



Family Dollar

HENDERSON (RALEIGH MSA), NC

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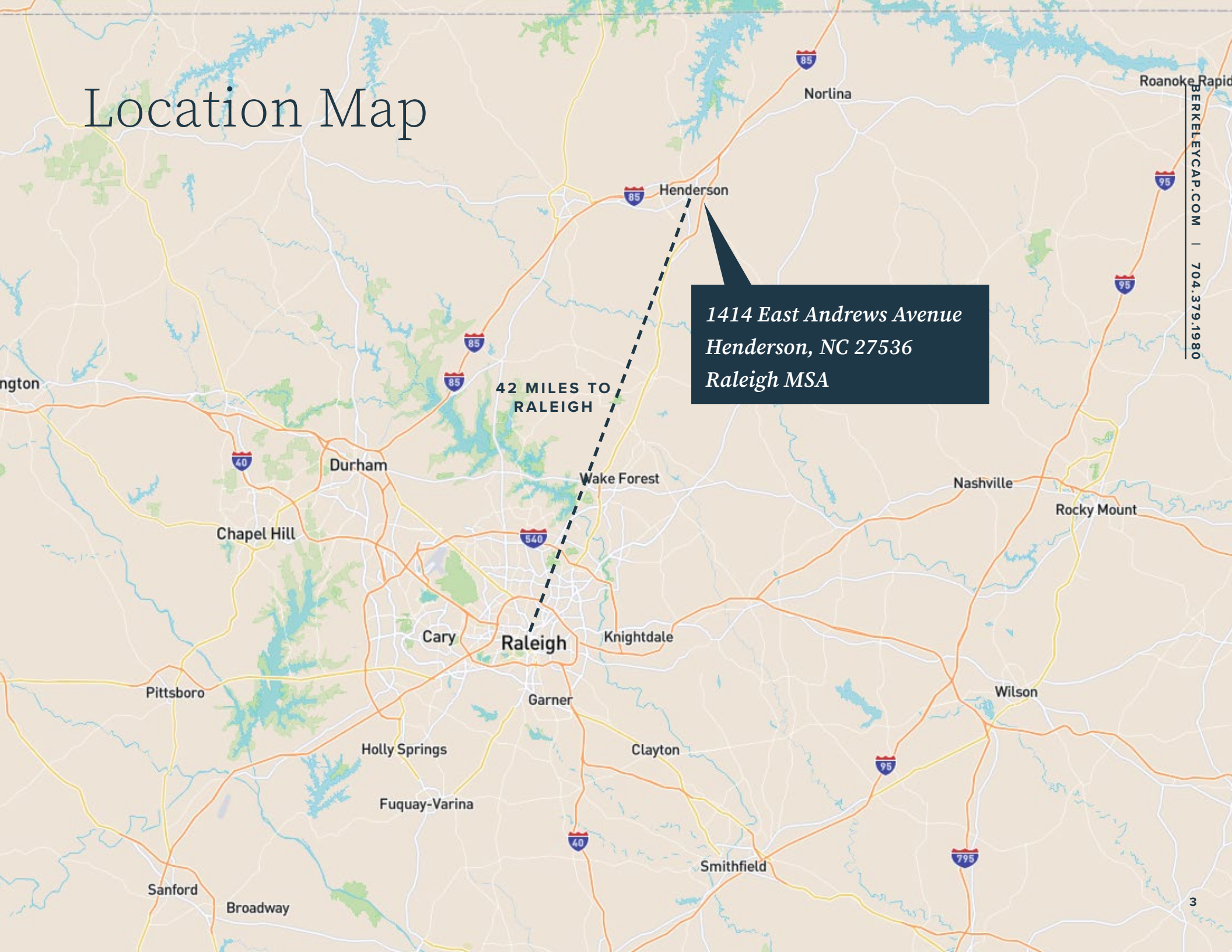
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1309 West Main St.
Richmond, VA 23220
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CHARLESTON | SC

1049 Morrison Dr., Suite 201
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Location Map



*1414 East Andrews Avenue
Henderson, NC 27536
Raleigh MSA*

42 MILES TO
RALEIGH

BERKELEYCAP.COM | 704.379.1980

Investment Overview

PROPERTY

Family Dollar

ADDRESS

*1414 East Andrews Avenue
Henderson, NC 27536
Raleigh MSA*

TENANT ENTITY

Family Dollar Stores of NC, Inc.

RENT COMMENCEMENT

October 1, 2014

LEASE EXPIRATION

September 30, 2029

ORIGINAL LEASE TERM

10 Years

LEASE TERM REMAINING

5.5+ Years

OPTIONS REMAINING

Four, 5-Year*

LEASE TYPE

NN - Roof, Structure, Parking Lot

NOI

\$137,500

RENT INCREASES

Flat for initial term; 10% in each option

RIGHT OF FIRST REFUSAL

No

Note: Tenant will reimburse LL for insurance premium and real estate taxes

**Tenant exercised their first renewal option*

PROPERTY DETAILS

10,000
Square Feet

2.31
Acres

2015
Year Built

40
Parking Spaces

*Note: All lease provisions to be independently verified by Buyer during the Due Diligence Period.
The information contained herein has been obtained from sources we deem reliable.*

\$1,897,000

Asking Price (7.25% Cap Rate)

RENT SCHEDULE

LEASE YEAR	START	END	ANNUAL RENT	% INCREASE
Current	10/1/2014	9/30/2024	\$125,000	-
Option 1	10/1/2024	9/30/2029	\$137,500	10.00%
Option 2	10/1/2029	9/30/2034	\$151,250	10.00%
Option 3	10/1/2034	9/30/2039	\$166,375	10.00%
Option 4	10/1/2039	9/30/2044	\$183,012	10.00%
Option 5	10/1/2044	9/30/2049	\$201,310	10.00%



Property Highlights

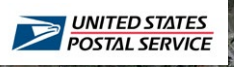
PROPERTY HIGHLIGHTS

- Great access and visibility from E Andrews Ave & US 1 Bypass | 29,000 VPD
- Across E Andrews Ave from Cardinal Plaza | Food Lion-anchored grocery center
- Corporate lease | Family Dollar Stores of NC, Inc. | 444 locations across North Carolina
- Investment grade credit | Baa2/BBB
- Long operating history | Leased since 2014
- Large parcel | 2.31 acres
- Less than 3 miles from several distribution centers including Walmart and Sam's Club
- Large industrial presence nearby | 2.9M SF of space within a 2-mile radius
- 10 minutes from Maria Parham Health General Hospital | 135 beds
- Less than 15 minutes from Vance-Granville Community College | 5,514 students
- Less than 3 miles from Henderson Collegiate Public Charter School | 1,340 students
- Nearby destination retailers | Walmart Supercenter, Food Lion, CVS, Walgreens, O'Reilly Auto Parts, AutoZone, McDonald's, Bojangles, Arby's Biscuitville, and more





DOWNTOWN
HENDERSON



E ANDREWS AVE - 15,500 VPD



RALEIGH RD - 10,500 VPD

1148

1533

1535

US HWY 1 BYPASS - 13,500 VPD

39

Henderson Collegiate
Public Charter School
1,335 students

6



Dabney Elementary
564 students

Maria Parham
Health
135 beds

Vance-Granville
Community College
3,063 students

Henderson Collegiate
Public Charter School
1,335 students

Vance County
High School
912 students

Zeb Vance
Elementary
320 students

Downtown Raleigh
42 miles from site

Walmart Supercenter, LOWE'S, FAMILY DOLLAR, belk, TRACTOR SUPPLY CO, Chick-fil-e, Bojangles, DOLLAR TREE, Biscuitville, BAYMONT BY WYNDHAM, Hampton Inn, Old Country Store, McDonald's

ROSES, FOOD LION, boost mobile, DOLLAR GENERAL

FOOD LION, HARBOR FREIGHT, Starbucks, Badcock HOME FURNISHINGS & more, OLLIE'S Bargain OUTLET, Popeyes LOUISIANA KITCHEN, Bank of America, planet fitness, Wendy's, ROSES

FOOD LION, McDonald's, COMPARE FOODS, Bojangles

FAMILY DOLLAR

FOOD LION, CVS pharmacy, Walgreens

DOLLAR GENERAL

Walmart, sam's club, Distribution Center 600+ employees

MARS, IAMS, ±200 employees



Tenant Overview



Dollar Tree, Inc. operates discount variety retail stores. It operates in two segments, Dollar Tree and Family Dollar.

The Family Dollar segment operates general merchandise retail discount stores that offer consumable merchandise comprising food and beverages, health and personal care, household chemicals, paper products, hardware and automotive supplies, diapers, batteries, and pet food and supplies; and home products including housewares, home décor, and giftware. It also provides apparel and accessories merchandise including clothing, fashion accessories, and shoes; and seasonal and electronics merchandise that include Christmas, Easter, Halloween, and Valentine's Day merchandise, as well as personal electronics, which comprise pre-paid cellular phones and services, stationery and school supplies, and toys. As of January 23, 2023, this segment operated 8,016 stores under the Family Dollar brand; and 11 distribution centers.

BAA2/BBB

Credit Rating

DLTR

NASDAQ Symbol

\$29.3B

Total Revenue

\$24.86B

Market Cap

±16,000

Total Locations

200,000+

Total Employees



Market Overview – Raleigh, NC



#2

*10 Best Cities to Live
In Right Now*

55K

EMPLOYEES AND 300+ COMPANIES AT
RESEARCH TRIANGLE PARK

188

NEW RESIDENTS MOVE TO RALEIGH EVERY
DAY

1.2M

*Raleigh MSA
Population*

#2

*Best Places for Business
& Careers*

41%

OF RALEIGH RESIDENTS HAVE A BACHELORS
DEGREE OR HIGHER

310

FLIGHTS PER DAY AT RALEIGH-DURHAM
INTERNATIONAL AIRPORT

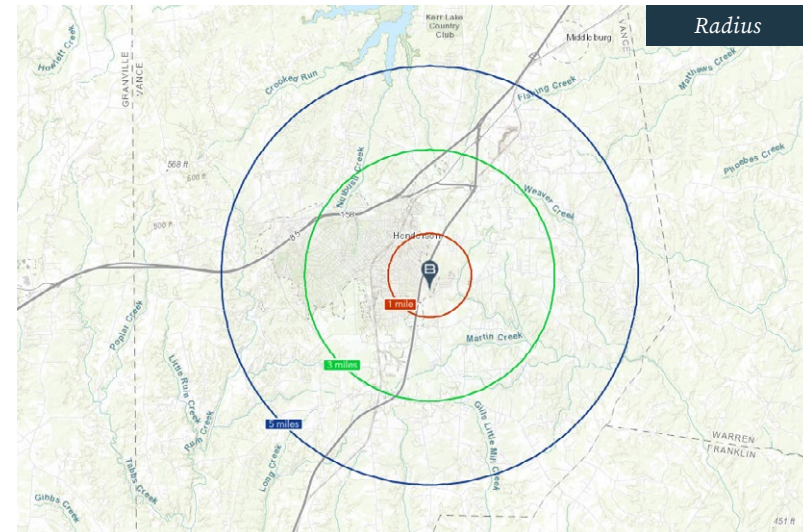
36K+

*36,472 Students Attend
NC State University*

Demographics

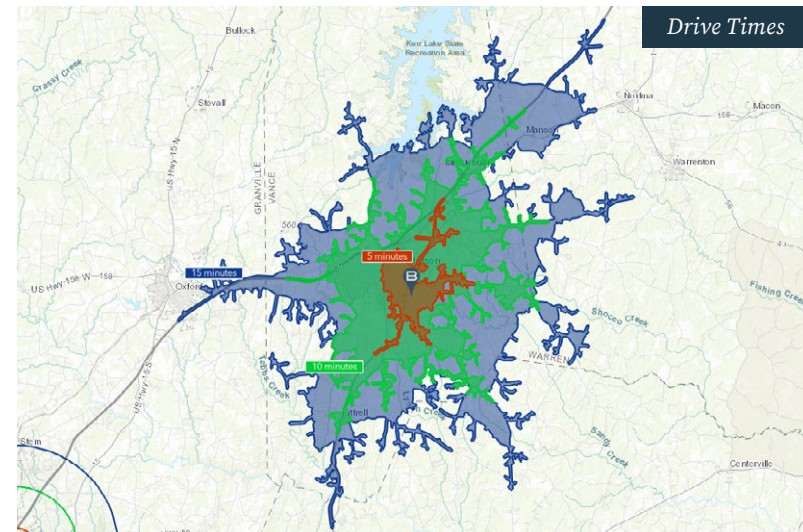
Radius

POPULATION	1-MILE	3-MILE	5-MILE
2028 Population	4,120	18,516	25,850
2023 Population	4,193	18,787	26,205
2020 Population	4,220	19,221	26,651
2010 Population	4,510	20,648	28,568
2023-2028 Annual Rate	-0.35%	-0.29%	-0.27%
2020-2023 Annual Rate	-0.20%	-0.70%	-0.52%
2010-2020 Annual Rate	-0.66%	-0.71%	-0.69%
HOUSEHOLDS			
2028 Households	1,678	7,467	10,549
2023 Households	1,689	7,505	10,592
2020 Households	1,718	7,594	10,717
2010 Households	1,723	7,878	11,039
2023-2028 Annual Rate	-0.13%	-0.10%	-0.08%
2020-2023 Annual Rate	-0.52%	-0.36%	-0.36%
2010-2020 Annual Rate	-0.03%	-0.37%	-0.30%
2023 AVG. HH INCOME	\$41,884	\$52,262	\$58,468



Drive Times

POPULATION	5-MINUTE	10-MINUTE	15-MINUTE
2028 Population	8,164	23,223	35,456
2023 Population	8,298	23,534	35,855
2020 Population	8,422	24,018	36,383
2010 Population	9,248	25,856	39,251
2023-2028 Annual Rate	-0.33%	-0.27%	-0.22%
2020-2023 Annual Rate	-0.46%	-0.62%	-0.45%
2010-2020 Annual Rate	-0.93%	-0.73%	-0.76%
HOUSEHOLDS			
2028 Households	3,190	9,452	14,162
2023 Households	3,209	9,488	14,185
2020 Households	3,243	9,591	14,293
2010 Households	3,364	9,931	14,708
2023-2028 Annual Rate	-0.12%	-0.08%	-0.03%
2020-2023 Annual Rate	-0.32%	-0.33%	-0.23%
2010-2020 Annual Rate	-0.37%	-0.35%	-0.29%
2023 AVG. HH INCOME	\$46,378	\$56,462	\$62,486



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Your receipt and acceptance of this package serves to acknowledge your agreement to: (1) hold the information and materials contained herein, and the offering they represent, in the strictest of confidence; (2) not disclose, directly or indirectly, the information and materials contained herein, or the offering they represent, to any other person, firm or entity without prior written authorization from BCA or the Seller; (3) not use the information and materials contained herein in any fashion or manner detrimental to the interest of BCA or the Seller; (4) not disturb any tenants in possession of the subject property nor reveal to them the offering this package represents.

This marketing package was prepared by BCA and it has been reviewed by representatives of the Seller. The information and materials contained herein are selective and limited in nature, and neither BCA nor the Seller purports this to be an all-inclusive report on the subject property. Within this package, certain leases, documents and other materials are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of those documents. Interested and qualified prospective purchasers will be afforded an opportunity to review additional information and to inspect the subject property, and all such prospective purchasers should conduct their own independent due diligence.

This package is based in part upon information supplied by the Seller and in part upon information obtained by BCA from sources believed to be reliable. All income, expense and/or investment projections contained herein are provided for general reference purposes only, in that they are based on assumptions relating to the general economy, competition and other factors beyond the control of BCA and the Seller, and all such projections are therefore subject to variation. This package shall not be deemed an indication of the state of affairs of the subject property, nor constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of this package.

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If, after reviewing this package, you have no further interest in acquiring the subject property at this time, please return this package in its entirety to BCA. Likewise, if the terms contained in this Confidentiality & Disclaimer section are not acceptable to you, please immediately return this package to BCA.

AGENT'S DUTIES

When you contract with a real estate firm to act as your agent in a real estate transaction, the agent must help you obtain the best price and terms possible, whether you are the buyer or seller. The agent also owes you the duty to:

- Safeguard and account for any money handled for you
- Act with reasonable skill, care and diligence
- Be loyal and follow reasonable and lawful instructions
- Disclose to you any information which might influence your decision to buy or sell

Even if the agent does not represent you, the agent must still be fair and honest and disclose to you all "material facts" which the agent knows or reasonably should know. A fact is "material" if it relates to defects or other conditions affecting the property, or if it may influence your decision to buy or sell.

AGENTS WORKING WITH SELLERS

A seller can enter into a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. The listing agreement should state what the seller will pay the firm no matter who finds the buyer.

The listing firm may belong to a listing service to expose the seller's property to other agents who are members of the service. Some of those agents may be working with buyers as buyers' agents; others will be working with buyers but still representing the sellers' interests as an agent or "subagent". When the buyer's agents and seller's subagents desire to share in the commission the seller pays to the listing firm, the listing agent may share the commission with the seller's permission.

AGENTS WORKING WITH BUYERS

A buyer may contract with an agent or firm to represent him (as a buyer's agent), or may work with an agent or firm that represents the seller (as a seller's agent or subagent). All parties in the transaction should find out at the beginning who the agent working with the buyer represents.

If a buyer wants a buyer's agent to represent him in purchasing a property, the buyer should enter into a "buyer agency agreement" with the agent. The buyer agency agreement should state how the buyer's agent will be paid. Unless some other arrangement is made which is satisfactory to the parties, the buyer's agent will be paid by the buyer. Many buyer agency agreements will also obligate the buyer to pay the buyer's agent no matter who finds the property that the buyer purchases.

A buyer may decide to work with a firm that is acting as agent for the seller (a seller's agent or subagent). If a buyer does not enter into a buyer agency agreement with the firm that shows him properties, that firm and its agents will show the buyer properties as an agent or subagent working on the seller's behalf. Such a firm represents the seller (not the buyer) and must disclose that fact to the buyer.

The terms and conditions stated in this Confidentiality & Disclaimer section apply and relate to all of the sections of this package as if stated independently therein. Prospective purchasers of the subject property are hereby notified that Berkeley Capital Advisors, and its agents, are acting in the capacity of a "Seller's Agent" during the course of this offering, and as such are solely representing the interests of the Seller

