

STRONG PERFORMING STORE - 76TH PERCENTILE NATIONWIDE
PER PLACER AND REPORTED SALES - SELF-CAM INCLUDING
LANDSCAPING & STRIPPING



FAMILY DOLLAR - RECENTLY EXECUTED 2ND OPTION WITH 10% RENT INCREASE

SUBJECT PROPERTY

3245 142ND LANE, OCALA, FL 34473

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410
fortisnetlease.com

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STATE BROKER OF RECORD:

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FL #BK3327646
BANG REALTY - FLORIDA INC.
BOR@BANGREALTY.COM
513.898.1551

INVESTMENT SUMMARY

List Price:	\$1,770,015
Current NOI:	\$123,901
Initial Cap Rate:	7.00%
Land Acreage:	1.10
Year Built	2011
Building Size:	8,000 SF
Price PSF:	\$221.25
Lease Type:	NN
Lease Term:	5 Years
Lease Expiration Date:	1/31/2031
Option Periods	Two, 5-Yr Option Periods with 10% Rent Inc
Average CAP Rate:	7.00%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present a Family Dollar located in Ocala, Florida for sale to qualified investors. The building located at 3245 142nd Lane in Ocala, Florida was built in 2011. Family Dollar recently executed their 2nd, 5-year option period **WITH the 10% rent increase**. The unit level sales have grown 18.12% from 2023 to 2025. Between the recent extension and the attractive rent-to-sales ration, Family Dollar is poised to have continued success at this location.

There is real rooftop growth, not just population headlines in Ocala, FL. Marion County had 199,464 housing units as of 2024, 164,881 households, and 6,729 building permits in 2024. For a small-box retailer, more rooftops usually means a larger nearby convenience trade area over time. Ocala is one of the fastest-growing markets in the country. The Ocala metro reached 442,660 people as of July 1, 2025, up from 375,892 at the 2020 base, and ranked #1 in percentage growth among U.S. metros from 2024 to 2025 at 3.4%. It was also the nation's fastest-growing metro from 2023 to 2024 at 4.0%. That kind of sustained in-migration usually supports more neighborhood retail demand.



PRICE \$1,770,015



CAP RATE 7.00%



LEASE TYPE NN



TERM REMAINING 4 Years, 9 Months

INVESTMENT HIGHLIGHTS

- Exercised 2nd Option Period with 10% Rent Increase
- **Sales Up 18.12% from 2023 to 2025 - \$1.9M to \$2.256M**
- **Strong Rent-to-Sales Figures - 5.49%**
- Income Tax Free State - Florida
- Across from Aldi Anchored Shopping Center
- Next to Brand New Construction Advance Auto Parts
- **Strong Traffic Counts - 15,700 VPD**
- 46,662 Residents within 5 Miles
- Projected 3 Mile Population Growth of 3.1% by 2030
- **5 Mile Consumer Spending Exceeds \$542M Annually**
- Continued Development on 142nd Lane Corridor

FINANCIAL SUMMARY

INCOME		PER SF
GROSS INCOME	\$123,901.08	\$15.49
EXPENSE		PER SF
GROSS EXPENSES	-	-
NET OPERATING INCOME	\$123,901.08	\$15.49

PROPERTY SUMMARY

Year Built:	2011
Lot Size:	1.1 Acres
Building Size:	8,000 SF
Traffic Count:	15,700 VPD
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Built-to-Suit
Parking Lot:	Asphalt
HVAC	Ground Mounted

LEASE SUMMARY

Tenant:	Family Dollar
Lease Type:	NN
Primary Lease Term:	5 Years
Landlord Responsibilities:	Roof, Structure & Parking
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Landscaping & Mowing:	Tenant Responsibility
HVAC (Excluding Last 2 Yrs of Lease):	Tenant Responsibility
Lease Start Date:	May 2011
Lease Expiration Date:	January 31st, 2031
Lease Term Remaining:	4 Years, 9 Months
Rent Increases:	10% Every Option Period
Renewal Options:	Two, 5-Year Option Periods Remaining
Lease Guarantor:	Family Dollar Stores of Florida, Inc.
Lease Guarantor Strength:	Private





OVERVIEW

Company:	Family Dollar
Founded:	1959
Total Revenue:	\$10.7 Billion
Net Income:	\$284.5 Million
Net Worth:	\$9.5 Billion
Headquarters:	Mathews, North Carolina
Website:	www.FamilyDollar.com

TENANT HIGHLIGHTS

- As of July 2025, Family Dollar has separated from Dollar Tree to become a standalone private company backed by **Brigade Capital Management, Macellum Capital Management, and Arkhouse Management Co.**, signaling a major strategic shift to unlock value after years of underperformance. This new ownership structure, combined with a refreshed leadership team, is actively implementing a comprehensive "Value Creation" program focused on a disciplined turnaround strategy.

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
Initial Term	\$102,400.08	\$8,533.34	-
Option 1	\$112,640.04	\$9,386.67	10%
Current - Option 2	\$123,901.08	\$10,325.09	10%
Option 3	\$136,294.44	\$11,357.87	10%
Option 4	\$149,923.92	\$12,493.66	10%

COMPANY BACKGROUND

Why Family Dollar Represents a Compelling Investment Opportunity

1. PE-Backed Turnaround

Acquisition by Brigade, Macellum, and Arkhouse signals aggressive operational improvement under new CEO Duncan MacNaughton. Management targets 25% EBITDA growth in FY2026 (>\$1B), backed by a \$300M net debt improvement since separation.

2. Scaled National Footprint

~7,500–8,000+ locations across 48 states provide a dense, last-mile network that is difficult to replicate. A new "extra-small box" (XSB) format piloting in 2026 targets high-density urban markets for further expansion beginning 2027.

3. Necessity-Based, Recession-Resilient Model

Consumables and household essentials make Family Dollar largely non-discretionary — a natural beneficiary of both inflationary pressure and consumer trade-down during economic downturns.

4. Operational Repositioning Underway

New management is executing ~70 initiatives across merchandising, supply chain, and store operations, while closing underperforming locations to improve margins. Following 2.5% same-store sales growth in 2025, positive comps are expected in 2026.



POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2025	27,773	55,079	160,582
Total Population 2030	37,467	71,575	198,926
Annual Growth Rate 2020-2025	9.0%	7.4%	5.6%
Annual Growth Rate 2025-2030	7.0%	6.0%	4.8%
Median Age	40.4	43.8	47.6
# of Persons per HH	2.8	2.6	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	9,948	21,001	67,616
Average HH income	\$98,386	\$105,380	\$106,604
Median House Value	\$265,061	\$270,099	\$281,215
Consumer Spending	\$922.37 M	\$1.97 B	\$6.1 B

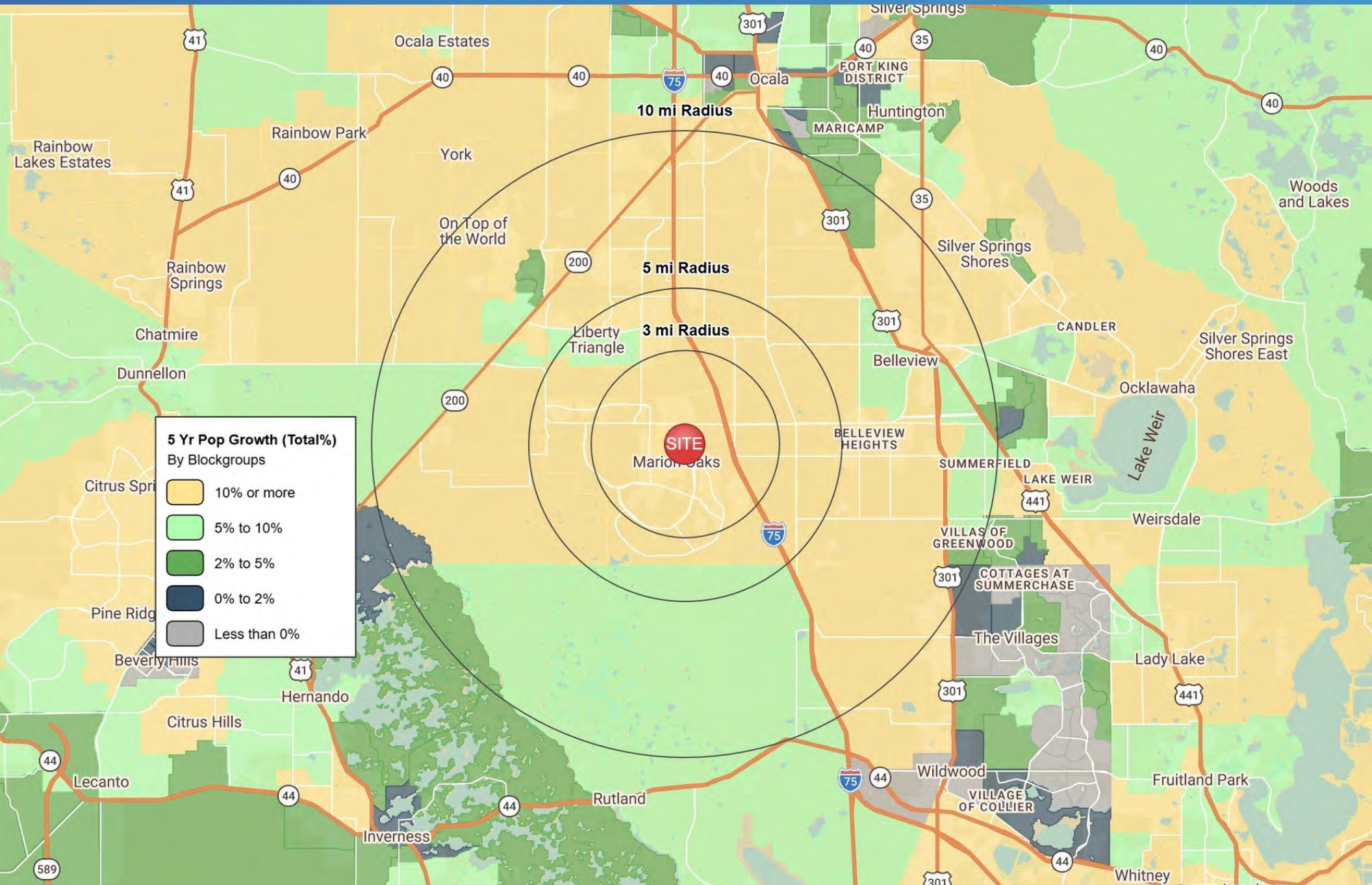
Ocala, Florida is a vibrant city located in central Florida, often recognized as the “Horse Capital of the World” due to its extensive thoroughbred breeding and equestrian culture. Positioned along major highways such as I-75, Ocala offers convenient access to both the Gulf Coast and the Orlando metropolitan area, making it a strategic hub for commerce, tourism, and logistics. The city’s economy is diverse, anchored by healthcare, manufacturing, retail, and agriculture, with a strong presence of equine-related businesses that draw visitors and support local employment.

Ocala combines economic opportunity with a high quality of life, featuring historic neighborhoods, parks, and cultural amenities that enhance community living. The area is known for its natural attractions, including numerous springs, trails, and recreational facilities, appealing to both residents and tourists. With steady population growth, a favorable business climate, and a reputation for equestrian excellence, Ocala continues to be an attractive location for investors, businesses, and families seeking a dynamic yet accessible Florida community.



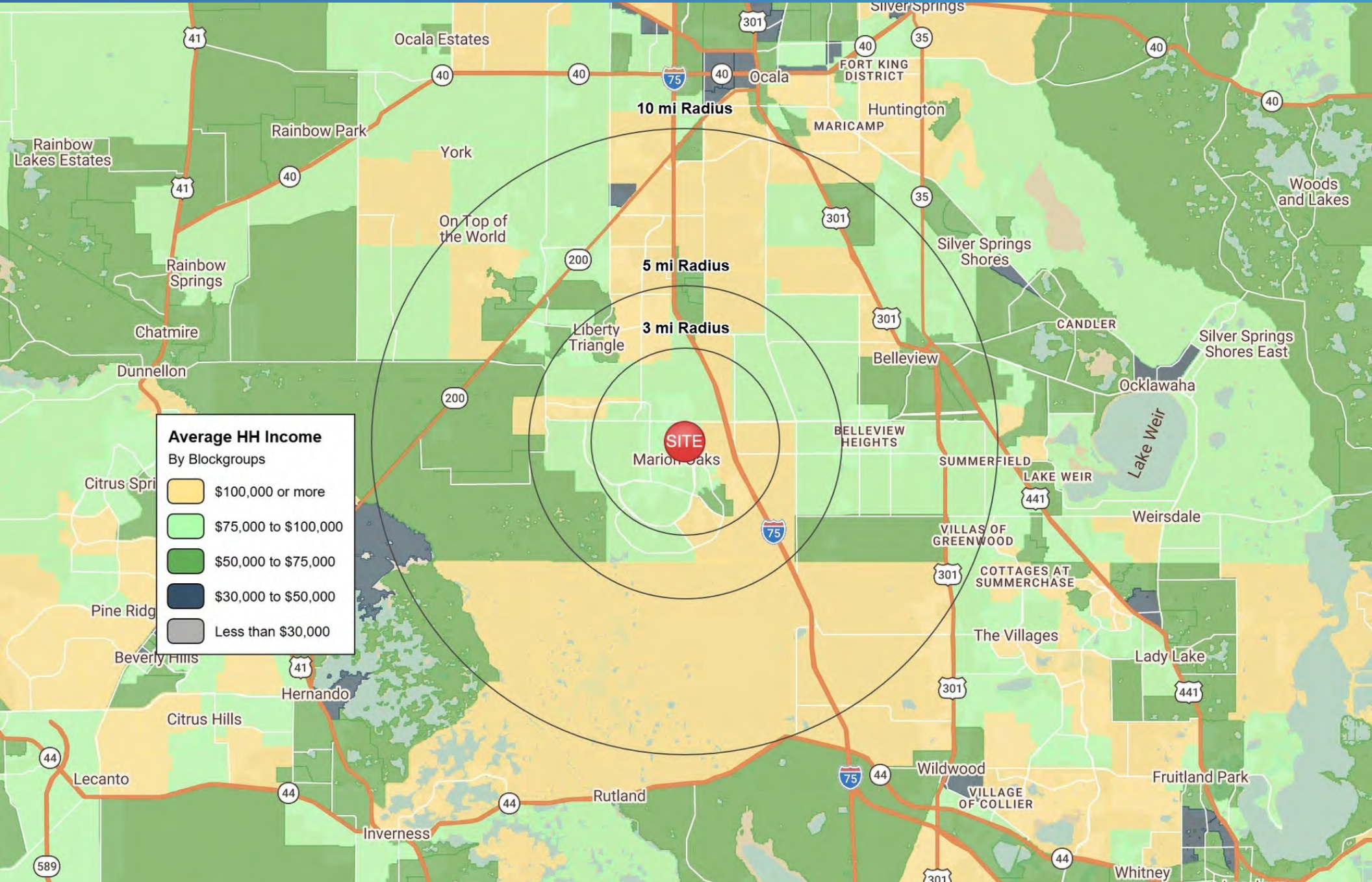
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FORTIS NET LEASE™



Florida Trail Land Bridge Trailhead

SW 20th Avenue Rd

SUBJECT PROPERTY

Marion Oaks Blvd

142nd Ln

Traffic: 15,700 VPD

FAMILY DOLLAR

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FORTIS NET LEASE™



SB Soulful Brush Studios
Faith Baptist Church
Larva

FURNISHED HOME
Bautista

HOLIDAY BUILDERS
DOMINO'S
Walgreens
Publix Fitness
Marion County Florida
La Carreta
GRAND OPENING
Studio Co
KALKIMIA
TASTY POT

Marion Oaks Assembly of God

SW 143 Place Rd

Marion Oaks Seventh-day Adventist Church

DOLLAR GENERAL

Marion Oak Recreation House
Sweet Treats
ALDI
MSTU
THE ATTIC
Laundry HUB

advanced
People. Partnership. Solutions.

OCALA SUN RV RESORT

Advance Auto Parts

SUBJECT PROPERTY
FAMILY DOLLAR

142nd Ln



Marion Oaks Blvd

FOOD TRUCK
bp
KWIK FOODS
Pizza Hut

Traffic: 15,700 VPD

FAMILY DOLLAR

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LAL
LOPEZ AUTO LOT

Nueva Vida
Nuestra Nueva Vida

FAMILY DOLLAR

DOLLAR TREE

OCALA SOUTH
LOGISTICS PARK

PEPSICO BEVERAGES
North America

American Self Storage

ABC ACADEMY

Catchafrog

100-36

Marion Oaks Optical

DIANA

UNIVERSITY OF FLORIDA

Marion Oaks Recreation
HOUSE

CHINA HOUSE

Sweet Treats
ICE CREAM

ALDI

ARION
Assembly of God

THE ATTIC

Laundry HUB

SUBJECT PROPERTY

FAMILY DOLLAR

FOOD TRUCK

bp

Kwik Foods
GOOD FRESH - TAKE TIME

Pizza Hut

Advance Auto Parts

Traffic: 15,700 VPD

Marion Oaks Blvd

142nd Ln



TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Total Retail Exp/Hhid

By Blockgroups

- \$100,000 or more
- \$75,000 to \$100,000
- \$50,000 to \$75,000
- \$25,000 to \$50,000
- Less than \$25,000

Click to Meet Team Fortis

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