

# SINGLE-TENANT INVESTMENT

OFFERING MEMORANDUM

FAMILY DOLLAR STORE

\$2,442,857.00 | 7% CAP RATE

1490 E QUARTZ AVE  
SANDY VALLEY, NV 89019



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# FAMILY DOLLAR STORE

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// INVESTMENT HIGHLIGHTS



## TENANT INFO:

**FAMILY DOLLAR**



- Family Dollar
- Corporate lease

## STABLE INCOME

- 10-year lease with options
- Built in 2022

## LOCATION

- Sandy Valley, Nevada
- Approximately 45 min drive to Las Vegas

## PERFECT 1031 EXCHANGE PROPERTY

- New construction
- Two-tenant net leased investment

## PROPERTY OVERVIEW

This offering includes a Family Dollar store and Water Bottle kiosk, located in Sandy Valley, Nevada. The building consists of approximately 10,500 square feet and resides on 1.88 acres. The store is on an initial lease term of 10-years with four 5-year renewal options. The company operates 15,500+ stores across 48 states and five Canadian provinces. This net leased investment is perfect for an investor looking for a stable income property with minimum management responsibilities.

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## PROPERTY SUMMARY

<b>TENANT TRADE NAMES:</b>	 
<b>OCCUPANCY:</b>	100%
<b>NUMBER OF TENANTS:</b>	2
<b>BUILDING SIZE:</b>	10,500 SF
<b>LAND SIZE:</b>	1.88 Acres
<b>PARCEL NUMBER:</b>	201-32-410-018
<b>NOI:</b>	\$171,000.00
<b>PRICE:</b>	\$2,442,857.00
<b>CAP RATE:</b>	7%
<b>YEAR BUILT:</b>	2022
<b>LEASE TYPE:</b>	NNN
<b>MARKET/SUBMARKET:</b>	SANDY VALLEY



TENANT	SQUARE FEET	% PROJECT	LEASE TERM	ANNUAL RENT	OPTIONS TO RENEW	INCREASE
Family Dollar	10,500	100%	10 Years	\$140,700	Four five-year options	\$0.75 psf at every 5 year renewal option
Water Bottle	N/A	N/A	10 Years	\$30,300	Three five-year options	10% every 5 years
				\$171,000		

## BASE RENT – FAMILY DOLLAR STORE

<b>ORIGINAL LEASE TERM</b>	1-10 YEARS	\$13.40/SQ FT
<b>FIRST RENEWAL TERM</b>	11-15 YEARS	\$14.15/SQ FT
<b>SECOND RENEWAL TERM</b>	16-20 YEARS	\$14.90/SQ FT
<b>THIRD RENEWAL TERM</b>	21-25 YEARS	\$15.65/SQ FT
<b>FOURTH RENEWAL TERM</b>	26-30 YEARS	\$16.40/SQ FT

Rent Commencement Date: October 27, 2022  
 Original Term Expiration Date: January 31, 2033



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// TENANT OVERVIEW



The Family Dollar store is designed to serve rural communities and offer Family Dollar's broader selection of household essentials, food, and other goods at various price points.

Family Dollar is one of the nation's fastest growing retailers offering a compelling assortment of merchandise for the whole family, including household cleaners, brand-name foods, health and beauty aids, toys, apparel and more -- all for everyday low prices.



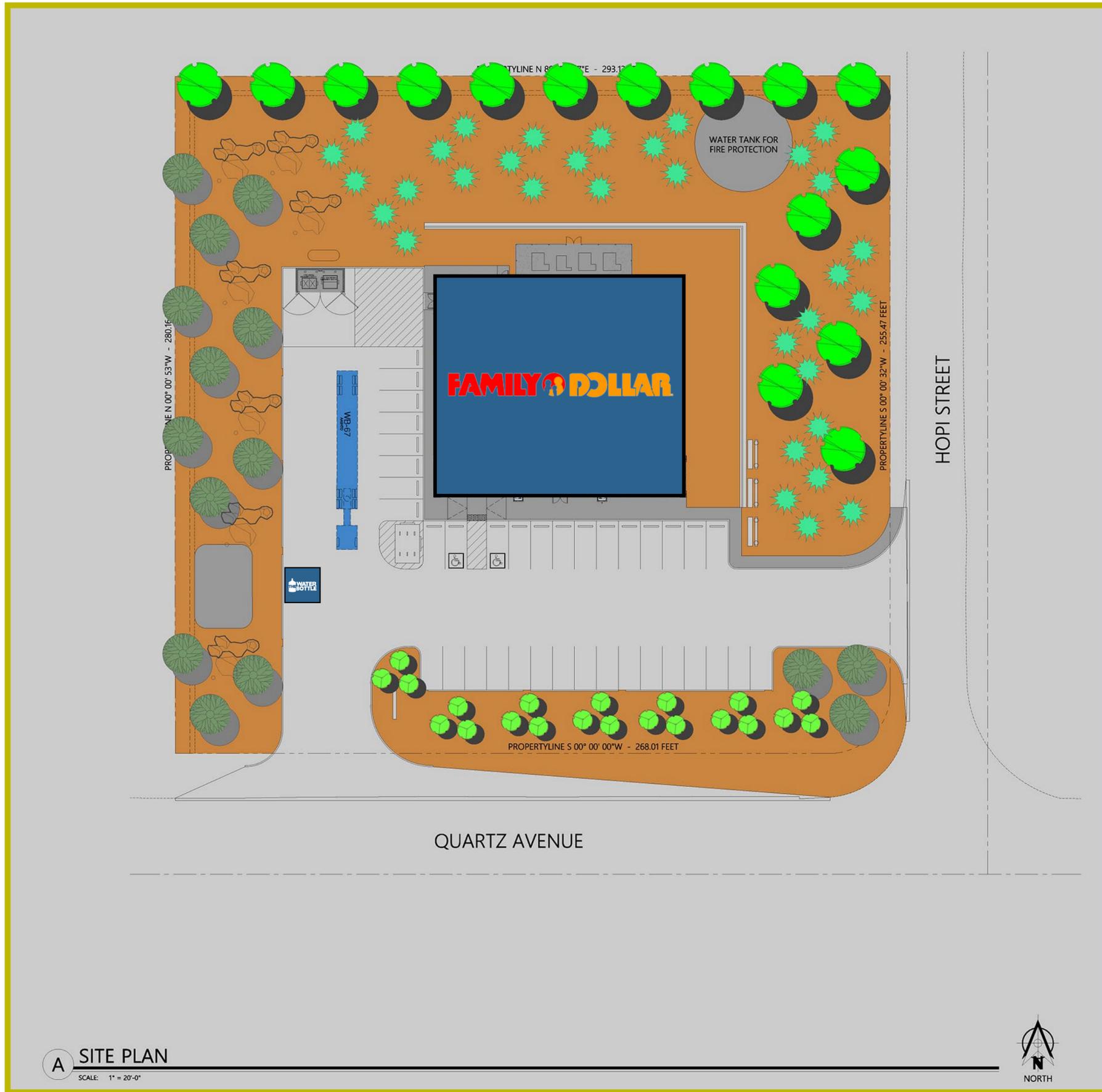


The Water Bottle exists to provide premium filtered water in a more environmentally and economically friendly way. Distributing water directly from the source to consumers provides a fresher and superior product with less waste, less energy consumed, and less carbon dioxide produced. Founded in 2012, The Water Bottle kiosk now has 18 operating locations in Las Vegas and more under development. Plans are to continue expanding in Southern Nevada.

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// SITE MAP

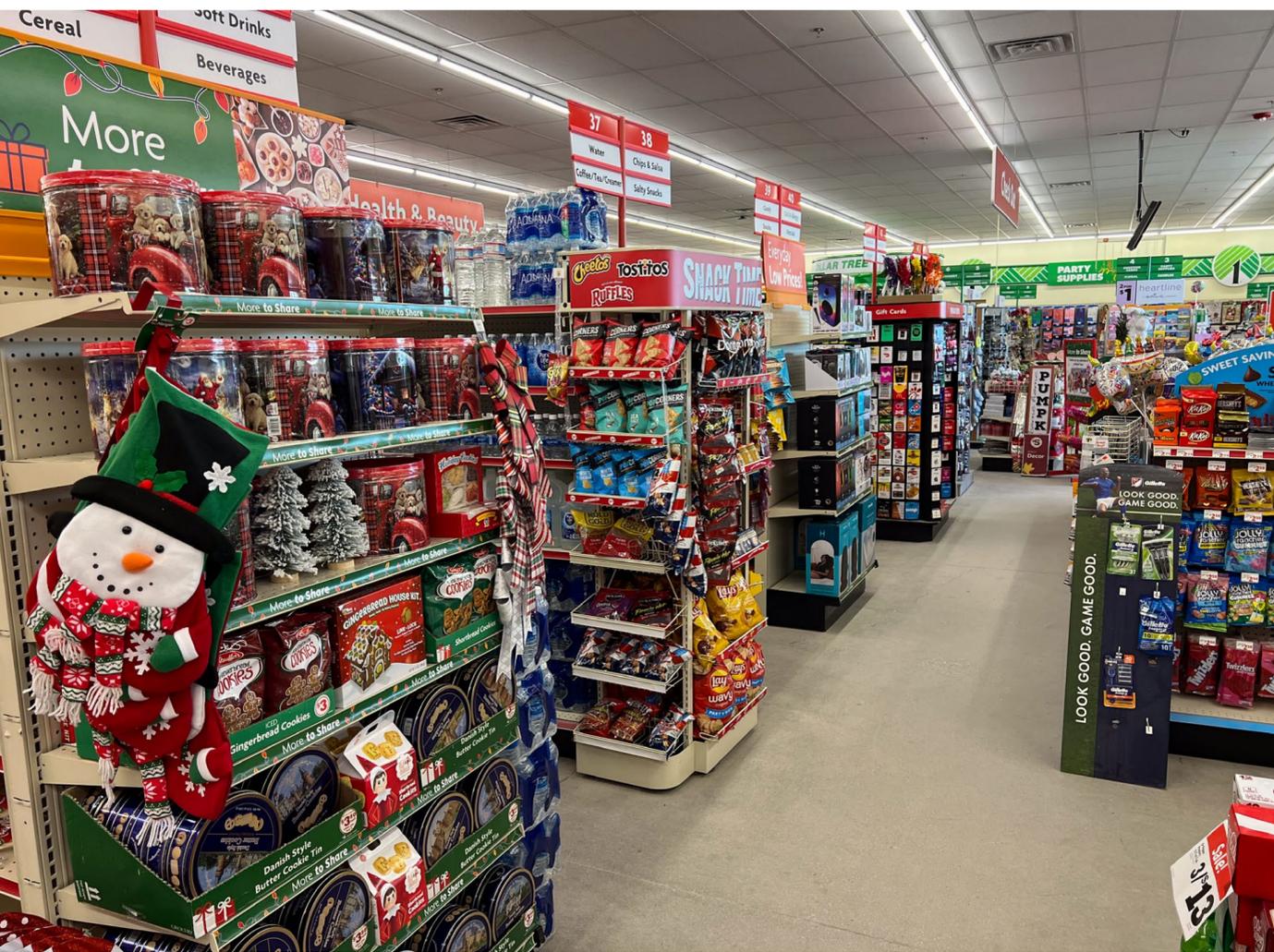


■ LEASED

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// PHOTOS





Clark County Nevada is 13th largest county in the United States and one of the most diverse counties in the country. It is 8,061 square miles of desert, mountain ranges and the world-famous Colorado River. Its 2.3 million residents can stay at some of the most exotic resorts in the world, can enjoy world class entertainment and sporting events, and can take advantage of the great outdoors with skiing, water sports, hiking, horseback riding, ATV and motorcycle riding.

Likewise, the living choices in Clark County are equally diverse. If you want to stay close to the hustle and bustle of the Las Vegas Strip, you can live in eclectic Downtown Las Vegas or stretch out to the family-centric suburbs, such as Summerlin and Henderson. If you want to live in the mountains you can buy a cabin at Mt Charleston. Those who want a more rural atmosphere and to live in psychological oasis from the intensity of Las Vegas move to Sandy Valley. This is a small town on the California-Nevada border with friendly people, multiple-acre homes sites, horseback riding and off-roading. It is not unusual in Sandy Valley to see horseback riders and ATVs on the town's streets. There is also a private airport living community called Sky Ranch. It is best summed up by the motto of Sandy Valley Ranch: "45 minutes and 100 years from Las Vegas."

<https://www.youtube.com/watch?v=splJwl2WUPw>

<https://vea.coop/2018/06/40-minutes-from-strip-but-its-like-the-wild-west/>

<https://sandyvalleyranch.com>

But wherever humans decide to settle, they need goods and services, which is why Dollar Tree/Family Dollar asked Dapper Companies to find and develop a location in Sandy Valley. This new combo store concept from the company brings two great stores — Family Dollar, ready to meet your family's needs, alongside Dollar Tree, with its thrilling offerings in seasonal, party, and crafting — to help you celebrate life's occasions.

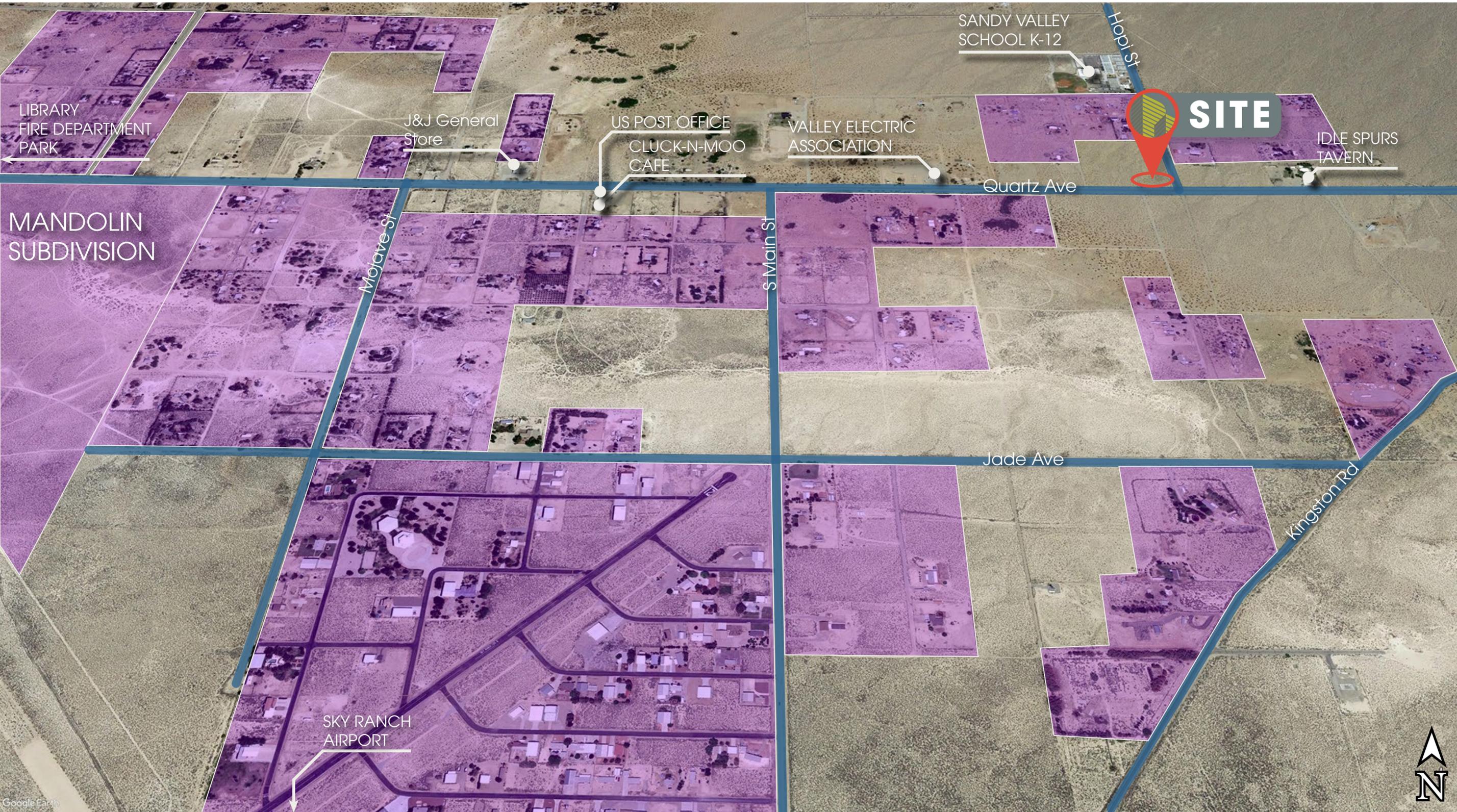
Both Dollar Tree/Family Dollar and Dapper Companies love the location we found for them. Quartz Avenue is one of the main streets in Sandy Valley and this corner is a few blocks from Valley Electric Association, the post office and the Sandy Valley Library. Sandy Valley High School is just up the road on Hopi Street and the Sky Ranch Airport is just a few blocks to the south.

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// PROPERTY AERIAL

RESIDENCES AND OTHER DEVELOPMENTS



Google Earth

