



SUBJECT PROPERTY

FAMILY DOLLAR TREE
915 NORTH WALNUT STREET, MOUNT CARMEL, IL 62863

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fortisnetlease.com

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INVESTMENT SUMMARY

List Price:	\$1,375,000
Current NOI:	\$110,000
Initial Cap Rate:	8.00%
Land Acreage:	1.0+-
Year Built	2023
Building Size:	20,000 SF
Price PSF:	\$68.75
Lease Type:	NN
Lease Term:	10 Yr

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this retrofit 20,000 SF Dollar Tree & Family Dollar Hybrid store located in Mount Carmel, IL. The property is encumbered with a ten (10) year double net lease, leaving minimal landlord responsibilities. The lease contains four (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 near the intersection of 9th St and Walnut St, which is the highest-trafficked intersection in Mount Carmel. The five-mile population is 8,779 with a three-mile average household income of \$63,045. 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. The list price reflects a 8.00% cap rate based on NOI of \$110,000.



PRICE \$1,375,000



CAP RATE 8.00%



LEASE TYPE NN



TERM REMAINING 10 YR

INVESTMENT HIGHLIGHTS

- New Dual Tenant Concept | Brand New Lease
- **1,500 FT from Wabash General Hospital**
- **20,000 SF Store Large Format | Low Rent \$5.50 P/FT**
- Combo Stores See 20% Increase in Revenue!
- The Store is Positioned At the Main Retail Intersection
- 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 \$63,045
- The Store Out Positions Other Retailers | Intersection Location

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$110,000.00	\$5.50
Gross Income	\$110,000.00	\$5.50
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$110,000.00	\$5.50

PROPERTY SUMMARY

Year Renovated:	2023
Lot Size:	1 Acres+-
Building Size:	20,000 SF
Traffic Count:	8,915
Roof Type:	TPO (thermoplastic polyolefin)
Zoning:	Commercial
Construction Style:	Prototypical
Parking Lot:	Asphalt
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar Tree / Family Dollar
Lease Type:	NN
Primary Lease Term:	10 Yr
Annual Rent:	\$110,000.00
Rent PSF:	\$5.50
Landlord Responsibilities:	Yes
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	9/13/2023
Lease Expiration Date:	9/30/2033
Lease Term Remaining:	10 YR
Rent Bumps:	In Options (\$0.50 P/Ft)
Renewal Options:	4 - (5 Years)
Lease Guarantor:	Dollar Tree Corp
Lease Guarantor Strength:	BBB
Tenant Website:	DollarTree.com



GROSS SALES:
\$22.25B



STORE COUNT:
16,000+



GUARANTOR:
DT CORP

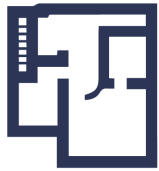


S&P:
BBB

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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	20,000	9/13/2023	9/30/2033	\$110,000.00	100.0		\$5.50
Option 1				\$120,000.00			\$6.00
Option 2				\$130,000.00			\$6.50
Option 3				\$140,000.00			\$7.00
Option 4				\$150,000.00			\$7.50
Totals/Averages	20,000			\$110,000.00			\$32.5



TOTAL SF
20,000



TOTAL ANNUAL RENT
\$110,000.00



OCCUPANCY RATE
100.0%



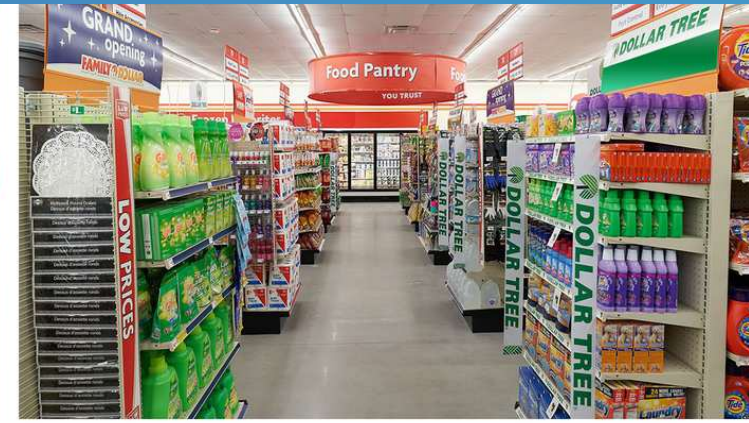
INITIAL RENT/SF
\$5.0



NUMBER OF TENANTS
1

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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.





WABASH GENERAL HOSPITAL:

Wabash General Hospital, located in Mount Carmel, is a healthcare facility serving the residents of Wabash County, Illinois, and the surrounding areas. Please note that my knowledge is based on information available up until September 2021, so there might have been changes to the hospital since then.

Wabash General Hospital (WGH) is a not-for-profit, critical access hospital providing a wide range of medical services to the community. It has been serving the area since its establishment in 1950. The hospital is committed to delivering high-quality healthcare and improving the well-being of the local population.

The services offered at Wabash General Hospital include emergency care, general surgery, diagnostic imaging, laboratory services, obstetrics and gynecology, orthopedics, pediatrics, primary care, rehabilitation, and more. The hospital is equipped with modern medical technology and facilities to provide comprehensive care to patients.

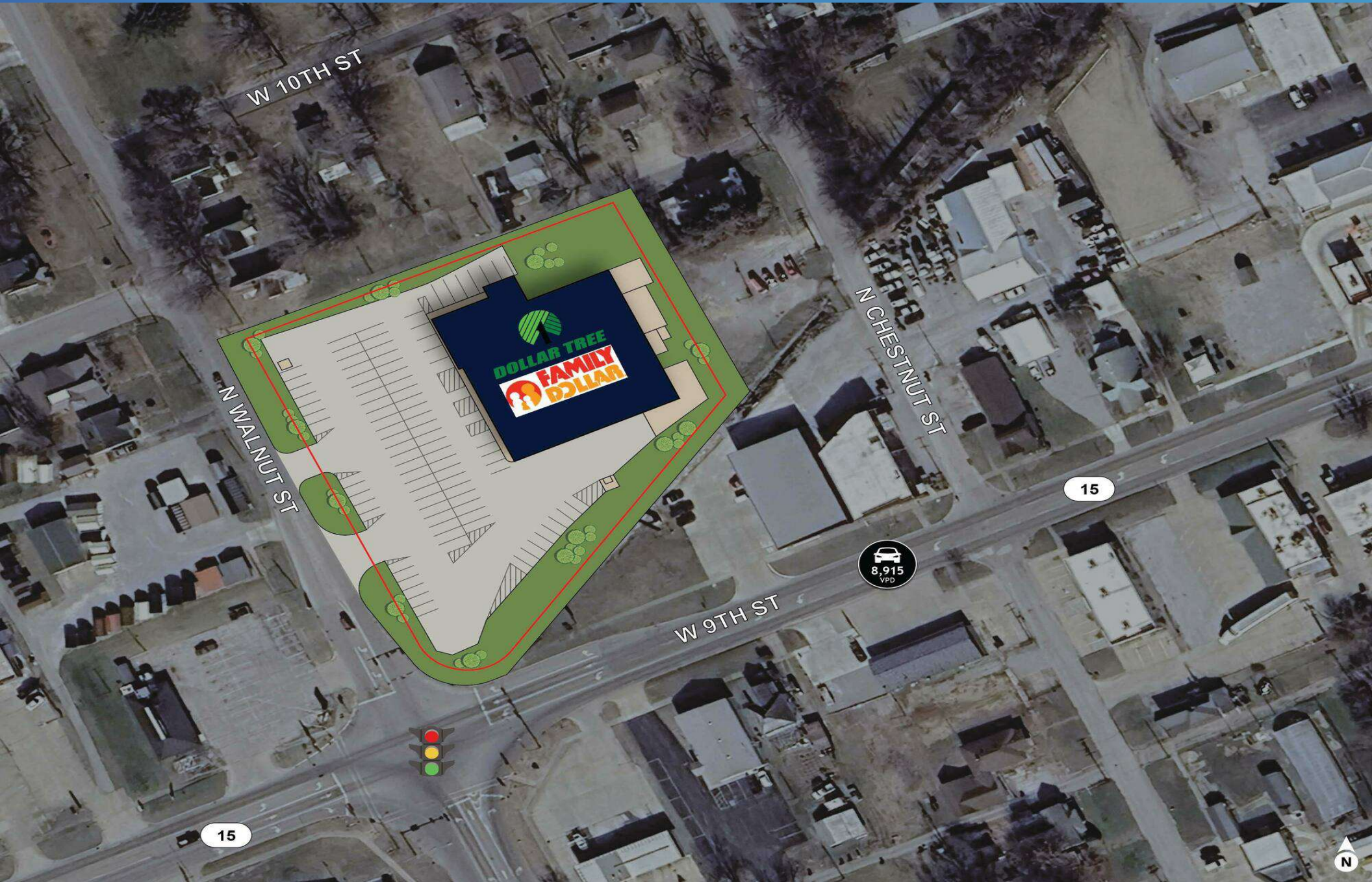
Top Employers:

1. Wabash General Hospital: The hospital itself is a significant employer in the area, providing healthcare services and employment opportunities.
2. Wabash County School District: The local school district employs a significant number of teachers, administrators, and support staff.
3. Champion Laboratories: A manufacturer of automotive filters, Champion Laboratories operates a facility in Mount Carmel and is a prominent employer in the region.
4. Walmart: The retail giant Walmart operates a store in Mount Carmel, employing a significant number of people in various roles.
5. County and City Government: Local government entities, including the county and city administrations, typically employ a number of individuals in various departments and positions.



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N Market St

W 9th St



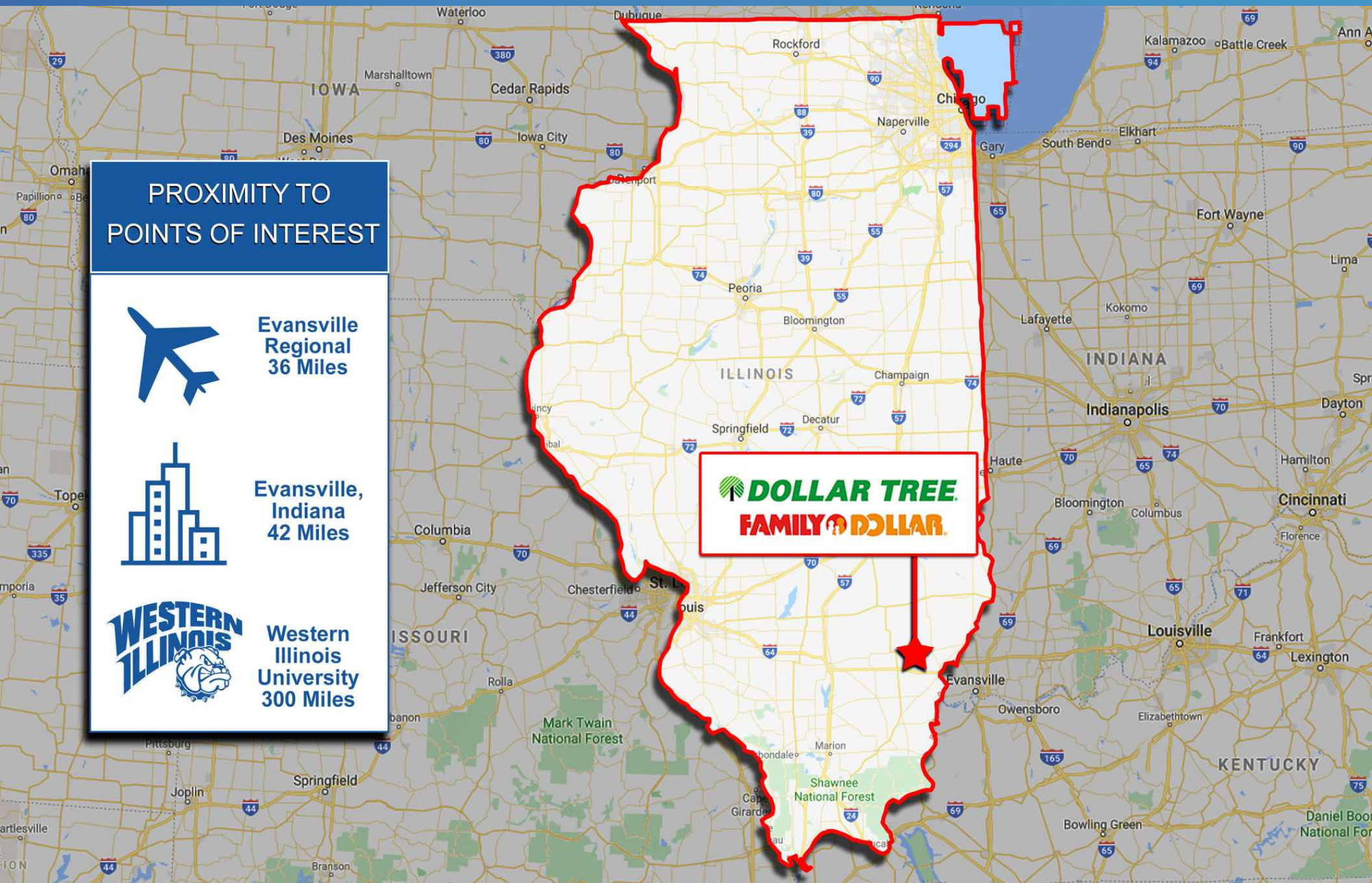
N Chestnut St

N Walnut St

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DOLLAR TREE
FAMILY DOLLAR

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PROXIMITY TO POINTS OF INTEREST



Evansville Regional
36 Miles



Evansville, Indiana
42 Miles



Western Illinois University
300 Miles



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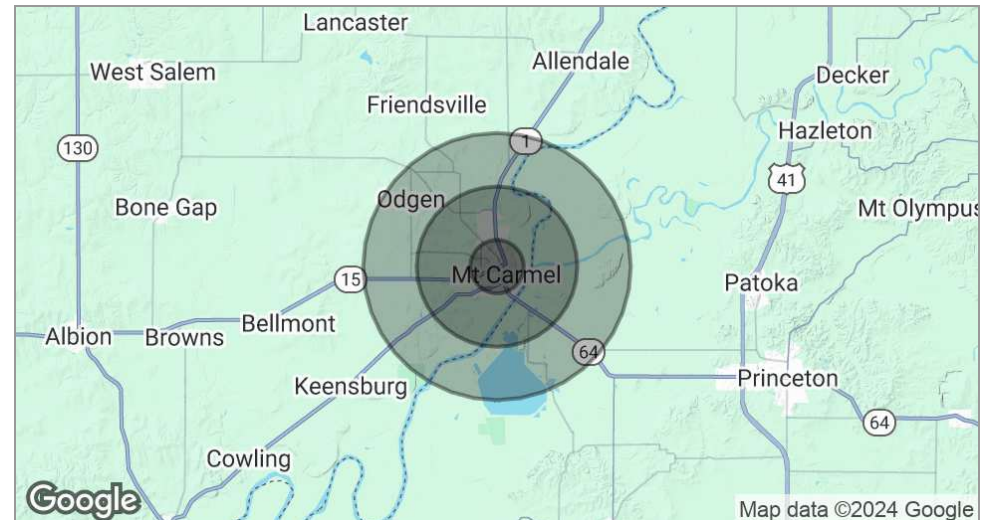


Mount Carmel is a charming city nestled in the southeastern corner of Illinois, United States. It is the county seat of Wabash County and boasts a rich history, natural beauty, and a tight-knit community.

Surrounded by picturesque landscapes, Mount Carmel is located on the banks of the Wabash River, offering residents and visitors stunning views and opportunities for outdoor recreation. The city's geographical location provides a backdrop of rolling hills, lush forests, and fertile farmlands, creating a scenic environment that is both peaceful and captivating.

The heart of Mount Carmel is its vibrant downtown area, characterized by well-preserved historic buildings that reflect the city's heritage. Strolling along the streets, one can appreciate the architectural beauty of structures dating back to the late 19th and early 20th centuries. These buildings house a variety of local boutiques, antique shops, cozy restaurants, and cafes, offering a delightful shopping and dining experience.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2024	7,889	8,155	14,394
Annual Growth Rate 2010-2024	3%	4%	3%
Median Age	43	43	43
# Of Persons Per HH	2.3	2.4	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,405	3,759	5,995
Average HH Income	\$63,055	\$64,960	\$70,846
Median House Value	\$71,847	\$74,724	\$85,186
Consumer Spending	\$83M	\$94M	\$163M



FNL

TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

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