



SUBJECT PROPERTY

FAMILY DOLLAR TREE
709 NORTH COURT, GRAYVILLE, IL 62844

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fortisnetlease.com

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INVESTMENT SUMMARY

List Price:	\$941,647
Current NOI:	\$80,040.00
Initial Cap Rate:	8.50%
Land Acreage:	1.0+-
Year Built	1980+-
Building Size:	12,000 SF
Price PSF:	\$78.47
Lease Type:	NN
Lease Term:	10 Yr

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this retrofit 12,000 SF Dollar Tree & Family Dollar Hybrid store located in Granville, IL. The property is encumbered with a ten (10) year double net lease, leaving minimal landlord responsibilities. The lease contains five (5) year options to renew, each with \$0.50 PSF rent increase. The lease is corporately guaranteed by Dollar Tree Corporation which holds a credit rating of “BBB” which is classified as investment grade.

This Store is highly visible as it is strategically positioned off of North Court, which is the highest-trafficked road in Grayville. The five-mile population is 2,355 with a three-mile average household income of \$68,644. These numbers are above average for the typical Dollar Store.

This investment will offer a new owner success due to the financial strength and the proven profitability of the tenant, one of the nation’s top dollar stores. List price reflects a 8.50% cap rate based on NOI of \$80,040.



PRICE \$941,647



CAP RATE 8.50%



LEASE TYPE NN



TERM REMAINING 7 YR 7 Months

INVESTMENT HIGHLIGHTS

- **New Dual Tenant Concept | Brand New Lease**
- **Combo Stores See 20% Increase in Revenue!**
- **The Store is Positioned On New Jackson Hwy | Highest Trafficked Road**
- **10-Year NN Lease Requiring Minimal Landlord Responsibilities**
- **Four- (5 Yr) Options | \$0.50 Rental Rate Increase**
- **Investment Credit Tenant | Standard & Poor's: 'BBB'**
- **Three Mile Average Household Income of \$68,644**
- **The Store Out Positions Other Retailers**

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$80,040.00	\$6.67
Gross Income	\$80,040.00	\$6.67
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$80,040.00	\$6.67

PROPERTY SUMMARY

Year Built:	1980+-
Year Renovated:	2023
Lot Size:	1+- Acres
Building Size:	12,000 SF
Traffic Count:	7,517
Roof Type:	Metal Seamed
Zoning:	Commercial
Construction Style:	Prototypical
Parking Lot:	Cement
HVAC	Ground Mounted`

LEASE SUMMARY

Tenant:	Dollar Tree / Family Dollar
Lease Type:	NN
Primary Lease Term:	10 Yr
Annual Rent:	\$80,040
Rent PSF:	\$6.67
Landlord Responsibilities:	Yes
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	9/1/2023
Lease Expiration Date:	9/1/2033
Lease Term Remaining:	10 YR
Rent Bumps:	In Options (\$0.50 P/Ft)
Renewal Options:	5 - (5 Years)
Lease Guarantor:	Dollar Tree Corp
Lease Guarantor Strength:	BBB-
Tenant Website:	DollarTree.com



GROSS SALES:
\$22.25B



STORE COUNT:
15,000+



GUARANTOR:
DT CORP

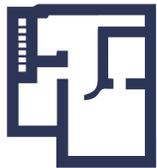


S&P:
BBB

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Family Dollar Tree	12,000	9/1/2023	9/1/2033	\$80,040.00	100.0		\$6.67
Option 1				\$86,040.00		9/1/2033	\$7.17
Option 2				\$92,040.00		9/1/2038	\$7.67
Option 3				\$98,040.00		9/1/2043	\$8.17
Option 4				\$104,040.00		9/1/2048	\$8.67
Option 5				\$110,040.00		9/1/2053	\$9.17
Totals/Averages	12,000			\$80,040.00			\$47.52



TOTAL SF
12,000



TOTAL ANNUAL RENT
\$80,040.00



OCCUPANCY RATE
100.0%



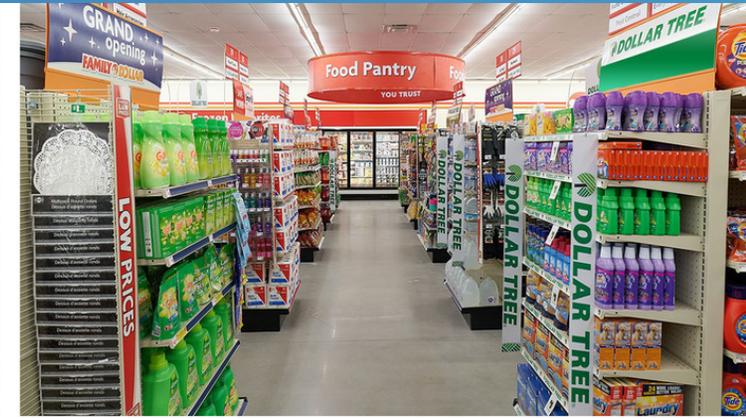
INITIAL RENT/SF
\$6.67



NUMBER OF TENANTS
1

FAMILY DOLLAR TREE

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\$452.2 MIL
IN NET SALES



600 NEW STORES
OPENED IN 2022



\$38 BIL
IN SALES 2022



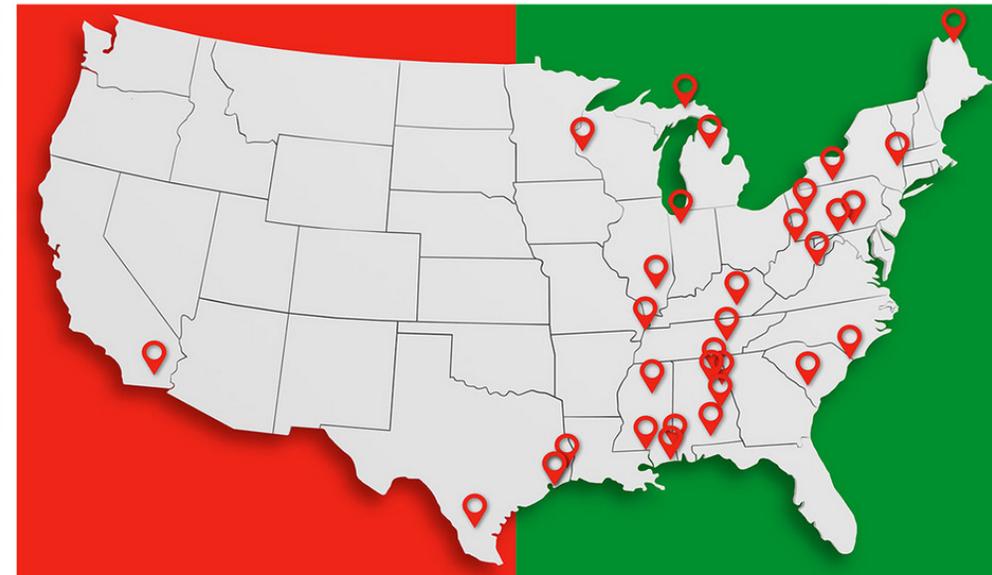
37 YEARS
IN BUSINESS



7.4%
SAME STORE GROWTH

DOLLAR TREE was founded in 1986 and in 34 years has grown to more than 15,600 locations across 48 states. In 2015, Dollar Tree acquired Family Dollar. The company is publicly traded on the NASDAQ under the ticker "DLTR" and carries an investment grade credit rating of "BBB" from S&P.

FAMILY DOLLAR is THE one-stop shop when it comes to delivering value on family essentials in a convenient neighborhood location. As one of the nation's fastest-growing retailers, it offers a compelling assortment of merchandise for the whole family. Families will find household cleaners, food, health and beauty aids, toys, apparel, home fashions, and more—all for everyday low prices.



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 FORTIS NET LEASE™



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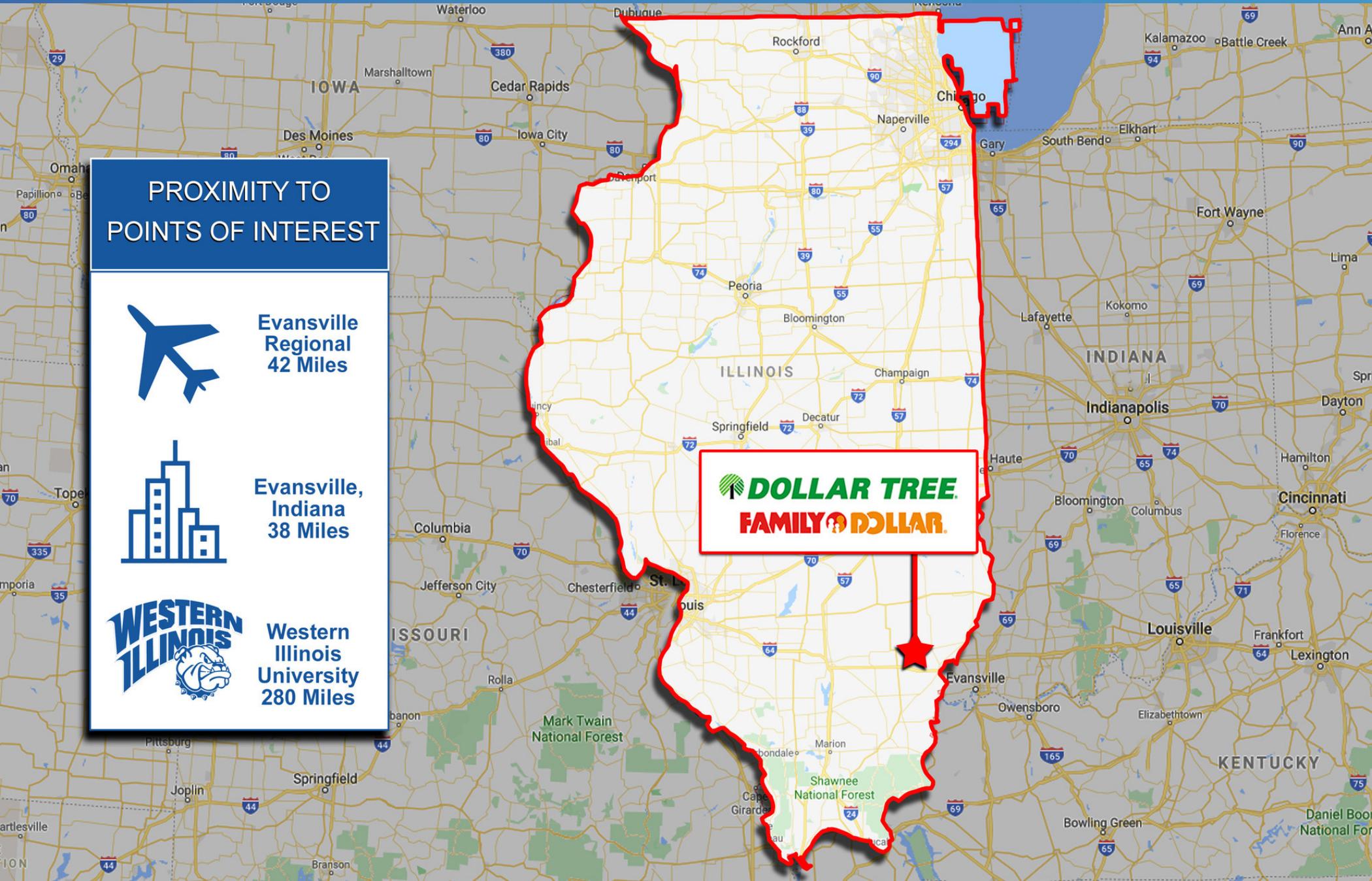


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FORTIS NET LEASE™





PROXIMITY TO POINTS OF INTEREST



Evansville Regional
42 Miles



Evansville, Indiana
38 Miles



Western Illinois University
280 Miles



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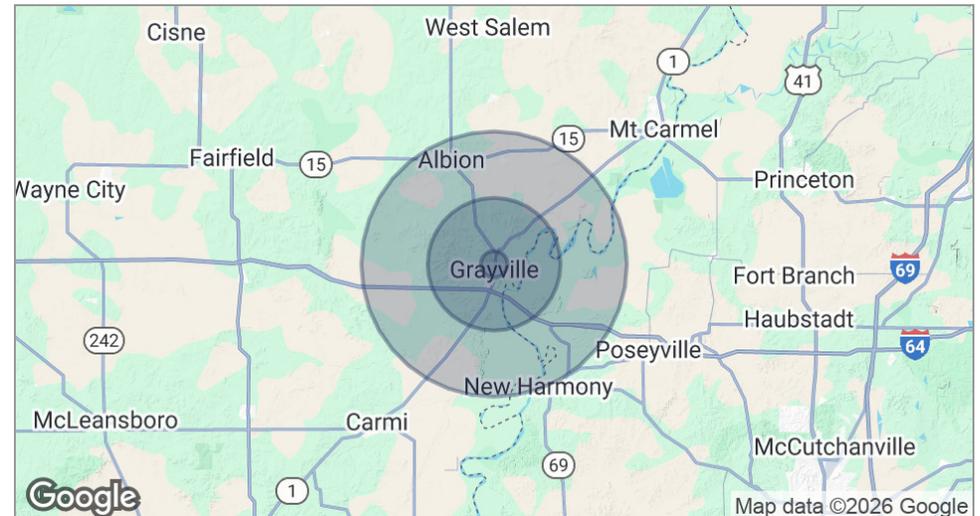


POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2026	1,929	2,355	7,456
Median Age	45	45	45
# Of Persons Per HH	2.2	2.2	2.2
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	822	1,081	3,498
Average HH Income	\$68,644	\$67,691	\$65,434
Median House Value	\$70,043	\$70,197	\$81,625
Consumer Spending	\$23M	\$28M	\$89M

Grayville, near the Wabash River in White County, Illinois, is a place to explore and discover history, natural beauty, food and lodgings, festivals and celebrations, and friendly people.

Our historic river town is a gracious community with kind and supportive neighbors...a charming place to live, to raise a family, and manage a business. Grayville, Illinois is sheltered from the daily stresses of big city life, yet near enough to travel to and connect with faraway places.

Grayville is easy to get to (or to travel from) because of our unique proximity to the interstate highway system, airports, railroads, and meandering waterways. Interstate 64, just south of town, provides easy access to Grayville for visitors traveling east and west from Missouri to Virginia and all points in between. White County lies along Illinois Route 1 which was constructed at the turn of the 20th century to link north and south travelers from Chicago to Cairo, Illinois.





TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

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