

**FOR SALE**  
**FAMILY DOLLAR**  
901 US 49  
Marvell, Arkansas 72366



**EXCLUSIVE**  
— REALTY —



### INVESTMENT HIGHLIGHTS:

- 8,320 square foot Family Dollar
- 1.99 Acres of Land
- NN Lease/Minimal Landlord Responsibilities
- Corporate Guaranteed Lease
- Built in 2014
- Excellent Creditworthy Tenant
- 34 Parking Spaces
- Located 82 Miles from Memphis, Tennessee and 99 Miles from Little Rock, Arkansas
- Average Household Income exceeds \$51,000 within a 5 Mile Radius

PRICE:	\$752,800
CURRENT NOI:	\$63,995
INITIAL CAP RATE:	8.5%
LEASE TYPE:	NN
PRIMARY LEASE TERM:	10 YEARS
INCREASES:	10% EACH OPTION

**FOR MORE INFO CONTACT: STEVE SAGMANI**

**313-963-7653**

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

**WWW.EXCLUSIVE-REALTY.COM**

# FOR SALE

## FAMILY DOLLAR

901 US 49  
Marvell, Arkansas 72366



# EXCLUSIVE

— REALTY —

### INVESTMENT OFFERING

Exclusive Realty is pleased to present this 8,320 SF Family Dollar store located in Marvell, Arkansas. The property is encumbered with a NN Lease, leaving minimal Landlord Responsibilities. The lease has rent escalations of ten percent 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 US Highway 49 with over 5,400 vehicles per day. The five mile average household income exceeds \$51,000 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.

### RENT SCHEDULE

LEASE YEARS	ANNUAL	MONTHLY	BUMP	YIELD
1-10	\$64,827	\$5,402.25	-	8.50%

### RENEWAL OPTION

LEASE YEARS	ANNUAL	MONTHLY	BUMP	YIELD
Option 1	\$71,309.04	\$5,942.42	10%	9.36%
Option 2	\$78,439.08	\$6,536.59	10%	10.31%
Option 3	\$86,282.04	\$7,190.17	10%	11.35%
Option 4	\$94,910.04	\$7,909.17	10%	12.50%
Option 5	\$104,401.08	\$8,700.09	10%	13.76%
Option 6	\$114,841.08	\$9,570.09	10%	15.14%

### INVESTMENT SUMMARY

LIST PRICE:	\$752,800
CURRENT NOI:	\$63,995
INITIAL CAP RATE:	8.5%
BUILDING SIZE:	8,320 sq. ft.
LAND ACREAGE:	1.99 Acres
ZONING:	Commerical
YEAR BUILT:	2014
TENANT:	Family Dollar
LEASE TYPE:	NN
PRIMARY LEASE TERM:	10 Years
TAXES, INSURANCE & CAM:	Tenant Responsibility
ROOF, STRUCTURE & PARKING:	Landlord Responsibility
LEASE COMMENCEMENT:	07/01/2014
LEASE EXPIRATION DATE:	06/30/2024
OPTIONS:	6 (6) Year Options
RENT BUMPS:	10% at each option
LEASE GUARANTOR:	Dollar Tree Stores, Inc.
Lease Guarantor Strength:	BBB-
TENANT WEBSITE:	<a href="http://www.familydollar.com">www.familydollar.com</a>

### FOR MORE INFORMATION CONTACT:

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

# 313-963-SOLD

**FOR SALE**

**FAMILY DOLLAR**

901 US 49

Marvell, Arkansas 72366



**EXCLUSIVE**

— REALTY —



**FOR MORE INFORMATION CONTACT:**

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

**313-963-SOLD**

**FOR SALE**  
**FAMILY DOLLAR**  
901 US 49  
Marvell, Arkansas 72366



**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**

**FOR SALE**  
**FAMILY DOLLAR**  
901 US 49  
Marvell, Arkansas 72366



**EXCLUSIVE**  
— REALTY —

## 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 8,000 Locations  
\$22.24 Billion in Company Revenue  
Ranked #134 on Fortune 500

## FOR MORE INFORMATION CONTACT:

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

**313-963-SOLD**

# FOR SALE

## FAMILY DOLLAR

901 US 49

Marvell, Arkansas 72366



# EXCLUSIVE

REALTY



### TRAFFIC COUNTS

#### INTERSECTION

#### CARS PER DAY

US Hwy 49 & State Hwy 1 W 5,400

Us Hwy 49 & Phillips Road 115 E 5,196

State Hwy 1 & Old Hwy 1 S 2,358

### DEMOGRAPHICS

#### 3 MILES

#### 5 MILES

#### 10 MILES

Total Households 508 730 1,558

Total Population 1,171 1,720 3,771

Average HH Income \$49,534 \$51,272 \$54,255

FOR MORE INFORMATION CONTACT:

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

# 313-963-SOLD

**FOR SALE**  
**FAMILY DOLLAR**  
901 US 49  
Marvell, Arkansas 72366



**EXCLUSIVE**  
— REALTY —

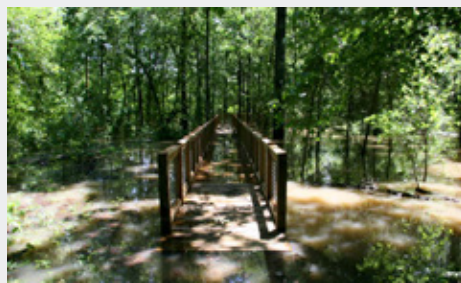
Marvell is a city in Phillips County, Arkansas, United States. Marvell was founded when Marvell M. Carruth and his wife, Rachel, sold 50 lots of land given to him by his father, Ladson Carruth, to the Arkansas Central Railroad. A train depot was soon established. Marvell became an un-incorporated town on May 28, 1873, with R.M. Jackson as its first mayor. Three years later, on October 3, 1876, Marvell became an incorporated town.

In 1877, the Union Trust foreclosed on the Arkansas Central Railroad and sold all of its assets at public auction.[4] On December 6, 1877, the Arkansas Midland Railway Company was formed. Under new ownership, the railroad became profitable, not only as a freight line, but also by providing daily passenger service from Clarendon to Brinkley and on to Helena, making stops in Marvell along the way. This service ran until 1952. In the 1980s, under the leadership of Mayor Alma Norton, the Marvell City Park and bike trail were built on the old railroad. The Davidson Park was also built and given to the city by the Abe Davidson family.



#### **St. Charles History Museum**

The Museum is a 501(c)3 non-profit organization. The Museum holds more than 10,000 photographs in its archive and 15,000 artifacts in its collection. The Museum houses permanent and temporary exhibits, the Colonial Anderson Room, photo and research archives, the Curious Fox Gift Shop, administrative offices, and the storage-preservation repository for the Museum's collections.



#### **Dale Bumpers White River National Wildlife Refuge**

The interpretive displays educate visitors about the human and ecological histories of the area, the hydrology of the White River, and the bottomland hardwood forest ecosystem. The center of the exhibit hall houses two miniature theaters. One educates about the importance of flooding on the refuge, while the other highlights nature at night.



#### **Fort Curtis**

Fort Curtis is a reproduction of the original Fort that was built in summer of 1862 (the original Fort Curtis was a mile nearby with a plaque on the site). It was one of five earthwork fortifications built for the defense of the area by Union forces. This rebuilt gives insight to what a fort was like during the Civil War.



**FOR MORE INFORMATION CONTACT:**

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

**313-963-SOLD**