

FAMILY DOLLAR

NN LEASE



750 LA-26, LAKE ARTHUR, LA 70549

NOT ACTUAL STORE

FORTIS NET LEASE
INVESTMENT REAL ESTATE SERVICES

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INVESTMENT OFFERING



PROPERTY & LEASE



FAMILY DOLLAR



LOCATION



AREA & DEMOGRAPHICS



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PRICE	\$725,000
CAP RATE	9.26%
CURRENT NOI	\$67,146
LEASE TYPE:	NN
RESPONSIBILITIES:	ROOF, STRUCTURE & LOT
TENANT:	FAMILY DOLLAR
GUARANTEE:	CORPORATE
STRENGTH:	S&P: BB+
SQUARE FEET:	8,000



Fortis Net Lease is pleased to present this 8,000 SF Family Dollar store located in Lake Arthur, LA. The property is encumbered with a NN Lease, leaving limited landlord responsibilities. The lease term runs through June 30, 2022 and contains additional six five (5) Yr. Options to renew, each with a rental rate increase. The lease is corporately guaranteed by Dollar Tree Corporation which holds a credit rating of "BB+", which is classified as Strong.

This Family Dollar is highly visible as it is strategically positioned on LA-26. The five mile population from the site exceeds 5,000 while the one mile median household income exceeds \$29,500 per year, making this location ideal for an Family Dollar. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a "passive" investor to attain the fee simple ownership of an Family Dollar. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, one the nation's top dollar stores. List price reflects a 9.26% cap rate based on NOI of \$67,146.

- NN Lease Limited Landlord Responsibilities
- 5+ Years Remaining | Six (5 Year) Options
- One Mile Household Income \$29,823
- Five Mile Population Exceeds 5,000
- Strong BB+ Grade Credit Rating
- Over 5,800 Cars Per Day
- Ideal Family Dollar Demographics



RENOVATED	2006
STORE STYLE	PROTOTYPE
ACREAGE	+/- 1.00 ACRES
SQUARE FEET	8,000
FOUNDATION	CONCRETE BLOCK
ROOF	STANDING SEAM ROOF
HVAC	GROUND MOUNTED
PARKING	CONCRETE
ZONING	COMMERCIAL
STORE STATUS	OPEN EXTENDED
OWNERSHIP TYPE	FEE SIMPLE

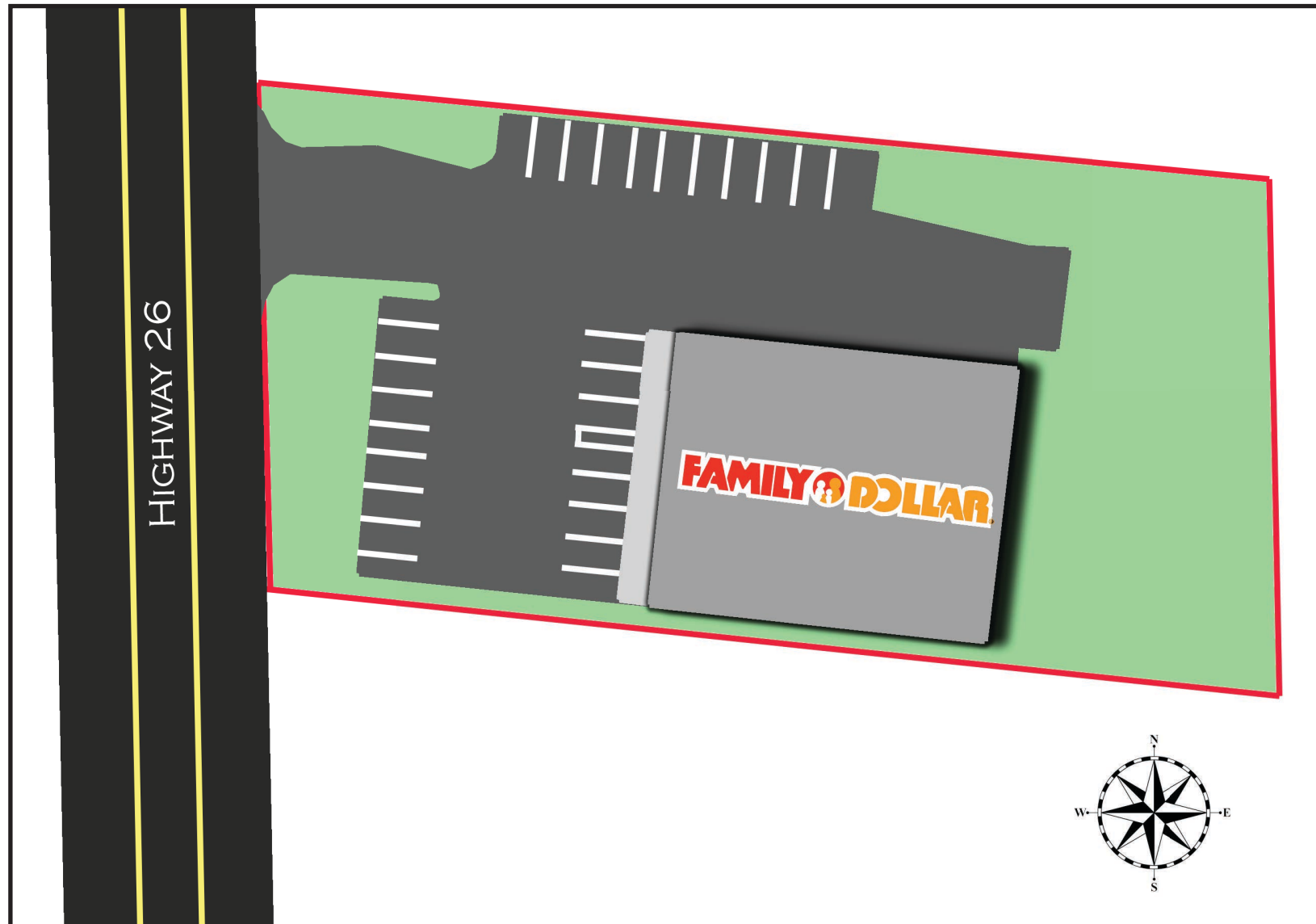
TENANT	FAMILY DOLLAR
GUARANTOR	DOLLAR TREE, INC.
TRADE NAME	DOLLAR TREE, INC.
STOCK SYMBOL	DLTR (NASDAQ)
ADDRESS	750 LA-26, LAKE ARTHUR, LA 70549
LEASE TYPE	NN
TERM REMAINING	FIVE+ (5+) YEARS
RENT START	JULY/2011
RENT END	JUNE/2022
ANNUAL RENT	\$67,146.00
RENT INCREASES	AT OPTIONS
OPTION PERIODS	SIX (6) FIVE (5) YEAR OPTIONS
WEBSITE	WWW.FAMILYDOLLAR.COM



RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
CURRENT	\$67,146.00	\$5,595.50	-	9.26%
OPTION 1	\$73,861.08	\$6,155.09	10%	10.18%
OPTION 2	\$81,247.08	\$6,770.59	10%	11.20%
OPTION 3	\$89,371.08	\$7,447.59	10%	12.32%
OPTION 4	\$98,308.08	\$8,192.34	10%	13.56%

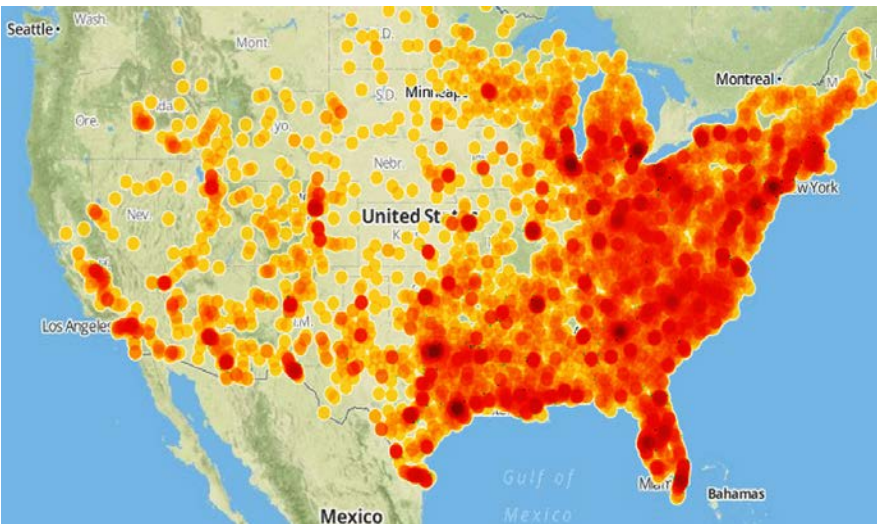




Family Dollar was founded in 1959 by Leon Levine, a 21-year-old entrepreneur. In November of that year, the company's first store was opened, in Charlotte, North Carolina. In 1961, their first store in South Carolina opened, followed by stores in Georgia and Virginia, which were opened in 1962 and 1965, 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 solid and scalable logistics network.



"Strong Grade" S&P Rating of BB+



Recently Acquired by Dollar Tree For \$9.5 B



Operates in 44 States Over 8,000 Locations



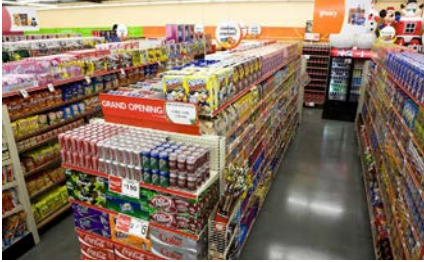
Adding New Locations Every Year



Revenue of \$10.489 Billion Last Fiscal Year



Ranked #281 on Fortune 500



TOTAL POPULATION

1 MILE	2,894
3 MILES	3,650
5 MILES	5,093

HOUSEHOLD INCOME

1 MILE	\$29,823
3 MILES	\$33,055
5 MILES	\$39,093



750 LA-26, LAKE ARTHUR, LA 70549





LAKE ARTHUR High School



FAMILY DOLLAR

LAKE ARTHUR Elementary School

DOLLAR GENERAL

SONIC

NAPA

Lake Arthur, LA

Lake Arthur is a town in Jefferson Davis Parish, Louisiana. The town's population was 3,007 at the 2000 census. It is part of the Jennings Micropolitan Statistical Area.

The lake and the abundant wildlife near Lake Arthur made the place an early camping ground for Native Americans, most likely Attakapas, although there were also Comanche Indians in the area at times during the era just before European settlement. Before Lake Arthur, first settled was a little village that was south and across the lake called Lakeside and also the area called Shell Beach.

Acadian families moved to the area in the late 1700s. They called the lake le petit lac Mentau. "Mentau" was the name of an Attakapas Indian chief who had lived in the area. One of those early Acadians was Arthur LeBlanc, and travelers passing through the country began to refer to the lake as le lac d'Arthur, and through time, it evolved into the present name, Lake Arthur.



	1 MILE	3 MILE	5 MILE
POPULATION			
2016 TOTAL POPULATION	2,894	3,650	5,093
2021 POPULATION	2,875	3,638	5,099
AVERAGE AGE	38.60	38.70	38.80
HOUSEHOLDS			
2016 TOTAL HOUSEHOLDS	1,140	1,426	1,963
HH GROWTH 2016-2021	(0.61%)	(0.28%)	0.15%
MEDIAN HOUSEHOLD INCOME	\$29,823	\$33,055	\$39,093
AVERAGE HH SIZE	2.60	2.60	2.60
HOUSING			
MEDIAN HOME VALUE	\$82,656	\$85,293	\$90,826

