

FOR SALE

FAMILY DOLLAR

600 N. Columbus Street
Russellville, Ohio 45168



EXCLUSIVE

— REALTY —



INVESTMENT HIGHLIGHTS:

- 9,180 square feet on 3.0 Acres of Land
- Long Term Operating History since 2006
- Recently Extended
- Lease Expires 12/31/2023
- NN/Minimal Landlord Responsibilities
- Corporate Guaranteed Lease
- 5 (5) Year Options with Automatic Renewal
- 10% Increase in Each Option
- Freestanding Retail Building

PRICE:	\$685,882
INITIAL NOI:	\$58,300
INITIAL CAP RATE:	8.5%
LEASE TYPE:	NN+
PRIMARY LEASE TERM:	10 YEARS
TERM REMAINING:	2+ YEARS

FOR MORE INFO CONTACT: STEVE SAGMANI/JULIAN KARIM

313-963-7653

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

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 Russellville, Ohio. The property has a NN+ Lease, leaving minimal Landlord Responsibilities. The lease has rent escalations of ten percent in each of the remaining five 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.

The five mile average household income exceeds \$89,000 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:	\$685,882
INITIAL NOI:	\$58,300
INITIAL CAP RATE:	8.5%
BUILDING SIZE:	9,180 sq. ft.
LAND ACREAGE:	3.0 Acres
ZONING:	Commerical
YEAR BUILT:	2007
TENANT:	Family Dollar
LEASE TYPE:	NN
PRIMARY LEASE TERM:	10 Years
TAXES, INSURANCE:	Tenant Responsibility
HVAC, MAINTENANCE, PARKING LOT:	Tenant Responsibility
ROOF, STRUCTURE:	Landlord Responsibility
LEASE START DATE:	01/01/2006
LEASE EXPIRATION DATE:	12/31/2023
LEASE TERM REMAINING:	2+ Years
OPTIONS:	5 (5) Year Options; Automatic Renewal
RENT INCREASES:	10% in Each Option
LEASE GUARANTOR:	Family Dollar/Dollar Tree

FOR MORE INFORMATION CONTACT:

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

313-963-SOLD

Julian Karim
Sales Associate
julian@exclusive-realty.com
(248) 833-6589

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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



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:	www.familydollar.com

TENANT HIGHLIGHTS

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

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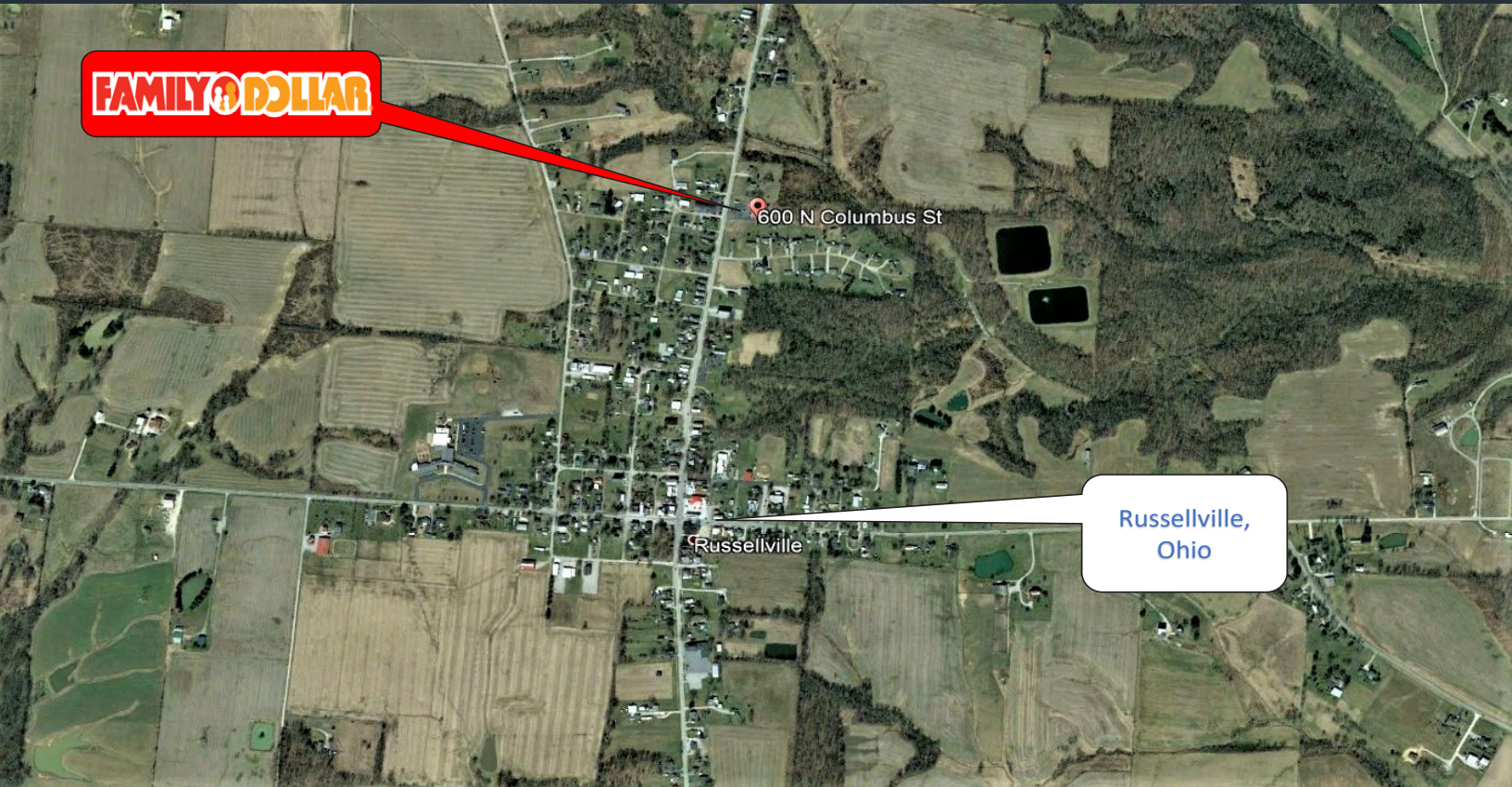
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DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	1,301	4,469	21,949
Average HH Income	\$66,937	\$89,710	\$71,607
Median Home Value	\$143,987	\$178,941	\$147,123

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