



Net Leased Family Dollar

19026 MAIN ST BUCHANAN VA 24066



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SECTION 1

Property Information

Executive Summary

TOTAL SALE PRICE

\$730,000

PRICE PER SQ FT

\$79

CAP RATE

8.15%

Offering Details

Net Operating Income	\$59,500
Lease Type	NN
Lease Commencement	8/4/2006
Lease Expiration	12/31/2027
Primary Term Escalations	10%
Options	3 (5) year remain
Ownership	Fee Simple
Tenant Type	Corporate
APN	65A-88D
Rentable Area	9,270 SF
Lot Size	0.66 AC
Year Built	2007
Renovated	2022

Property Highlights

- Corporate Guaranteed Tenant.
- Newly remodeled store & recent option extension further demonstrates Family Dollar's commitment to this location.
- Current options period from 1/1/2023 to 12/31/2027.
- 3 X 5 year options remain.
- Landlord responsible for roof, structure & parking lot repair over an aggregate cost of \$1,000 per calendar year.
- Tenant reimburses for taxes & insurance.
- Located on high visibility Main Street which turns into Interstate 11 and runs parallel, eventually merges into Hwy-81 going westbound.
- In addition to base rent, tenant will pay landlord a percentage rent equal to 3% of the gross sales in excess of \$1,983,333.00 for each calendar year.

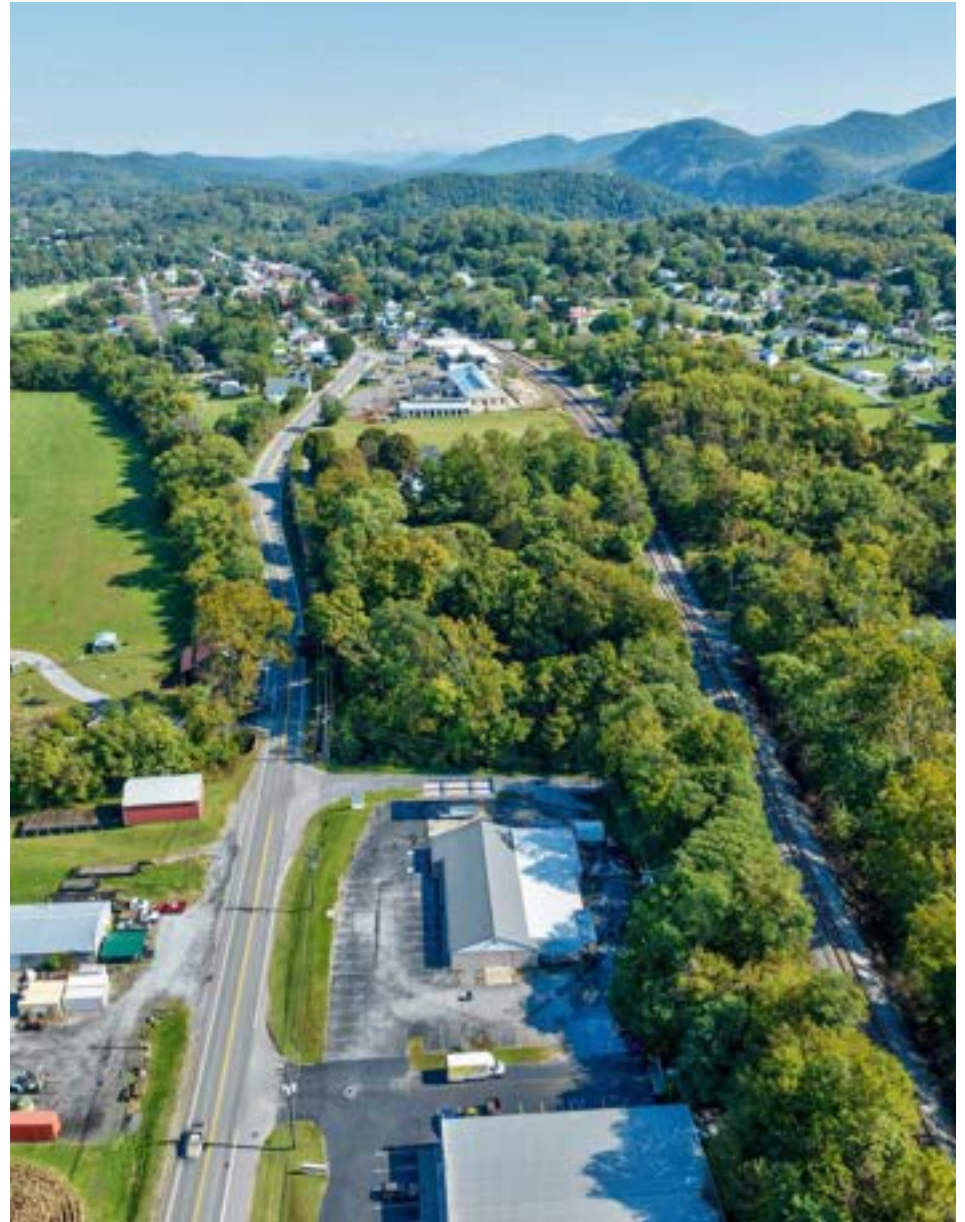
Photos



Photos



Additional Photos



Additional Photos



Additional Photos





SECTION 2

Financial Analysis

Rent Roll

Tenant Info		Lease Terms		Rent Summary					
Tenant	SQ FT	Term Years		Rent/SF Month	Rent/SF Year	Rent Month	Rent Year	% Increase	Cap Rate
Family Dollar	9,270								
Option 1 (Current)		1/1/2023	12/31/2027	\$ 0.53	\$ 6.42	\$ 4,958.34	\$ 59,500.08		7.44%
Option 2		1/1/2028	12/31/2032	\$ 0.59	\$ 7.06	\$ 5,454.17	\$ 65,450.04	10%	8.18%
Option 3		1/1/2033	12/31/2037	\$ 0.65	\$ 7.77	\$ 5,999.59	\$ 71,995.08	10%	9.00%
Option 4		1/1/2038	12/31/2042	\$ 0.71	\$ 8.54	\$ 6,599.59	\$ 79,195.08	10%	9.90%

Percentage Rent

Option 1 (Current)	3% of gross sales in excess of \$ 1,983,333.00
Option 2	3% of gross sales in excess of \$ 2,181,666.00
Option 3	3% of gross sales in excess of \$ 2,399,833.00
Option 4	3% of gross sales in excess of \$ 2,639,816.00



Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

Stores are located in shopping centers or as free-standing building and all are convenient to the Company's customer base. Family Dollar was founded in 1959 in Charlotte, North Carolina. Today, there are over 8,200 locations.

On July 6, 2015 Family Dollar was purchased by Dollar Tree for a total of \$9.1 billion. Dollar Tree CEO Bob Sasser said the Family Dollar acquisition will allow Dollar Tree "to extend our reach to low income customers, while strengthening and diversifying our footprint." For the Family Dollar stores, Dollar Tree said that it will keep the chain's name, and even work to expand both banners.



Publicly Traded - NASDAQ Ticker Symbol: DLTR
Strong Ranking - #134 on Fortune 500 List
Credit Rating - S&P Rating of BBB Tenant

1959



Founded

\$10.7 B



Revenue

\$285M



Net Income

\$9.5B



Net Worth

+/- 50,000



Employees

8,200



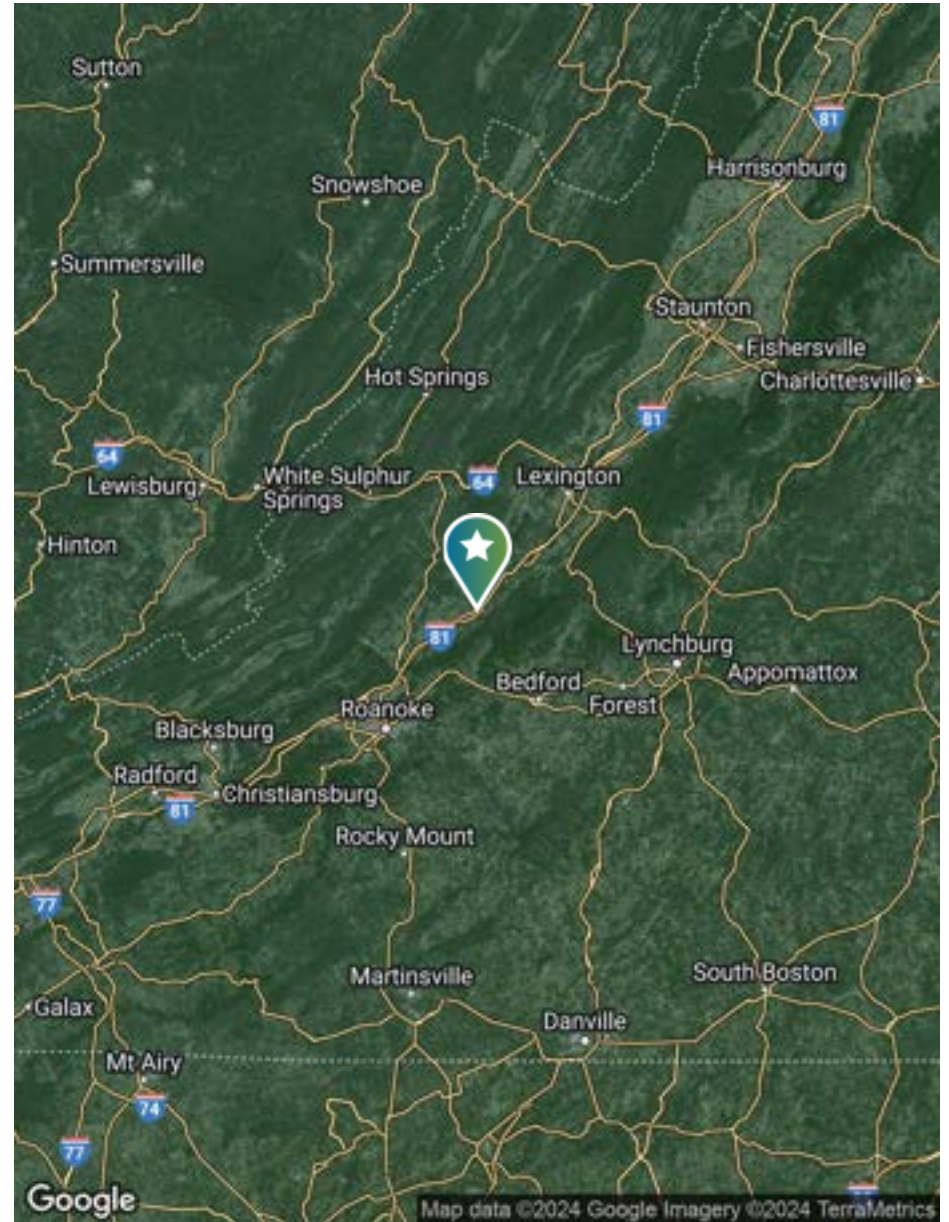
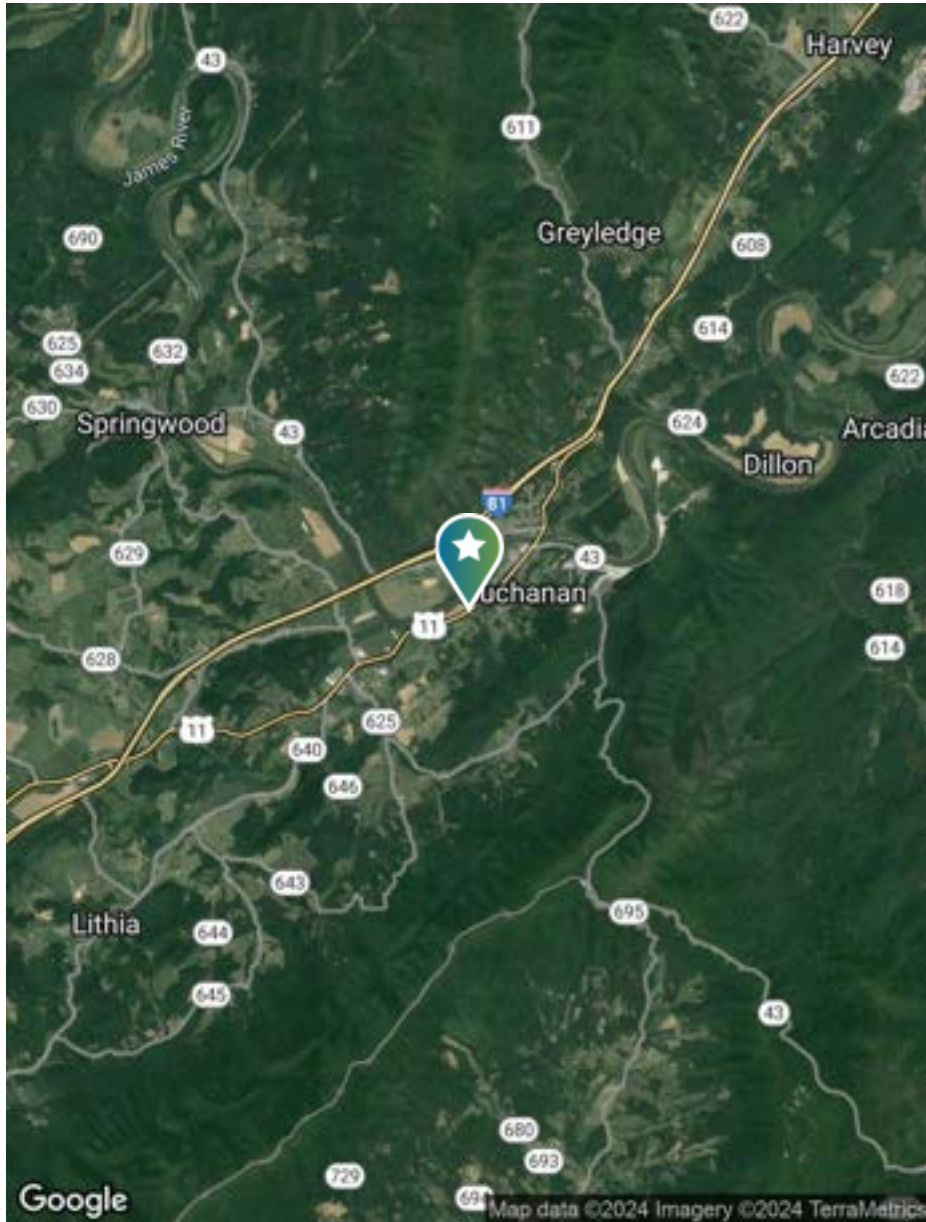
Locations



SECTION 3

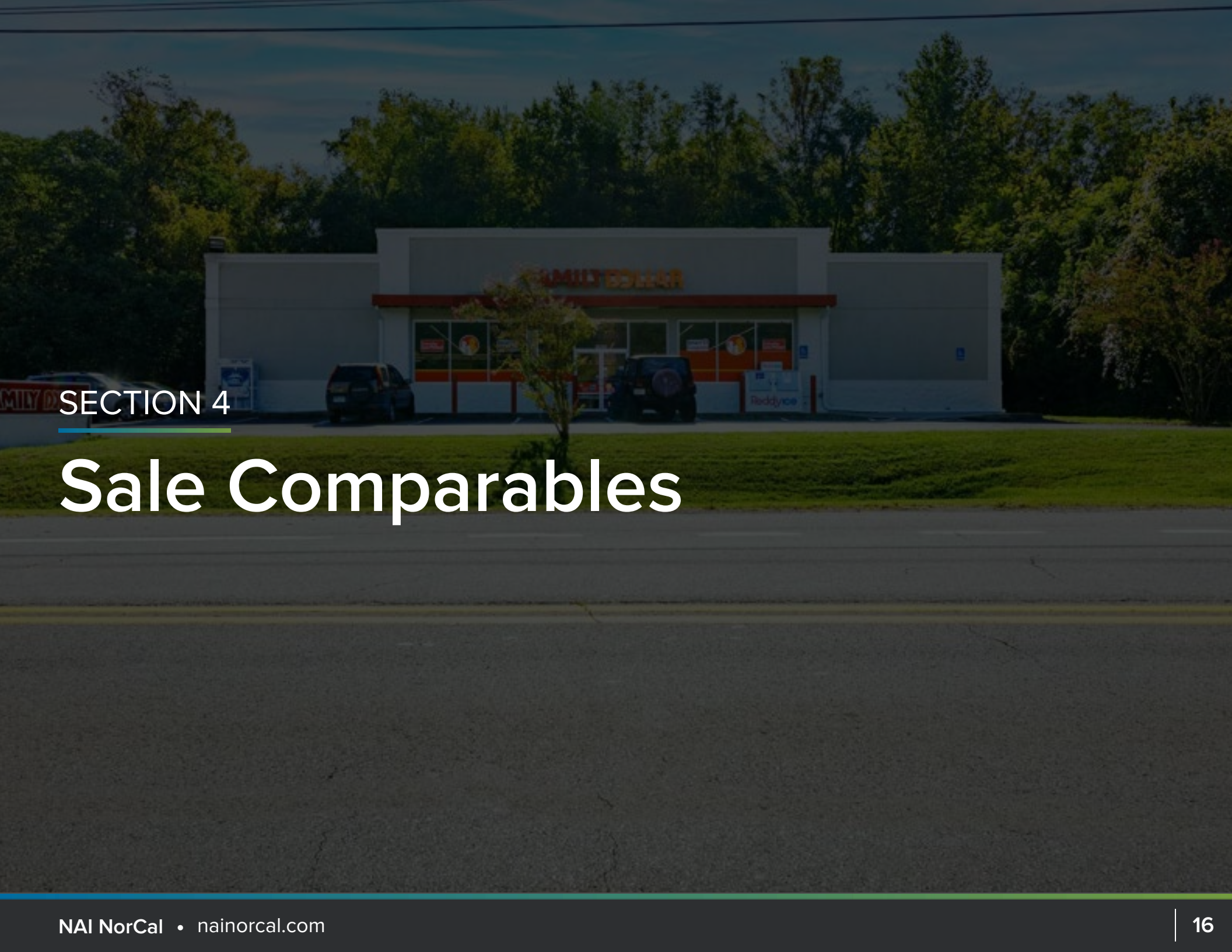
Location Information

Regional Map



Nearby Points of Interest





SECTION 4

Sale Comparables

Sale Comparables



Subject Property

19026 Main St | Buchanan, VA 24066

Sale Price:	\$730,000	NOI:	\$59,500	CAP:	8.15%
Price PSF:	\$78.75	Building SF:	9,270 SF	Year Built:	2007
Lot Size:	0.66 Acres				



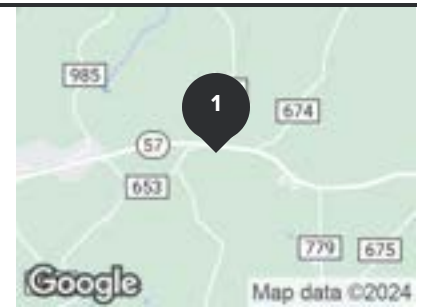
4 years left on current lease term. 3X5 year options remain.



Family Dollar

6099 Fairystone Park Hwy | Bassett, VA 24055

Sale Price:	\$748,000	Closed:	10/27/2021	CAP:	7.20%
Price PSF:	\$81.48	Building SF:	9,180 SF	Year Built:	2006
Lot Size:	6.19 Acres				



NN Family Dollar; 6 years remaining on lease term at time of sale.



Family Dollar

604 N Main St | Danville, VA 24540

Sale Price:	\$865,000	Closed:	01/04/2022	CAP:	6.75%
Price PSF:	\$100.29	Building SF:	8,625 SF	Year Built:	2007
Lot Size:	0.5 Acres				



NN Family Dollar; 4 years remaining on lease term at time of sale.

Sale Comparables



Family Dollar

421 E Laburnum Ave | Richmond, VA 23222

Sale Price: \$1,885,583

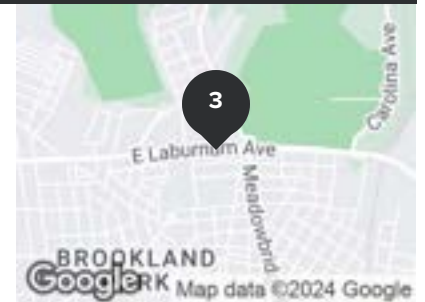
CAP: 6.00%

Price PSF: \$235.70

Building SF: 8,000 SF

Year Built: 2005

Lot Size: 0.71 Acres





NN Family Dollar; 2.5 years left on current term.


Sale Comps Map



 **Subject Property**
19026 Main St | Buchanan, VA 24066

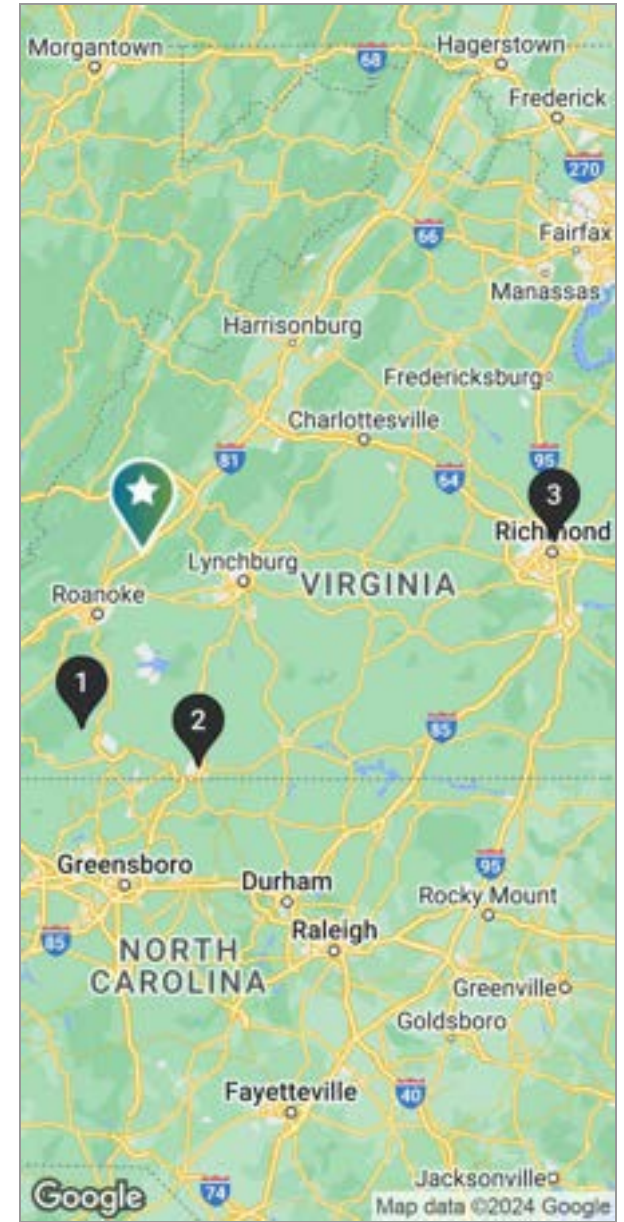
 **Family Dollar**
6099 Fairystone Park Hwy
Bassett, VA 24055

 **Family Dollar**
604 N Main St
Danville, VA 24540

 **Family Dollar**
421 E Laburnum Ave
Richmond, VA 23222

Sale Comps Map & Summary

	Name/Address	Price	Bldg Size	Cap Rate	Price/SF	Deal Status
★	Family Dollar 19026 Main St Buchanan, VA	\$730,000	9,270 SF	8.15%	\$78.75	Subject Property
1	Family Dollar 6099 Fairystone Park Hwy Bassett, VA	\$748,000	9,180 SF	7.20%	\$81.48	Sold 10/27/2021
2	Family Dollar 604 N Main St Danville, VA	\$865,000	8,625 SF	6.75%	\$100.29	Sold 1/4/2022
3	Family Dollar 421 E Laburnum Ave Richmond, VA	\$1,885,583	8,000 SF	6%	\$235.70	On Market
Averages		\$1,166,194	8,602 SF	6.65%	\$139.16	



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