Dollar Tree
Founded:	1986
Total Revenue:	\$22.24 B
Net Worth:	\$16.33 B
Headquarters:	Norfolk, VA
Website:	<a href="http://www.familydollar.com">www.familydollar.com</a>

## TENANT HIGHLIGHTS

Investment Grade Credit Rating "BBB-"
Family Dollar recently Acquired by Dollar Tree for \$9.5 Billion
Operates in 44 States, Over 8,100 Locations
\$22.24 Billion in Company Revenue
Ranked #134 on Fortune 500

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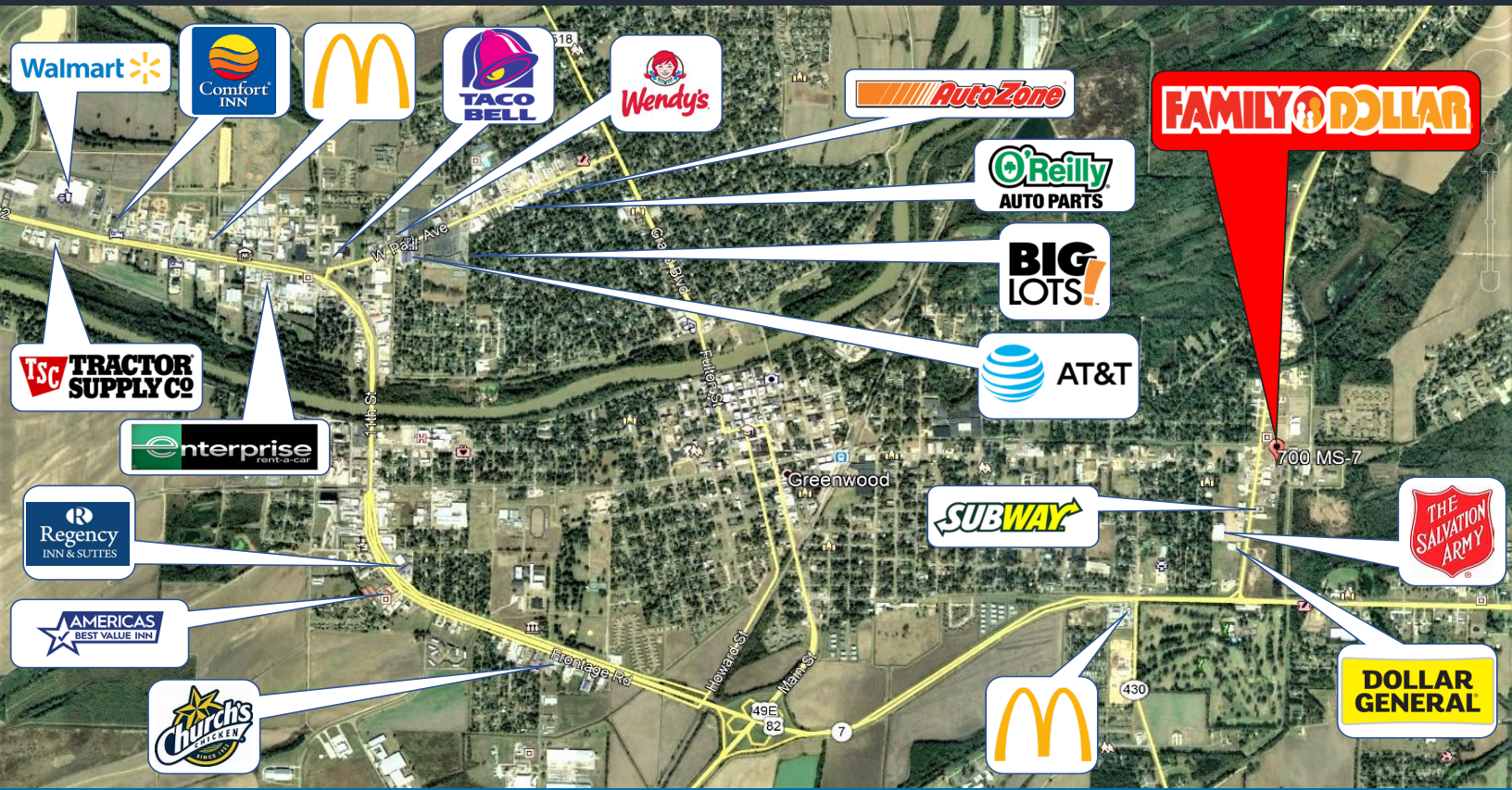
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**DEMOGRAPHICS**

INTERSECTION	CARDS PER DAY	DEMOGRAPHICS			
		3 MILES	5 MILES	10 MILES	
Frontage Rd & Mississippi Ave SE	21,989	Total Population	17,934	21,021	27,441
Sycamore St & Frontage Rd N	4,073	Total Households	6,900	7,952	10,218
Sycamore Ave & W Henry St N	2,583	Average HH Income	\$50,355	\$49,202	\$48,773

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Greenwood is a city in and the county seat of Leflore County, Mississippi,[3] located at the eastern edge of the Mississippi Delta, approximately 96 miles north of the state capital, Jackson, Mississippi, and 130 miles south of the riverport of Memphis, Tennessee. It was a center of cotton planter culture in the 19th century. The flood plain of the Mississippi River has long been an area rich in vegetation and wildlife, fed by the Mississippi and its numerous tributaries. Long before Europeans migrated to America, the Choctaw and Chickasaw Indian nations settled in the Delta's bottomlands and throughout what is now central Mississippi. They were descended from indigenous peoples who had lived in the area for thousands of years. The Mississippian culture had built earthwork mounds in this area and throughout the Mississippi Valley, beginning about 950 CE. Their culture thrived for hundreds of years.

Greenwood's Grand Boulevard was once named one of America's 10 most beautiful streets by the U.S. Chambers of Commerce and the Garden Clubs of America. Sally Humphreys Gwin, a charter member of the Greenwood Garden Club, planted the 1,000 oak trees that line Grand Boulevard. In 1950, Gwin received a citation from the National Congress of the Daughters of the American Revolution in recognition of her work in the conservation of trees.



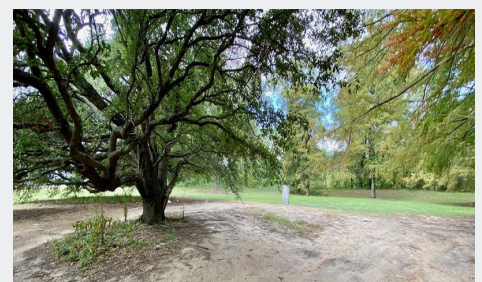
#### **The Museum of the Mississippi Delta**

Founded in 1969, is at the crossroads of Delta history and art. Our extensive collection includes artifacts related to agriculture, Native America, regional military history and one of the Delta's most extensive collections of regional art. The Museum of the Mississippi Delta focuses on the five "A's": art, archaeology, agriculture, antiques and animals.



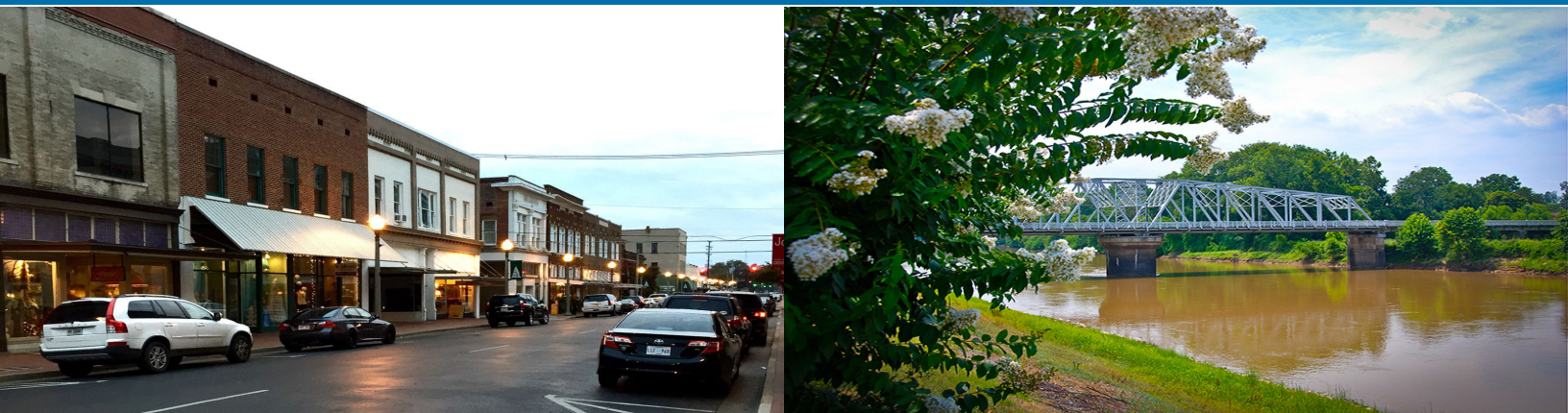
#### **Mississippi Blues Trail**

The Mississippi Blues Trail was created by the Mississippi Blues Commission in 2006 to place interpretive markers at the most notable historical sites related to the birth, growth, and influence of the blues throughout the state of Mississippi.



#### **Fort Pemberton**

A hastily constructed fortification consisting of cotton bales and timber logs. A significant military battle occurred here when Confederate forces successfully drove back three Union ironclads, forcing Gen. Ulysses S. Grant to seek another route to Vicksburg. A historical marker is located on Highway 82.



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