

DARK FAMILY DOLLAR | INVESTMENT OFFERING

14 S West Boulevard, Newfield, NJ



Lee Barnes CCIM

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Property Overview

Investment Summary

Asking Price	\$1,480,938
NOI	\$140,689
Cap Rate	9.5%
Year Built	2014
Building Size	8,320 SF
Lot Size	1.8 Acres
Parking Spaces	42 spaces
Parking Ratio	5/1000 SF
Type of Ownership	Fee Simple
Traffic Counts	3,797 VPD

Lease Information

Tenant Name	Family Dollar Stores of New Jersey, Inc.
Lease Guarantor	Corporate
Type	Absolute NNN
Lease Term	15 years
Commencement Date	October 1st 2015
Expiration Date	September 30th 2030
Current Term	~5 years remaining
Renewal Options	(6) 5-year options after expiration in 2030
Right of First Refusal	Yes
Landlord Responsibilities	None
Tenant Responsibilities	Maintenance & Repairs, Roof & Structure, Utilities, HVAC, Insurance, Taxes

Demographics (3 mile radius)

Total Population	13,811
Median Age	42.6
Median Household Income	\$82,010
Average Household Income	\$103,998
Income Per Capita	\$39,842
Total Households	5,380
Average Household Size	2.56

Term Extensions

Extended Term	Rental Rate
1 (2030-2035)	\$12,896.50/month (\$154,758.00/annum)
2 (2035-2040)	\$14,186.16/month (\$170,233.92/annum)
3 (2040-2045)	\$15,604.77/month (\$187,257.24/annum)
4 (2045-2050)	\$17,165.25/month (\$205,983.00/annum)
5 (2050-2055)	\$18,881.77/month (\$226,581.24/annum)
6 (2055-2060)	\$20,769.25/month (249,239.40/annum)

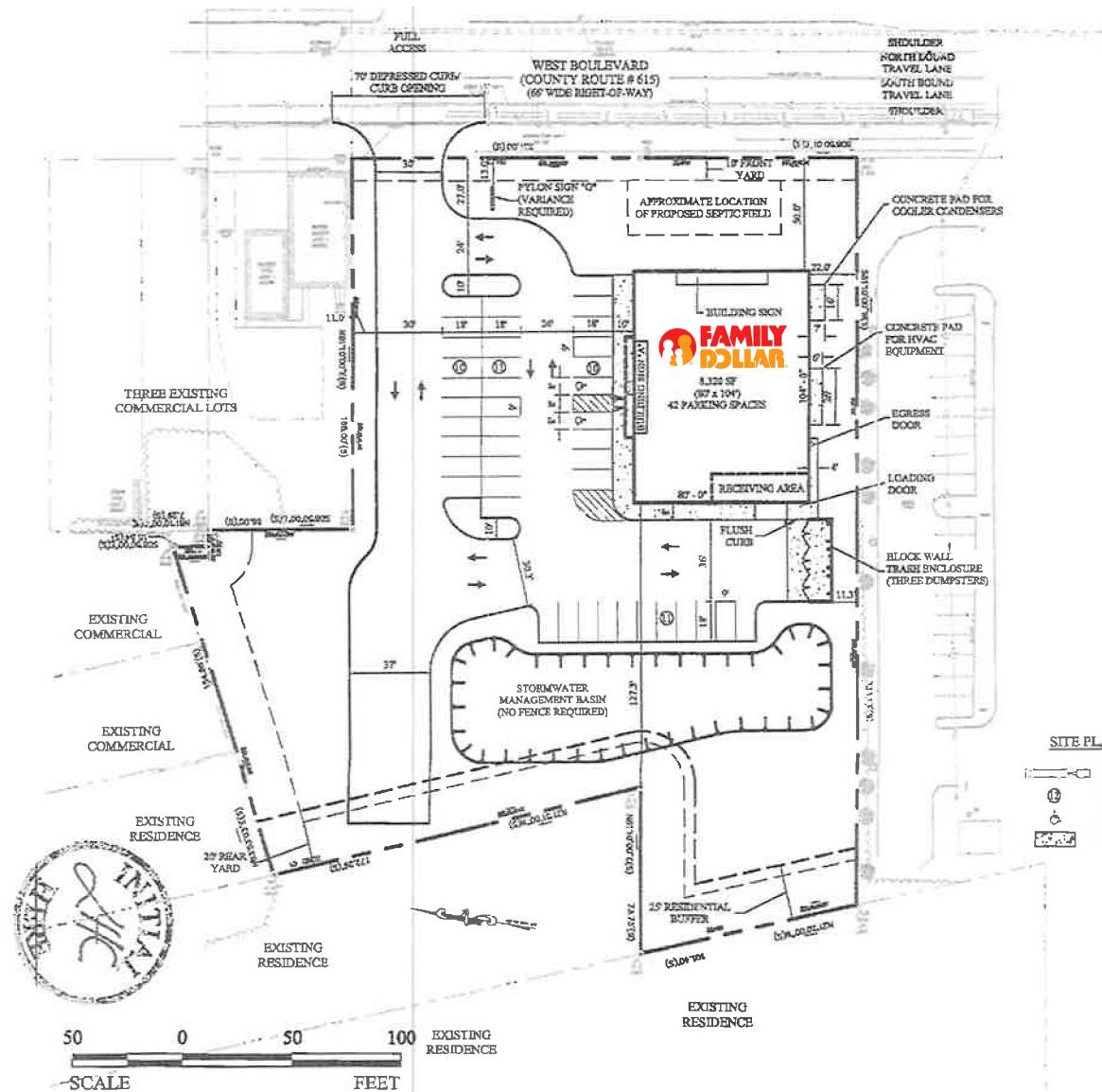
Property Overview



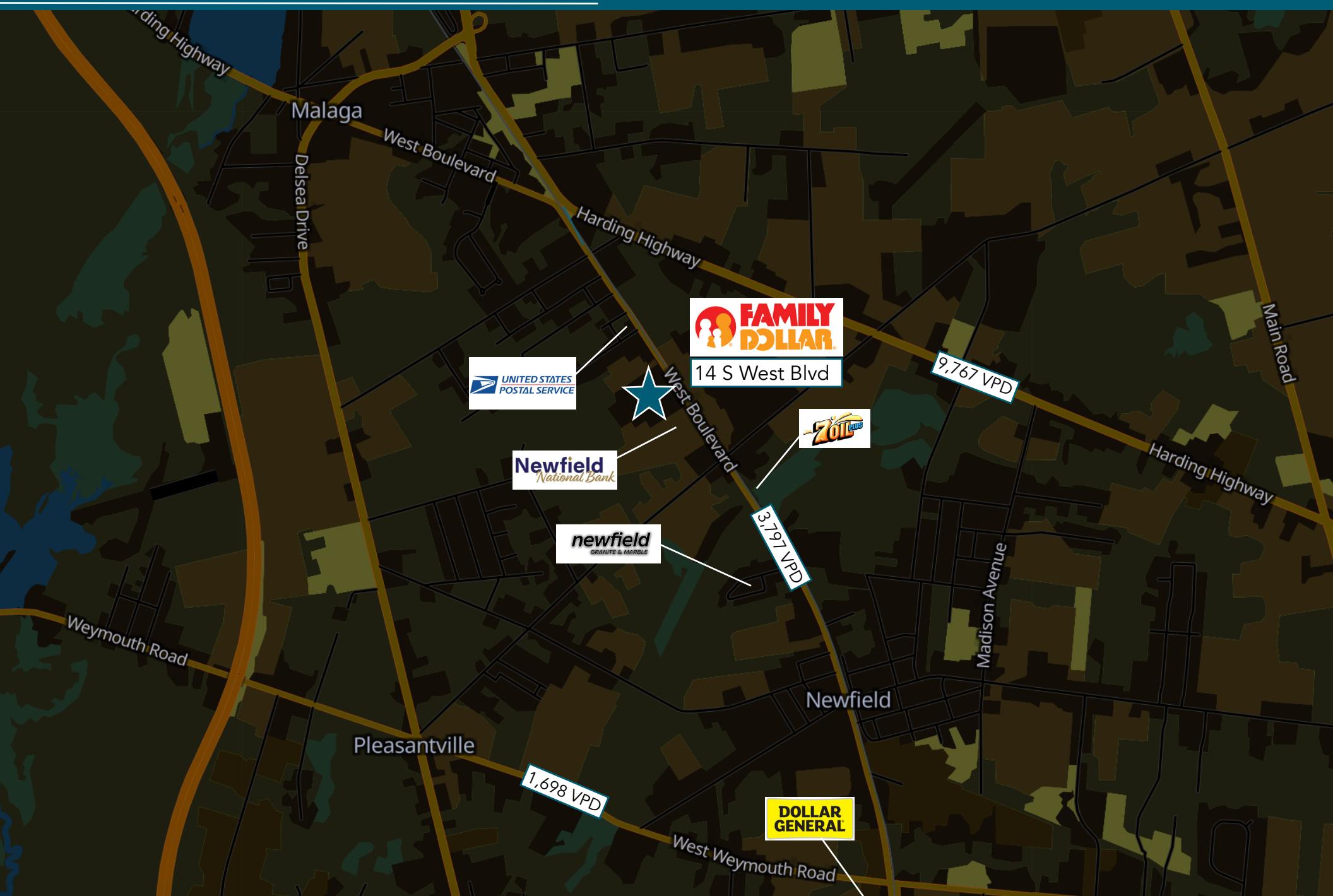
Investment Highlights

- No landlord responsibilities
- NOI of \$140,689 at a 9.5% Capitalization Rate at the current List Price with approximately five (5) years remaining on current term
- Spacious newer building on large lot
- 10% rent increases with each 5-year term extension
- Tenant must give 180 days notice if declining to renew
- Corporate guarantee by Family Dollar Stores, Inc.
- Large parking lot with a generous 35 spaces
- Close proximity to Harding Highway and other roads with high vehicle counts
- ~38 miles to Philadelphia Intl Airport
- ~30 miles to Atlantic City Intl Airport

Site Plan



Map



Disclaimer & Limiting Conditions

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