



FAMILY DOLLAR | ABSOLUTE NNN

911 1ST AVENUE, KINDER, LA 70648

ACTUAL SITE

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EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

List Price:	\$1,159,462
Current NOI:	\$92,757.00
Initial Cap Rate:	8.00%
Land Acreage:	+/-1.0
Year Built	2008
Building Size:	9,180 SF
Price PSF:	\$126.30
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	8%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,180 SF. freestanding Family Dollar store located in Kinder, Louisiana. The property is encumbered with an Absolute NNN Lease, leaving zero landlord responsibilities. There are 5 years 2 months remaining on the primary term. The lease contains 4 (5 year) options to renew, each with a 10% rental rate increase. The lease is corporately guaranteed by Dollar Tree Stores, Inc. which holds a credit rating of “BBB-”, which is classified as Investment Grade. The store is currently open & operating successfully with rent having commenced in September 2015.

This Family Dollar is highly visible as it is strategically positioned on 1st Avenue which sees 5,532 cars per day, just a short distance off of Highway 165 which sees 8,227 cars per day. It is also located only 5 miles from the largest casino resort in Louisiana, Coushatta Casino Resort. The ten mile population from the site is 8,564 while the three mile average household income is \$57,309 per year, making this location ideal for a Family Dollar. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a “passive” investor to attain the fee simple ownership of a Family Dollar. This investment will offer a new owner continued 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 8.00% cap rate based on NOI of \$92,757.



PRICE \$1,159,462



CAP RATE 8.00%



LEASE TYPE Absolute NNN



TERM REMAINING 5 Years 2 Months

INVESTMENT HIGHLIGHTS

- **Absolute NNN Lease | Zero Landlord Responsibilities**
- 4 (5 Year) Options to Renew | 10% Rental Increases at Each Option
- **Concrete Parking Lot**
- Three Mile Household Income \$57,309
- Ten Mile Population 8,564
- **5,532 VPD on 1st Ave**
- **8,227 VPD on Highway 165**
- Corporate Guarantee with "BBB-" Credit Rating
- **Only 5.4 Miles From Coushatta Casino Resort - the Largest Casino Resort in the State**

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$92,757.00	\$10.10
Gross Income	\$92,757.00	\$10.10
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$92,757.00	\$10.10

PROPERTY SUMMARY

Year Built:	2008
Lot Size:	+/- 1 Acres
Building Size:	9,180 SF
Traffic Count 1:	5,532 on 1st Avenue
Traffic Count 2:	8,227 on Highway 165
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Concrete
Warranties	Construction
HVAC	Ground Mounted

LEASE SUMMARY

Tenant:	Family Dollar
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$92,757.00
Rent PSF:	\$10.10
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Tenant
Lease Start Date:	9/1/2015
Lease Expiration Date:	8/31/2030
Lease Term Remaining:	5 Years 2 Months
Rent Bumps:	10% at Each Option
Renewal Options:	Four (5 Year)
Lease Guarantor:	Dollar Tree Stores, Inc.
Lease Guarantor Strength:	BBB-
Tenant Website:	www.FamilyDollar.com



GROSS SALES:
\$10.7 BILLION



STORE COUNT:
8,000+



GUARANTOR:
DOLLAR TREE

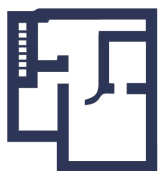


S&P:
BBB-

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Family Dollar	9,180	9/1/2015	8/31/2030	\$92,757	100.0	\$10.10
			Option 1	\$102,033		\$11.11
			Option 2	\$112,236		\$12.23
			Option 3	\$123,459		\$13.45
			Option 4	\$135,805		\$14.79
Totals/Averages	9,180			\$92,757.00		\$10.10



TOTAL SF
9,180



TOTAL ANNUAL RENT
\$92,757



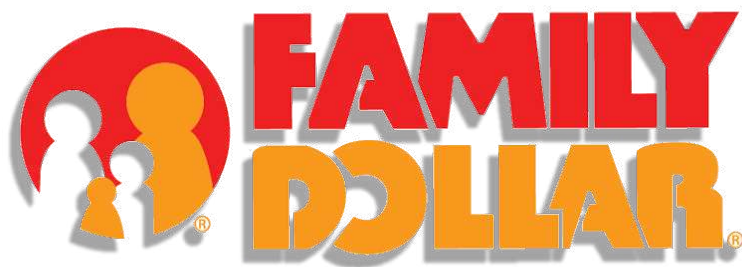
OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$10.10



NUMBER OF TENANTS
1



OVERVIEW

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

TENANT HIGHLIGHTS

- Publicly traded on NASDAQ Ticker symbol: DLTR
- Company Vision: "The best small-format value and convenience retailer serving the needs of customer in the neighborhoods we serve."
- Operates in 44 States with Over 8,000 Store Locations
- Ranked #134 on Fortune 500
- "Strong Grade" S&P Rating of BBB

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
1-15	\$92,757	\$7,730	-	
Option 1	\$102,033	\$8,503	10%	
Option 2	\$112,236	\$9,353	10%	
Option 3	\$123,459	\$10,288	10%	
Option 4	\$135,805	\$11,317	10%	

COMPANY BACKGROUND

Family Dollar was founded in 1959 by Leon Levine, a 21-year-old entrepreneur. In November of that year, the company's first store was opened, in Charlotte, North Carolina. In 1961, their first store in South Carolina Opened, followed by stores in Georgia and Virginia, which were opened in 1962 and 1965, respectively. During the 1960's, the store company was largely a southern United States operation. By 1969, there were fifty stores in Charlotte alone.

In addition to offering quality merchandise at low prices, Family Dollar is committed to the communities they service by supporting the non-profit organizations that seek to improve the quality of life for our customers and team members. Through a grass-roots approach to giving, the FamilyHope Community Foundation aids to give back to organizations that help local families in need,

On July 28, 2014, Dollar Tree announced that it would acquire Family Dollar for \$74.50 per share, a deal valuing Family Dollar at \$8.5 billion, and that Dollar Tree would also assume \$1 billion in debt currently owed by Family Dollar, for a total of \$9.5 billion. Headquartered in Chesapeake, VA, Dollar Tree is the largest and most successful single-price-point retailer in North America, operating thousands of stores across 48 contiguous U.S. states and five Canadian provinces, supported by a solid and scalable logistics network.

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 FORTIS NET LEASE™

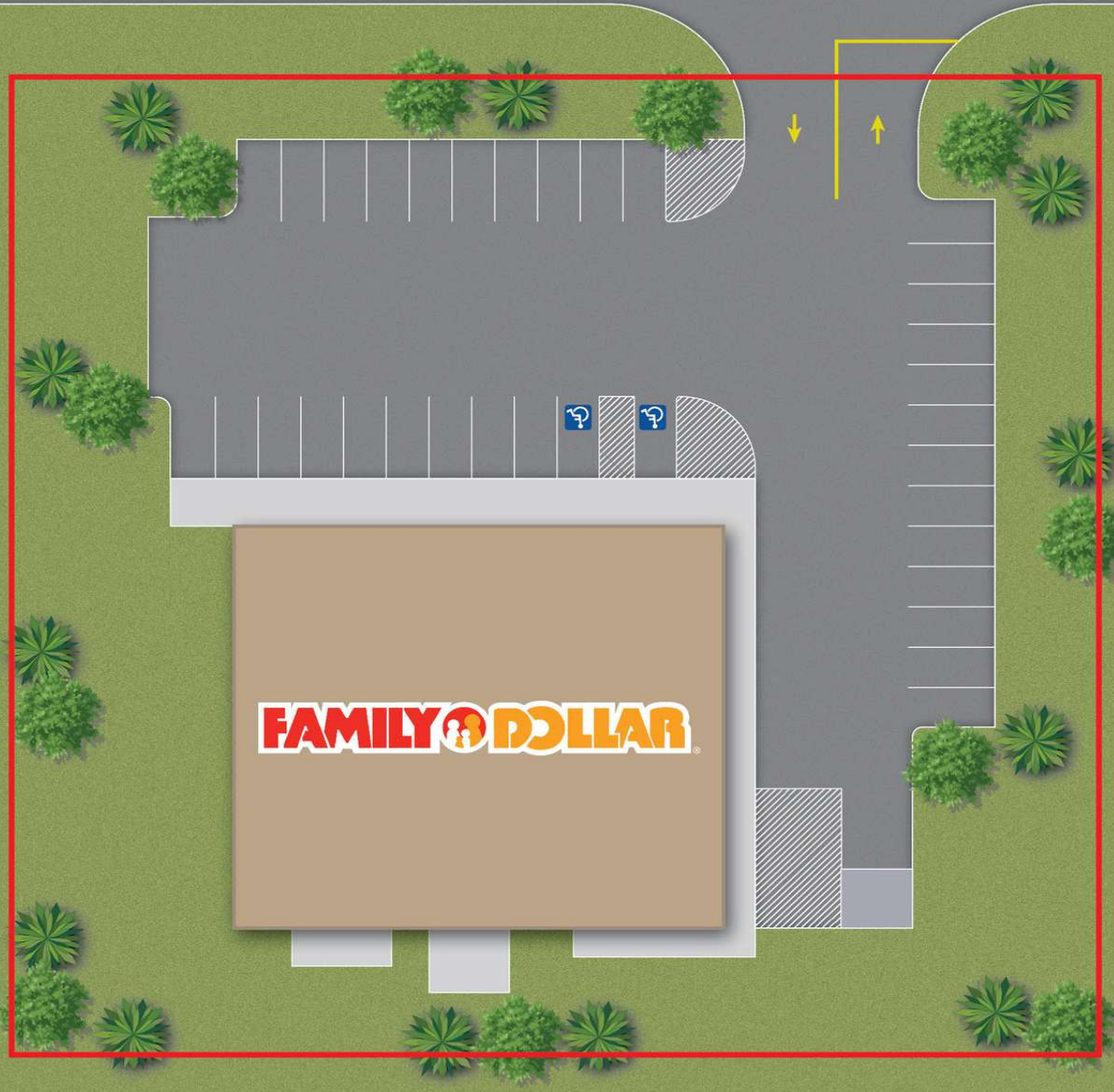


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 FORTIS NET LEASE™

5,532 VPD  1ST AVE



PROXIMITY TO LOCAL ATTRactions



40 Miles
Lake Charles
Regional
Airport



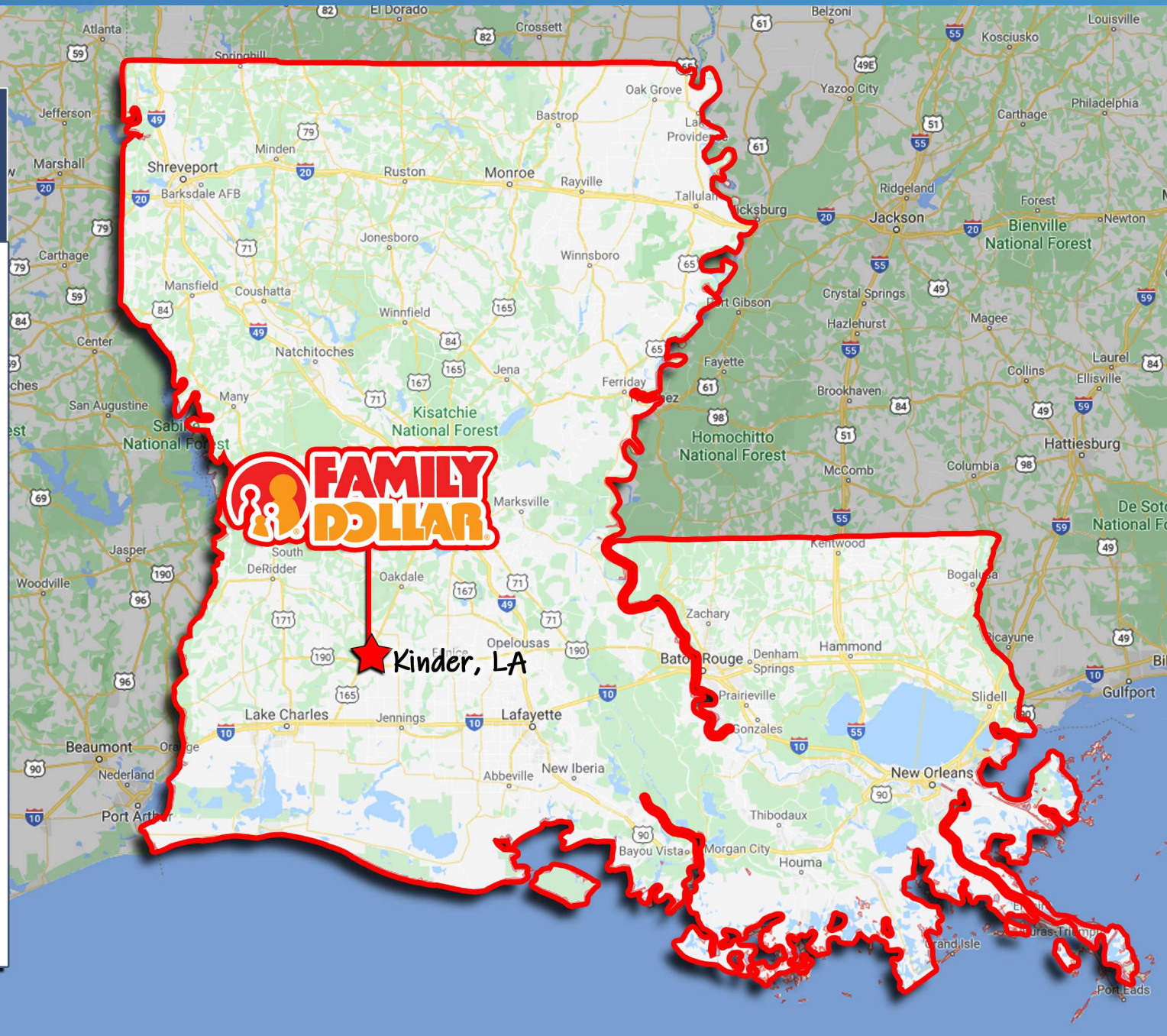
33 Miles
Lake Charles,
LA



104 Miles
Baton Rouge,
LA



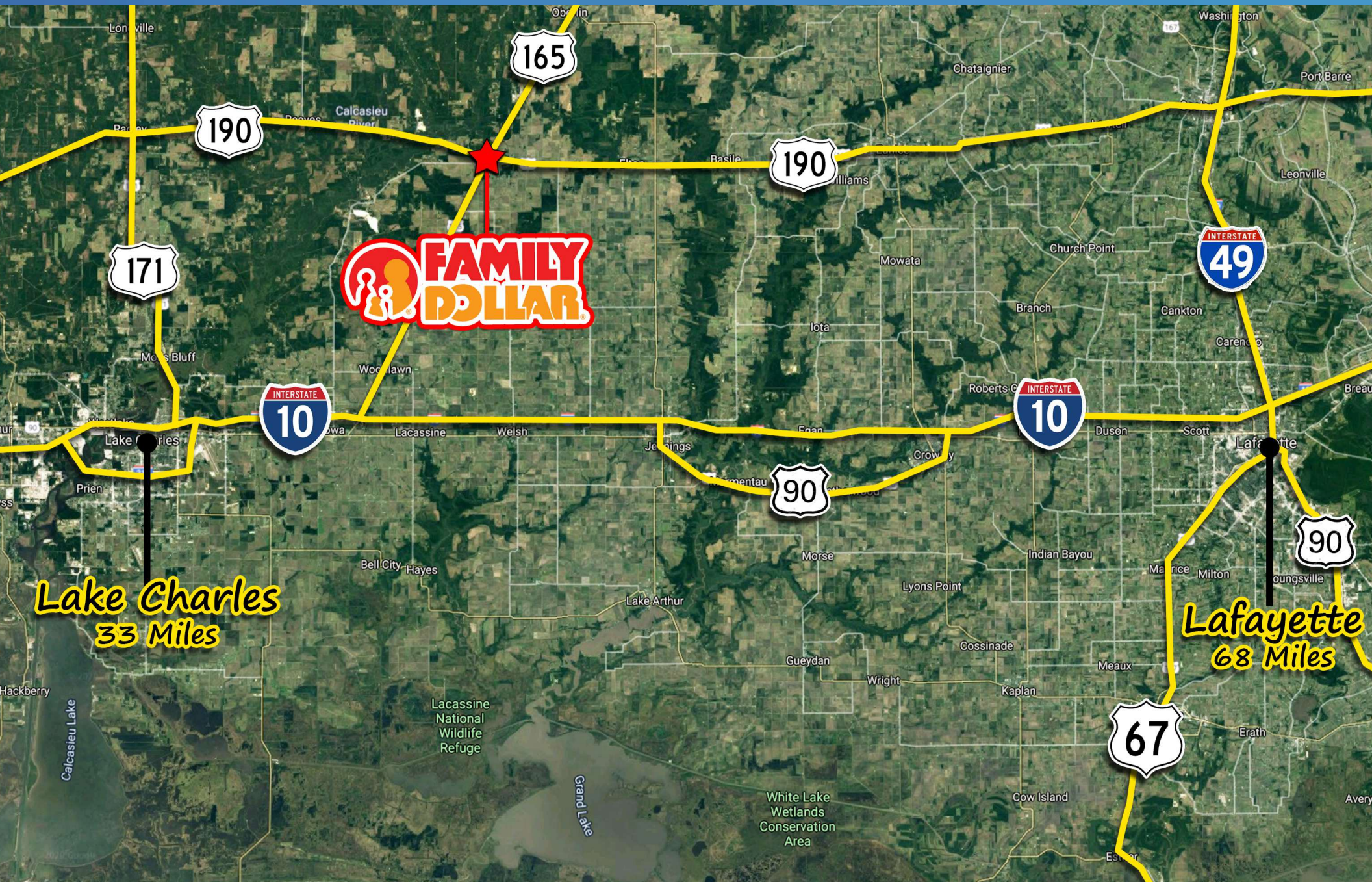
36 Miles
McNeese
State
University



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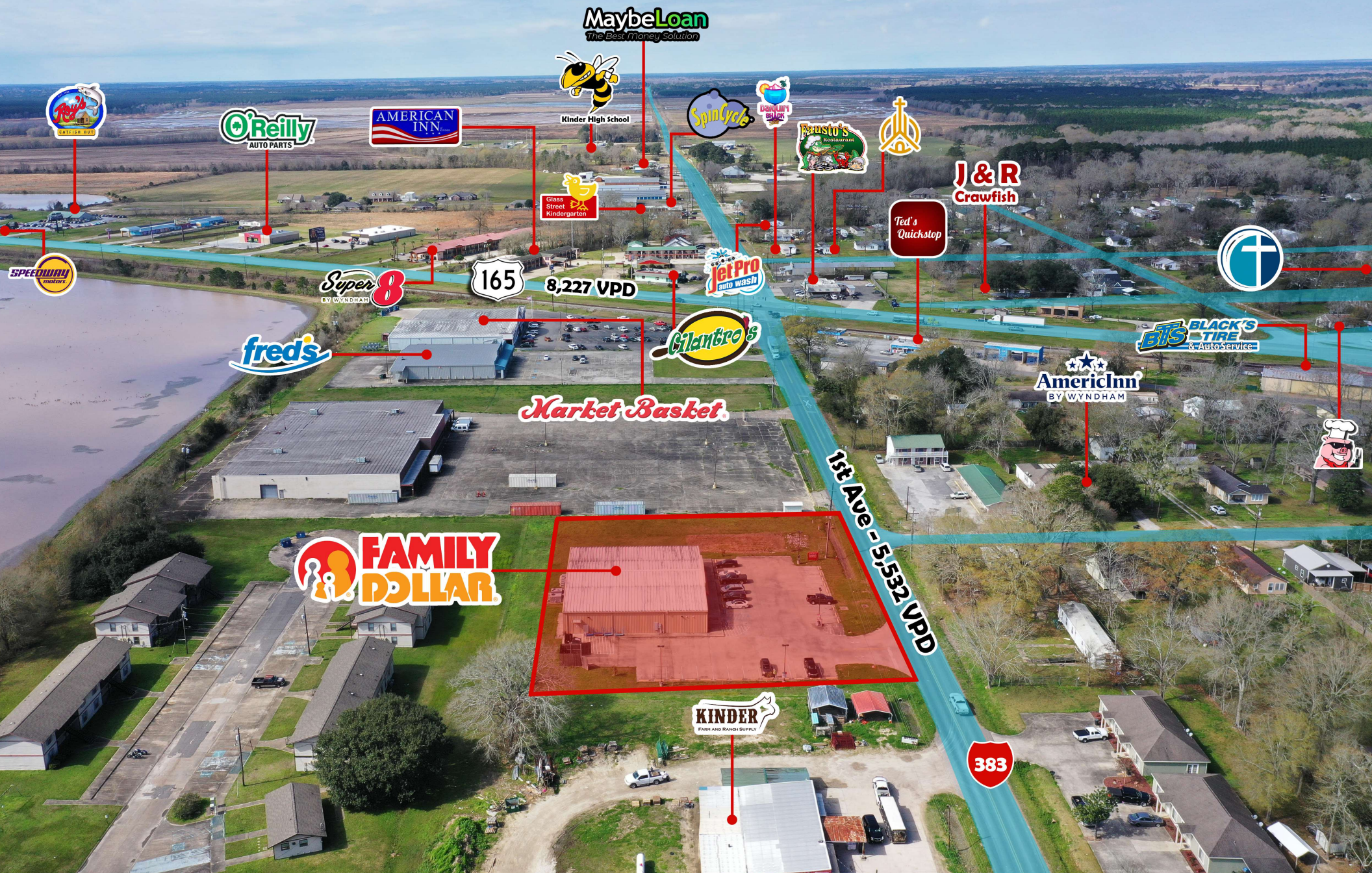
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Kinder is a small town in Allen Parish, Louisiana. Kinder was the birthplace of the late Mayor J. Rayburn Bertrand of Lafayette, who served from 1960 to 1972 and presided over the near doubling of the municipal population.

Kinder is home to Coshatta Casino Resort, the largest casino resort in Louisiana. The resort includes Koasati Pines, an 18-hole par 72 championship layout golf course.

In the Southern part of the parish, about three miles from the Calcasieu River, the small village of Kinder was founded in 1903. In the vicinity were Canadian descendants called Acadians, they settled east of here in the Opelousas Territory. They became known as "Cajuns". They migrated in this direction and built small houses in the outlying area of the present site of Kinder. Their language was French and their religion almost entirely Roman Catholic.

The people used wagons to travel over deep rutted trails for supplies in Welsh, or Lake Charles. When the Homestead Act passed large numbers of settlers from the east of the Mississippi moved into this part of Louisiana to file their claim. One of the first persons to take advantage of the Homestead Act was James A Kinder of Mississippi. Arrived July 9, 1889 and took a soldier's claim of 138.97 acres on what is now the site of Kinder.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2025	2,607	4,348	8,564
Average Age	36.8	38.4	39.0
# Of Persons Per HH	2.5	2.6	2.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,011	1,512	2,989
Average HH Income	\$57,309	\$62,685	\$59,485
Median House Value	\$107,729	\$129,197	\$125,407
Consumer Spending	\$25.9 M	\$41.4 M	\$80.9 M





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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