



NET LEASE INVESTMENT OFFERING



Family Dollar

New Lease Extension | Low Rent | Excellent Demos
Rocky Mount, NC



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Investment Highlights

- » Recent 5-year lease extension demonstrating Family Dollar's commitment to this location
- » 10% rental increases every 5 years
- » Family Dollar is a wholly owned subsidiary of Dollar Tree (S&P: BBB)
- » Long-term operating history at this location (2014)
- » Average annual household income exceeds \$80,000 within one mile
- » Over 45,000 people live within 5-miles
- » Ranked 68% in North Carolina and 86% within a 30-mile radius on Placer.ai
- » Just north of Golden East Crossing, a 825K SF super regional mall with over 1.4 million annual visitors
- » Nearby national retailers include Dollar General, Food Lion, O'Reilly Auto Parts, CVS, Walgreens, AutoZone, Wawa, Taco Bell, Chick-fil-A, Panda Express, Olive Garden, Walmart Supercenter, and dozens of others
- » Rocky Mount is approximately 55 miles east of Raleigh, 72 miles east of Durham, and 82 miles east of Chapel Hill



Investment Overview



PRICE
\$1,300,000



CAP RATE
8.01%



NOI
\$104,135



ADDRESS
1257 Goldrock Road
Rocky Mount, NC 27804

LEASE DATE: October 4, 2012

LEASE EXPIRATION: March 31, 2030

RENTAL ESCALATIONS: 10% in Each Option

RENEWAL OPTIONS: Four 5-Year

TENANT: Family Dollar Stores of North Carolina, Inc.

GUARANTOR: Family Dollar Stores, Inc.

LEASE TYPE: Double Net

LANDLORD RESPONSIBILITIES: Roof, Structure, Foundation, and Parking Lot

BUILDING SIZE: 8,360 SF

LAND SIZE: 1.20 Acres

YEAR BUILT: 2014

NOI SCHEDULE:

<u>NOI</u>	<u>Date</u>	<u>Period</u>	<u>Increase</u>
\$104,135	Current	Current	-
\$114,548	4/1/2030	Option 1	10.00%
\$126,003	4/1/2034	Option 2	10.00%
\$138,603	4/1/2040	Option 3	10.00%
\$152,464	4/1/2045	Option 4	10.00%



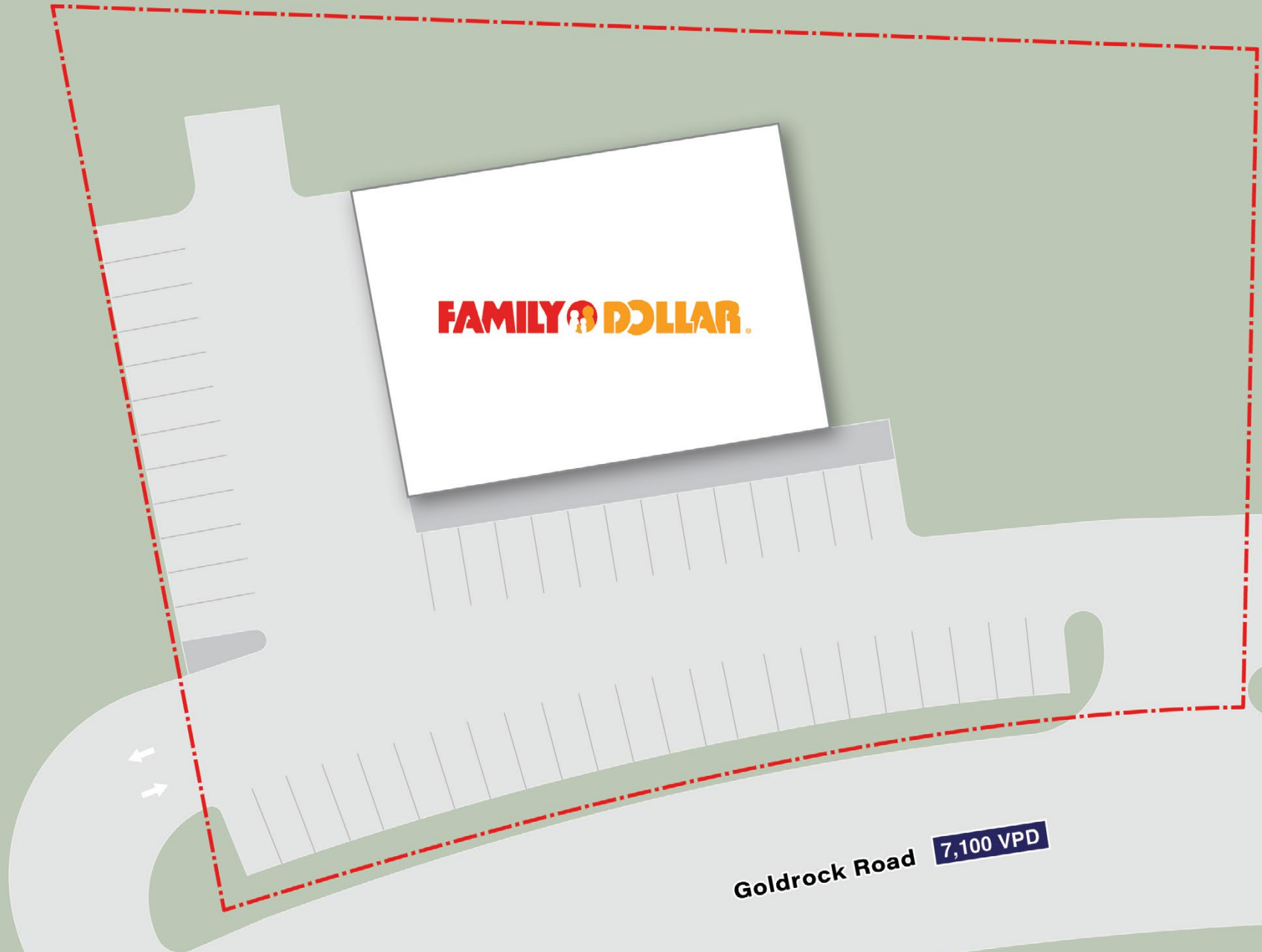
Aerial



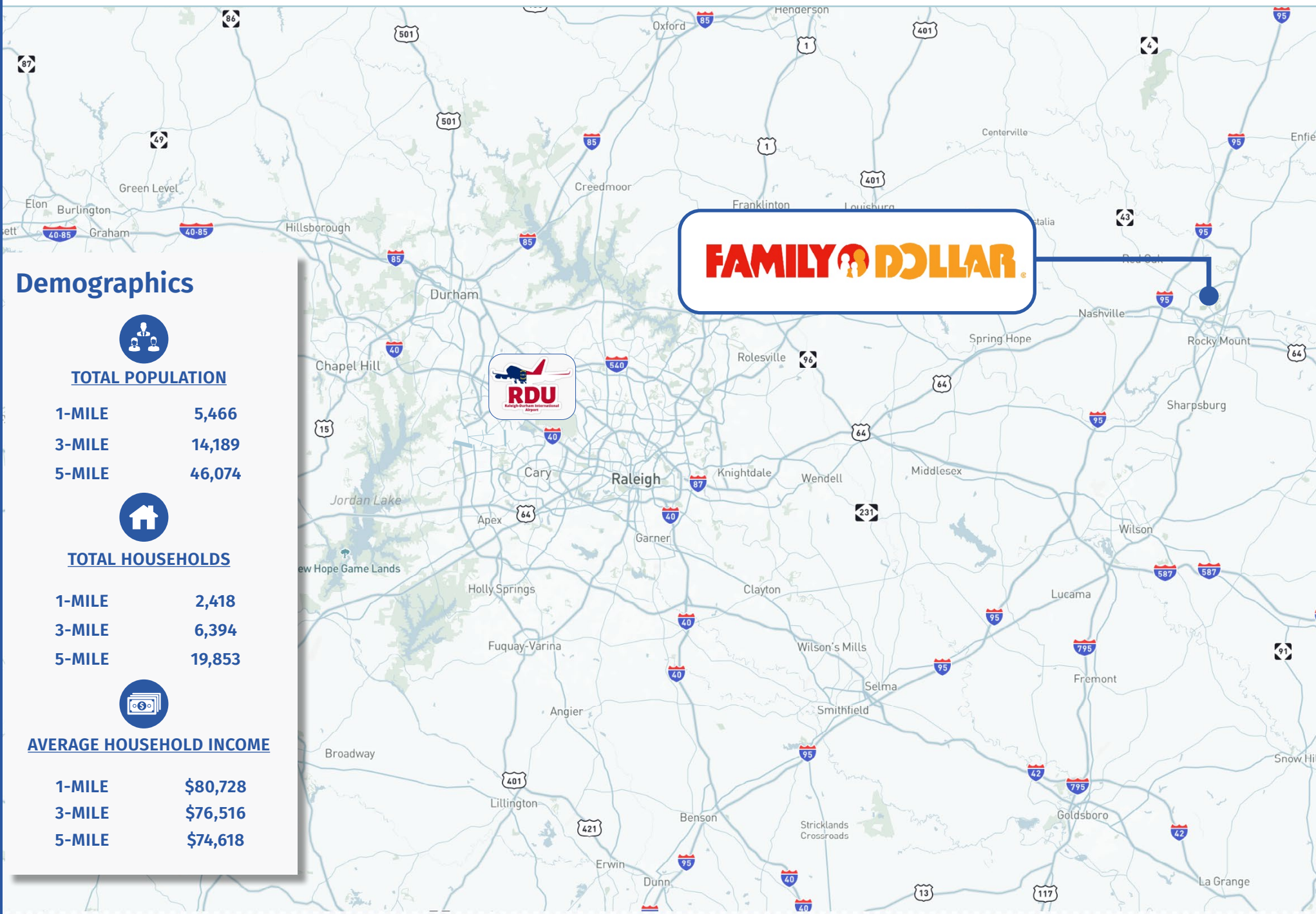
Photographs



Site Plan



Map



Demographics



TOTAL POPULATION

1-MILE	5,466
3-MILE	14,189
5-MILE	46,074



TOTAL HOUSEHOLDS

1-MILE	2,418
3-MILE	6,394
5-MILE	19,853



AVERAGE HOUSEHOLD INCOME

1-MILE	\$80,728
3-MILE	\$76,516
5-MILE	\$74,618

Tenant Overview



FAMILY DOLLAR

Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget. The average size of a Family Dollar store is approximately 7,500 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in all types of neighborhoods. Within these markets, the stores are located in shopping centers or as free-standing building, and all are convenient to the Company's customer base. Family Dollar was founded in 1959 in Charlotte, North Carolina. Today, there are over 8,200 locations.

On July 6, 2015, Family Dollar was purchased by Dollar Tree for a total of \$9.1 billion. Dollar Tree CEO Bob Sasser said the Family Dollar acquisition will allow Dollar Tree "to extend our reach to low-income customers, while strengthening and diversifying our footprint." For the Family Dollar stores, Dollar Tree said that it will keep the chain's name, and even work to expand both banners. Dollar Tree also said it will maintain Family Dollar's headquarters.

Company Website:	www.familydollar.com
Number of Locations:	8,000 (Approximately)
Number of Employees:	Dollar Tree, Inc.
Headquarters:	Charlotte, NC



Tenant Overview

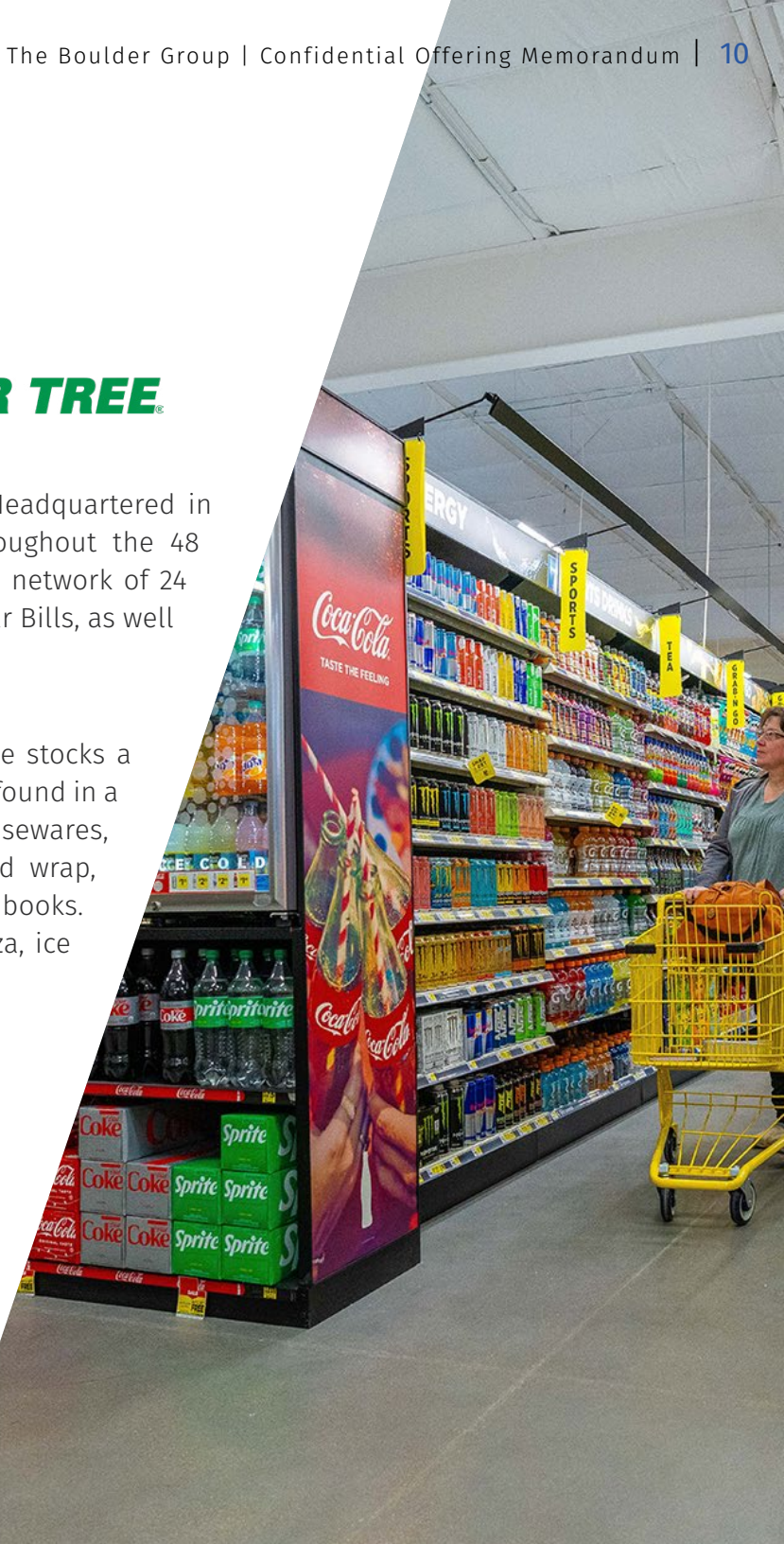


DOLLAR TREE

Dollar Tree, Inc. is an American multi-price-point chain of discount variety stores. 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 24 distribution centers. Additionally, the company operates stores under the name of Dollar Bills, as well as 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.

Website:	www.dollartree.com
Founded:	1986
Company Type:	Public
Traded As:	Nasdaq: DLTR
Credit Rating:	S&P: BBB
Headquarters:	Chesapeake, VA





Location Overview

ROCKY MOUNT, NORTH CAROLINA

Rocky Mount is a city in Nash and Edgecombe counties in the U.S. state of North Carolina. The city's population was 54,341 as of the 2020 census, making it the 20th-most populous city in North Carolina. Rocky Mount is located approximately 45-miles east of Raleigh, the State Capital of North Carolina. Rocky Mount is the principal city of the Rocky Mount metropolitan area – often called the “Twin Counties” – which had an estimated population of 145,383 in 2023. Rocky Mount is also an anchor city of the Rocky Mount-Wilson-Roanoke Rapids, NC Combined Statistical Area, which had an estimated population of 288,366 in 2023.

The economy of the Rocky Mount metropolitan area, historically dependent on agriculture and textile manufacturing, has diversified into pharmaceuticals and manufacturing. As the city is located near the juncture of several highways and railway, distribution and logistics are important to local businesses. The Rocky Mount metropolitan area was named in a 2020 study as the third highest in the United States where manufacturing is thriving, with a manufacturing output of \$6.2 billion, or \$42,270 per capita. Between 2014 and 2018, manufacturing grew in the Rocky Mount area by 11.8%, and there were 108% more manufacturing jobs than the national average. Companies with a large presence in Rocky Mount include Pfizer, Cummins, QVC, CenturyLink and Sara Lee Bakery.

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The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



www.bouldergroup.com



EXCLUSIVELY LISTED BY:

BRANDON WRIGHT

Associate
720-604-2256
brandon@bouldergroup.com

ZACH WRIGHT

Vice President
720-604-2220
zach@bouldergroup.com

BRIAN BROCKMAN

Bang Realty-North Carolina Inc.
License#: 298998 | 513-898-1551
BOR@bangrealty.com

