



FAMILY DOLLAR – MIAMI, FL



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Purchase **Summary**

Purchase Summary



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Price:	\$3,110,364.00
NOI	\$155,518.20
Cap Rate:	5.00%
Cost per BSF:	\$373.48
Address:	1255 NW 103 ST
County:	Miami Dade
Folio #:	30-2135-039-0020
Land Size:	45,450
Building Size:	8,328 Sqft
Built:	2015
Zone:	BU-2

Purchase Summary



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Excellent Investment in Miami Dade County, Florida. This is a Family Dollar NN Investment. The store opened in 2015.

This is a free-standing building 8,328 SF comprised of all CBS including twin T concrete Roof. The entire site and building is leased to Family Dollar.

Family Dollar entered into a 10 year lease with 7 seven years of the first term remaining. The lease includes 5 – five years renew options. Each option includes 10% rent increases.

This is a Double Net Lease , where Family Dollar is responsible for all Items EXCEPT the roof and structure. Solo limit to parking lot improvements.



Investment **Summary**



Family Dollar

Highlights

- Store Opened 2015
- 10 year term
- 5 – 5 year renewal options
- 10% rent increases on extensions
- Corporate Guarantee Lease
- Available to close immediately
- Dense urban market, captive audience
- Full Concrete Structure Inc. Twin T concrete Roof
- City overlaid adjacent road
- Centrally located



Lease **Abstract**

Lease Abstract



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Lease Term	10 year
Tenant	Family Dollar Inc.
Lease Commencement	February 25, 2014
Lease Expiration	May 31, 2025
Renewal Options	5 – 5 year options
Rent Increases	10% for each option
Lease Type	NN
Insurance	Tenant
Maintenance and Repairs	Tenant
Taxes	Tenant
Utilities	Tenant
Roof and Structure	Landlord (Landlord will maintain and keep in good shape repair and replace when necessary all exterior portion of the building constituting part of the Demised Premises, including the roof, downspouts, doors, and also all structural portions of the building whether interior or exterior).



Property Pictures

Property Pictures



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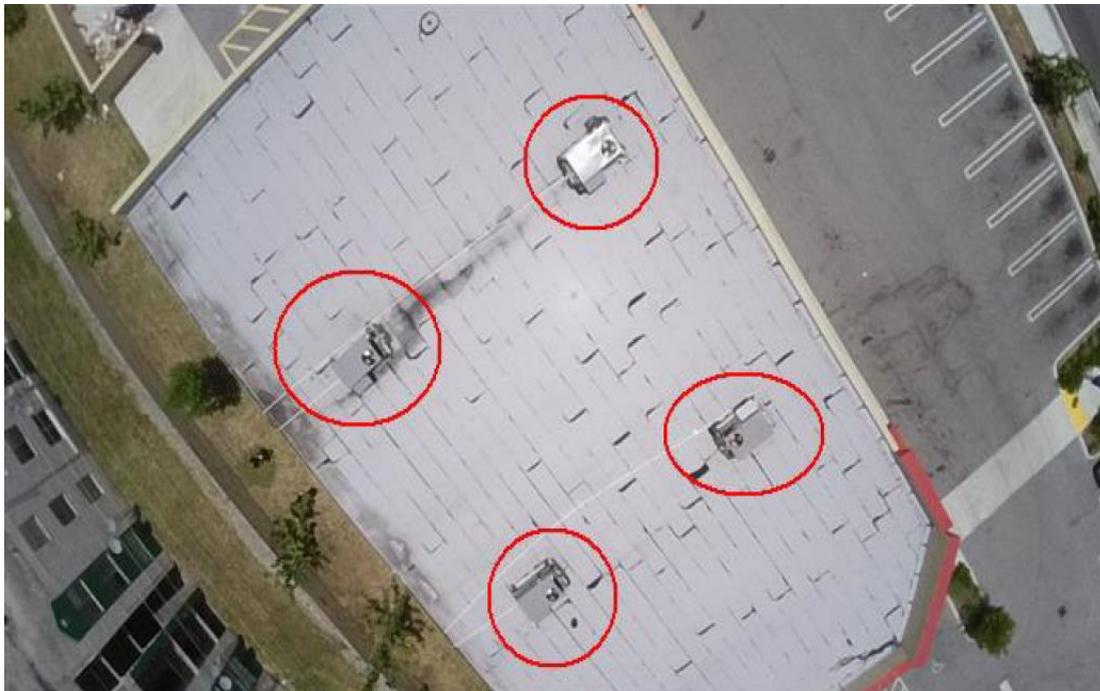
Property Pictures



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Property Pictures



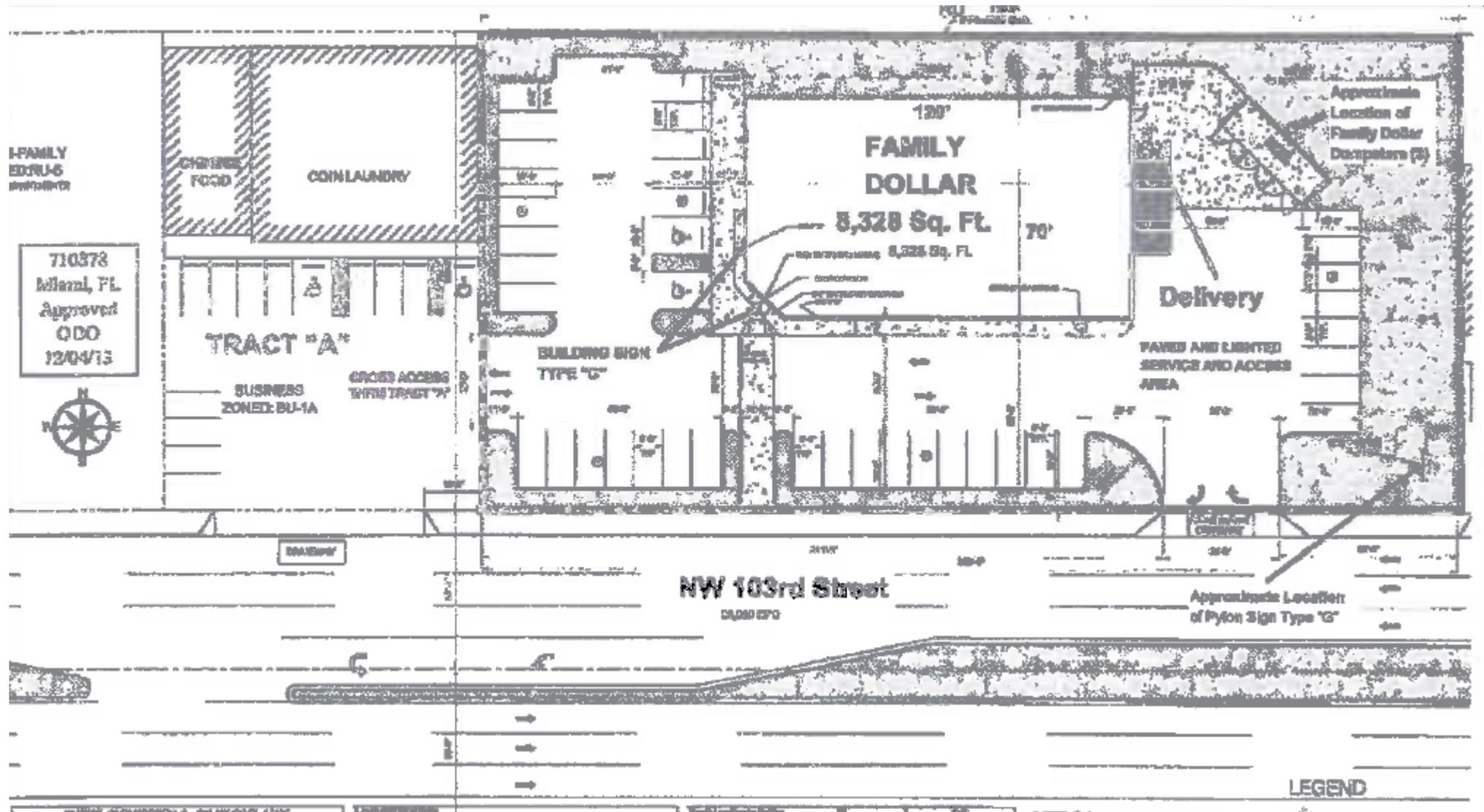


Site Plan

Site Plan



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Aerial **View**

Aerial View



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Tenant Profile



Family Dollar is one of the fastest growing retailers in the country. Founded November 1959 by Mr. Leon Levin in Charlotte, North Carolina. They have over 8,000 stores within their 46 states operating areas. Family Dollar takes pride in providing value and convenience to the communities they serve, and look to continue growth. Family Dollar was recently acquired (July 2015) by Dollar Tree who is the largest and most successful single-price point retailer in North America.

Family Dollar is proud to be a neighborhood store and strive to be a positive part of the community. Inside the neighborhood store they carry a wide assortment of name brands and quality private brands. Family Dollar offers merchandise equal to supermarkets, drug stores and convenience stores.

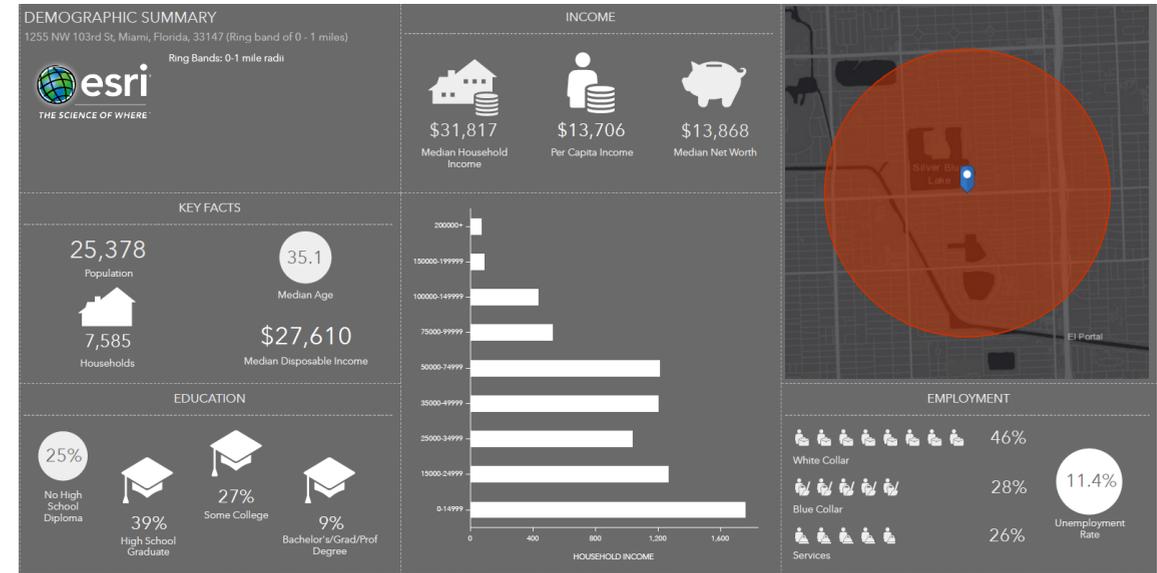


Market Demographics

Market Demographics

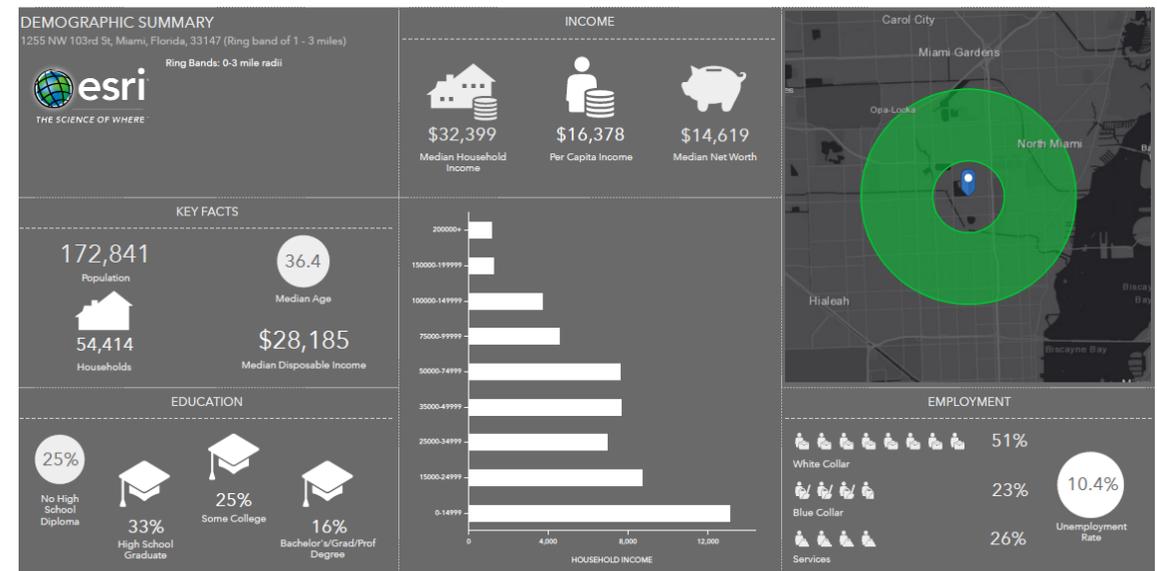


- Median household income \$31,817
- Individual per Capita \$13,706
- Median Age 35.1
- 9% of Population has a Bachelor's, Graduate or some sort of Professional Degree.
- 46% of the employment in the area is White Collar
- 11.4% Unemployment Rate
- Population 25,378 & 7,585 Households



■ Ring Band of 0-1 miles

- Median household income \$32,399
- Individual per Capita \$16,378
- Median Age 36.4
- 16 % of Population has a Bachelor's, Graduate or some sort of Professional Degree.
- 51% of the employment in the area is White Collar
- 10.4% Unemployment Rate
- Population 172,841 & 54,414 Households



■ Ring Band of 1-3 miles

Market Demographics



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- Median household income \$33,661
- Individual per Capita \$17,156
- Median Age 38.8
- 17% of Population has a Bachelor's, Graduate or some sort of Professional Degree.
- 50% of the employment in the area is White Collar
- 8.3% Unemployment Rate
- Population 326,831 & 108,197 Household



- Ring Band of 3-5 miles



Contact **Info**



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