



Offering Memorandum

FAMILY DOLLAR NEAR DOWNTOWN ATLANTA

NNN STNL | 5.9% CAP RATE

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Exclusively listed by Bull Realty, Inc.

PROPERTY INFORMATION



EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

Bull Realty is offering this **all-brick Family Dollar**, an **essential business** in the current COVID-19 environment. This is a **"true" 15 year lease** with nearly **14 years remaining** on the initial term. The store is located in the heart of **metro Atlanta** just southeast of Downtown Atlanta with a 3-mile population of over 90K. The rare 15-year absolute NNN lease has a **10% increase in Year 11** of the initial term with **six 5-year renewal options**, each with 10% rent increases. The initial term runs through May 2034. There are **no Landlord responsibilities**. This has a strong **corporate guarantee** and is a sound investment for the long term.

AREA OVERVIEW

This larger format **± 9,107 SF** all-brick Family Dollar is located in **Fulton County**, approximately four and a half miles from Downtown Atlanta. This densely populated area also has an average household income of \$45,466. The area borders the former Ft. McPherson boundary which is now the home of Tyler Perry Studios. The **Oakland City MARTA train station** is less than a mile away and the popular BeltLine Trail around Atlanta is less than 2.5 miles away.

PROPERTY HIGHLIGHTS

- One of the few remaining true NNN leases offered by Family Dollar
- Nearly 14 years remaining on the lease of this attractive location in the heart of Atlanta
- 10% Rent increase in Year 11 (May 2029) and in each of the six 5-year option periods
- New prototype style with larger format and all-brick construction
- Densely populated in-town Atlanta neighborhood with over 90K within 3 miles
- Corporate guarantee by Family Dollar, a subsidiary of Dollar Tree
- Essential business in Covid-19 environment
- Excellent 1031 exchange with zero Landlord responsibilities
- \$144,813 annual NOI
- **Available for sale for \$2,465,000 or 5.9% cap rate**

KEY FIGURES



Located in Atlanta, GA



± 9,107 SF situated on 1.09 Acres



"True" NNN Family Dollar



Nearly 14 Years remaining on 15-year NNN lease



For Sale for \$2,465,000 or 5.9% cap rate

FINANCIAL OVERVIEW

PROPERTY & LEASE INFORMATION

Property Location:	1531 Campbellton Rd SW, Atlanta, GA 30311
County:	Fulton
Price:	\$2,465,000
Price/SF:	\$270.67
Cap Rate:	5.9%
Rent/SF/YR:	\$15.90
Site Size:	± 1.09
Building Size:	9,107 SF
Year Built:	2018
Type Of Ownership:	Fee Simple

LEASE SUMMARY

Lease Type:	NNN
Rent Commencement:	7/5/2018
Lease Expiration:	5/31/2034
Renewal Options:	Six 5-Year
Rent Increases:	10% in Year 11 & Options
Guarantor:	Family Dollar
Landlord Responsibilities:	None

RENT SCHEDULE

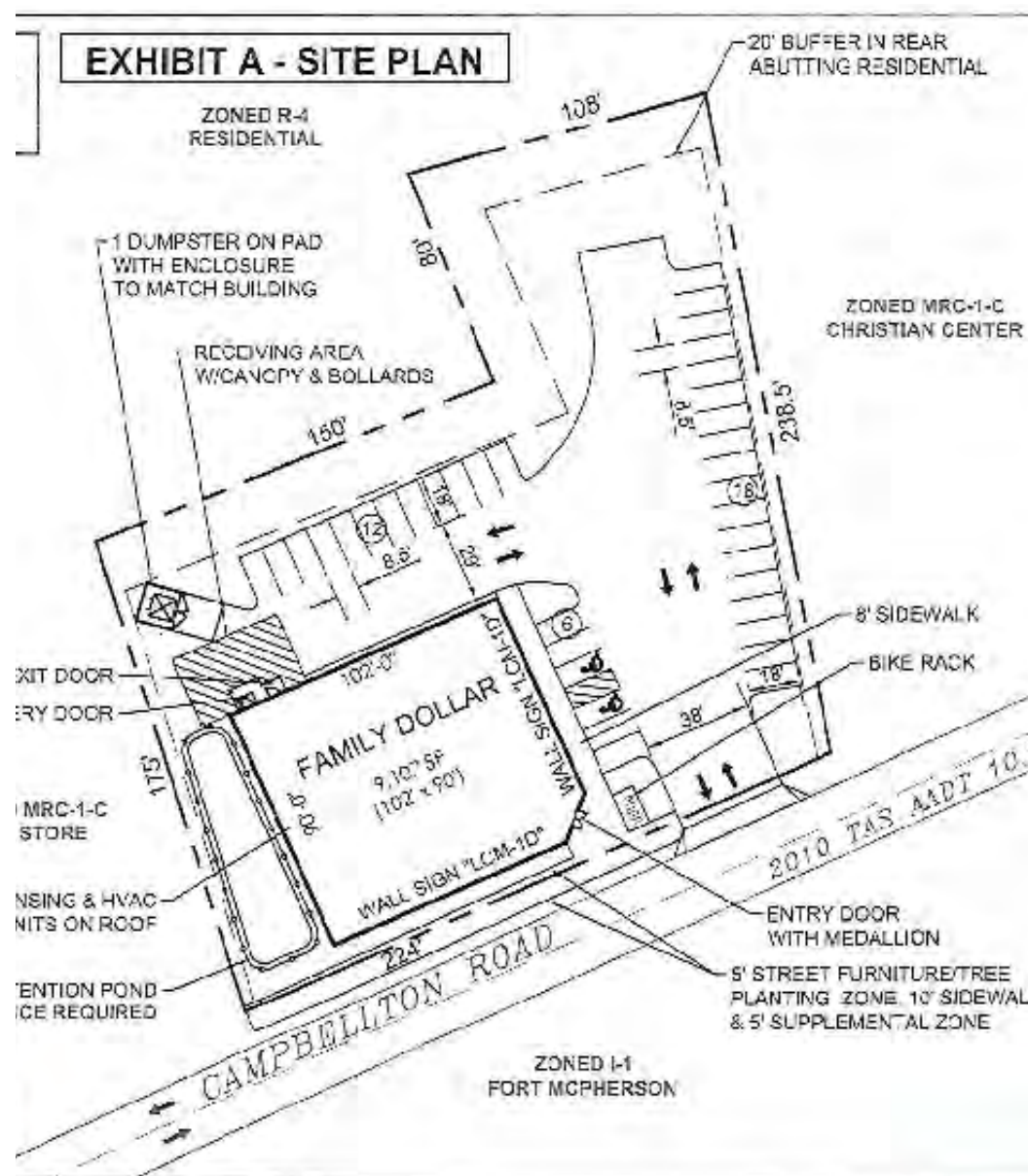
Term	Months of Term	Annual Rent	Monthly Rent	%
Initial Term	July 2018 - May 2029	\$144,813	\$12,067	-
Initial Term	June 2029 - May 2034	\$159,295	\$13,274	10%
Option 1	June 2034 - May 2039	\$175,224	\$14,602	10%
Option 2	June 2039 - May 2044	\$192,747	\$16,062	10%
Option 3	June 2044 - May 2049	\$212,021	\$17,668	10%
Option 4	June 2049 - May 2054	\$233,233	\$19,435	10%
Option 5	June 2054 - May 2059	\$256,546	\$21,378	10%
Option 6	June 2059 - May 2064	\$282,200	\$23,516	10%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population:	12,454	89,137	252,557
Total Households:	4,207	34,676	96,961
Average HH Income:	\$39,876	\$45,666	\$54,051

PHOTOS



AERIAL & SITE PLAN



Google

Imagery ©2020, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

TENANT OVERVIEW

FAMILY DOLLAR

Family Dollar Stores, Inc., acquired by Dollar Tree (NASDAQ:DLTR) in 2015, operates over 8,200 “small box” discount retail stores throughout the United States. The company, founded in 1959 is headquartered in Matthews, North Carolina. It is one of the fastest growing retailers in the country today.

Their mission is to be a compelling , convenient, value driven store for customers. Family Dollar offers a variety of household consumables, health and beauty aids, automotive supplies, pet food, home products, clothing, electronics, toys, school supplies, and food items at everyday low prices, supplemented by seasonal merchandise at the same low prices.

Family Dollar emphasizes small-format, neighborhood stores near low to middle-income customers in rural and urban areas with stores ranging from 6,000 to 10,000 SF. Most of its merchandise costs less than \$10 and consists of national brands, private labels and unbranded product lines.

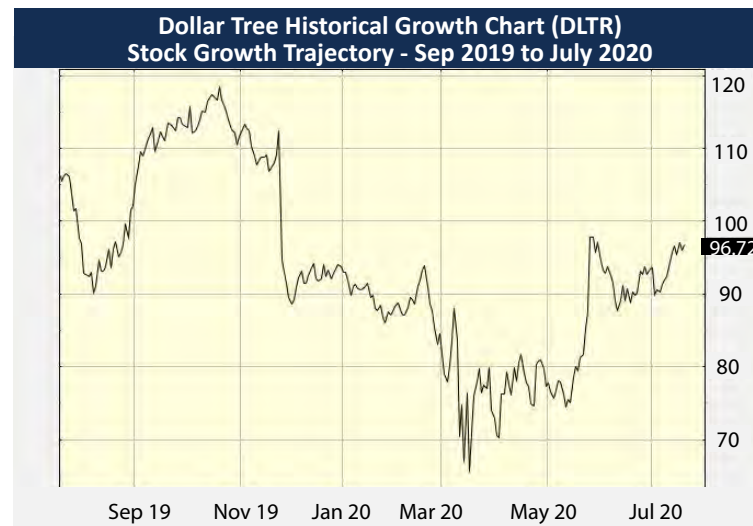
For more information, please visit www.FamilyDollar.com

DOLLAR TREE

Dollar Tree, Inc., which has a BBB rating with Standard and Poor’s, caters to a “soccer mom” demographic in primarily urban and suburban areas. They operate the Dollar Tree brand separately from Family Dollar and offer items for \$1. They carry many similar items as Family Dollar, but tend to focus more on gift, party and other non-essential, convenience items.

Dollar Tree, a Fortune 200 Company, operated 15,115 stores across 48 states and five Canadian provinces as of August 3, 2019. Stores operate under the brands of Dollar Tree, Family Dollar, and Dollar Tree Canada. The combination of Family Dollar and Dollar Tree creates the largest dollar store chain in North America and generates significant efficiencies in sourcing and procurement, SG&A leverage, distribution and logistics efficiency and through format optimization.

For more information, please visit www.DollarTree.com



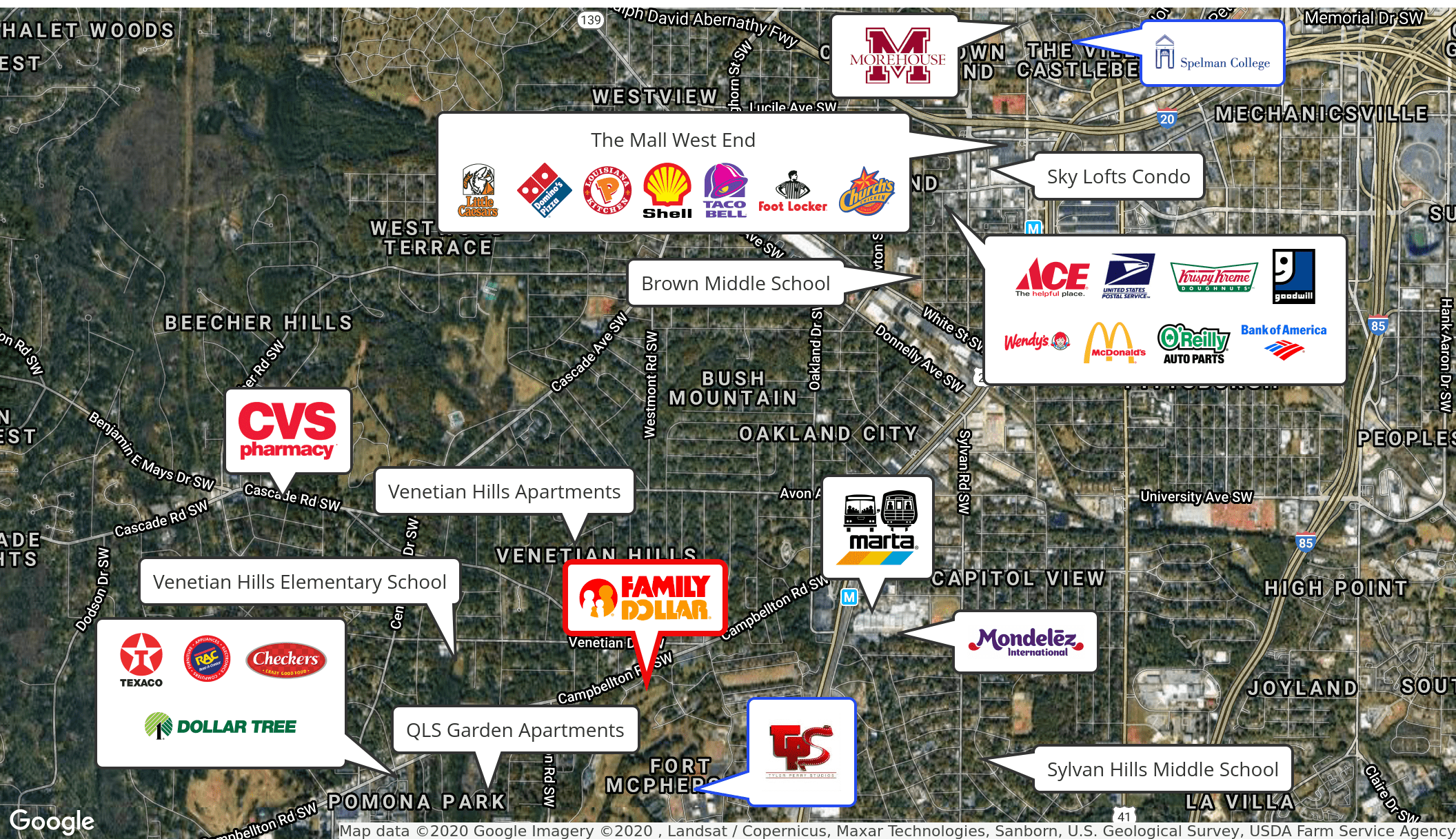
PHOTO



AREA OVERVIEW



EXTENDED AERIAL



ATLANTA LANDMARKS



ABOUT THE AREA

ATLANTA

Atlanta is an **exciting destination** with **world-class restaurants**, a festive **nightlife**, several **major league sports teams** and an abundance of **cultural attractions**. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth. These locations are in the neighborhoods of Midtown, Virginia-Highland, Little Five Points and Inman Park - a short cab ride away.

Home to the **busiest and most efficient airport in the world**, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, makes getting to Atlanta easy. With a variety of transportation options throughout the city: guides, maps, shuttles, tours and Atlanta Ambassadors make getting around Atlanta easy as well.

Encompassing \$304 billion, the Atlanta metropolitan area is the **eighth-largest economy in the country** and **17th-largest in the world**. Corporate operations comprise a large portion of Atlanta's economy, with the city serving as the regional, national or global headquarters for many corporations. Atlanta has the country's **third largest concentration of Fortune 500 companies**, and the city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, SunTrust Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control. Atlanta has recently become a huge movie-making hub, and has now become the **2nd largest movie-production state in the U.S.**

Over 75% of Fortune 1000 companies conduct business operations in the Atlanta metropolitan area, and the region hosts offices of about **1,250 multinational corporations**. Many corporations are drawn to Atlanta due to the city's educated workforce.



CONTACT INFORMATION

BROKER PROFILES



NANCY MILLER, CCIM, MBA
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PROFESSIONAL BACKGROUND

Nancy Miller joined Bull Realty in 2001. Her brokerage practice focuses on single tenant net lease and multi-tenant retail investment properties. Nancy is a partner with the firm and heads the National Net Lease Investment Group. Her focus includes working with investors, 1031 exchange transactions and developers throughout the US. She is an industry recognized savvy and knowledgeable investment expert. In the last 5+ years, she has brokered over 125 single tenant transactions. Nancy also publishes an electronic investor newsletter, and participates in a quarterly national retail industry survey done by Morgan Stanley. Periodically, Nancy contributes to Bull Realty's retail blogs appears on the Commercial Real Estate Show, a national weekly commercial real estate radio show hosted and produced in Atlanta by Michael Bull, Bull Realty's founder and President.

Nancy has held a real estate license for over 25 years and is licensed in several states. She is a Life Member of the Atlanta Commercial Board of Realtors and a member of the International Council of Shopping Centers (ICSC). She also holds the prestigious CCIM designation and has a Bachelor of Arts degree from Tulane University and an MBA from Emory University's Goizueta Business School, where she is a guest lecturer.



ROB TAYLOR
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PROFESSIONAL BACKGROUND

Rob Taylor has become known as the go-to-broker to sell retail investment properties in the southeast U.S.

Rob's focus is on understanding his client's goals, evaluating options and implementing strategies to achieve maximum results. Whether the mission be increasing cash flow, building net worth or maximizing values, Rob's services are tailored to your success. A vital part of any investment strategy is ultimately selling for top dollar when the time is right. Rob leverages his experience with Bull Realty's state-of-the-art marketing tools and resources to maximize value.

- Custom disposition campaigns
- Sale-leaseback transactions
- 1031 exchange strategies
- Asset management consulting
- Developer portfolio sales

Rob has 30 years' experience in real estate development and construction with the financial acumen to advise clients. Prior to his real estate focus, he had a successful career in application development while consulting with corporations such as IBM, UPS and ADP. Rob grew up in Atlanta, attended Georgia Tech and enjoys mountain biking, motocross and stand-up comedy.

DISCLAIMER

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer on the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Owner/Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Broker. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.