Actual Property

OFFERING MEMORANDUM

FAMILY DOLLAR ORLANDO, FL MSA

2600 SIMPSON RD, KISSIMMEE, FL 34744

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TRINITY
REAL ESTATE INVESTMENT SERVICES

KISSIMMEE, FL

$1,910,000 | 8.0% CAP

- Upgraded Full Brick Construction Family Dollar With 3+ Years Remaining
- LL Friendly Lease Structure, No HVAC Maintenance/Repairs, and Tenant Responsible for Replacement
- Long Operating With History of Renewal, Recently Exercised First Option With a 10% Increase in Rent
- Extremely Dense Demographics of 180,500+ Residents Within 5 Miles of Subject Property
- Strong Traffic Counts Generating Over 36,125+ Vehicles/Day
- Subject Property is Adjacent to Publix Super Market and Located Near Several Retailers Including AutoZone, McDonald's, Dunkin', and Many More
- Kissimmee is Located 21 Miles From Orlando With a Population of Over 2.1M

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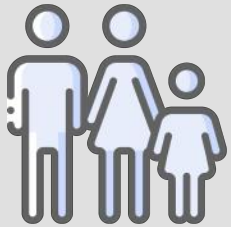
INVESTMENT OVERVIEW:

Base Annual Rent:	$152,682
Rent Commencement Date	7/1/2012
Lease Expiration Date:	6/30/2027
Lease Term Remaining:	3+ Years
Lease Type:	NN
Type Of Ownership:	Fee Simple

In 2015, Dollar Tree Acquired Family Dollar for $8.5B, Combining for 13,000+ Stores



For Over 60 Years, Family Dollar has Provided Value and Convenience for Customers

Dollar Tree, Inc. is a Fortune 500 Company and the World-Leader in $1 Price-Point Stores

PROPERTY DETAILS:

Building Area:	8,140 SF
Land Area:	.9 AC
Year Built:	2012
Guarantor:	Dollar Tree Inc (NYSE: DLTR)

ANNUALIZED OPERATING DATA

	Monthly Rent	Annual Rent	Percentage Increase
Current-06/30/2027	**$12,724**	**$152,682**	-
16-20 Option 1	$13,996	**$167,950**	10.00%
21-25 Option 2	$15,395	**$184,745**	10.00%
26-30 Option 3	$16,935	**$203,219**	10.00%
31-35 Option 4	$18,628	**$223,540**	10.00%

RESPONSIBILITIES BREAKDOWN

TAXES & INSURANCE

PAID BY **TENANT**

Taxes: Beginning on the date Tenant accepts delivery of the Demised Premises with all construction fully completed tenant will reimburse landlord for the real estate taxes on the Demised Premises..
Insurance: Beginning on the date Tenant takes possession of the Demised Premises with all construction fully completed, Tenant will reimburse Landlord for the insurance premium for the insurance Landlord is required to carry...

HVAC

PAID BY **TENANT**

Tenant will be responsible for all repairs and replacements of the interior plumbing, interior electrical, and the heating and air conditioning systems after the expiration of the Landlord's 12-moth warranty period.

PARKING LOT

PAID BY **TENANT/LANDLORD**

Landlord will repair and replace when necessary: ..., capital repairs and replacements including, without limitation, replacement of the parking, service areas and driveways. Tenant will also be responsible for the following items relating to the exterior of the building and Demised Premises: Parking lot restriping and parking lot repairs, including repairs to the dumpster pad and surrounding paving on Demised Premises.

ROOF & STRUCTURE

PAID BY **LANDLORD**

Landlord will repair and replace when necessary : Roof and roof structures, Exterior walls, foundation, ... structural portions of building, ...

DEMOGRAPHICS

2600 SIMPSON RD | KISSIMMEE, FL

5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION

	1 Mile	3 Mile	5 Mile
2010 Census	10,598	62,963	126,239
2023 Estimated	12,557	84,144	180,787
2028 Projected	12,282	83,962	197,273

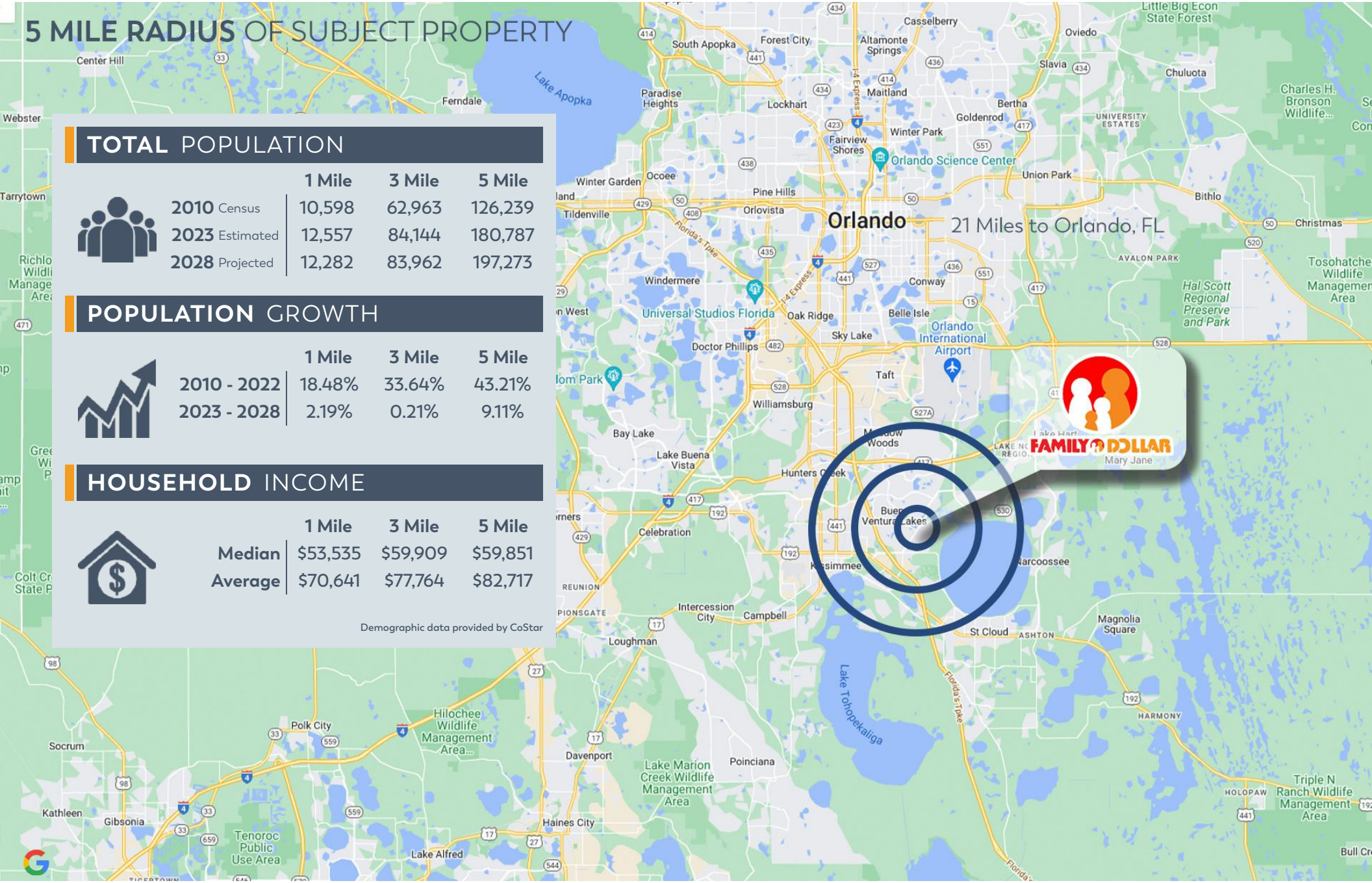
POPULATION GROWTH

	1 Mile	3 Mile	5 Mile
2010 - 2022	18.48%	33.64%	43.21%
2023 - 2028	2.19%	0.21%	9.11%

HOUSEHOLD INCOME

	1 Mile	3 Mile	5 Mile
Median	$53,535	$59,909	$59,851
Average	$70,641	$77,764	$82,717

Demographic data provided by CoStar



ORLANDO

Orlando is the 6th largest metropolitan area in the southern United States. Orlando does not shy away from its entertainment ability. It is home to the largest theme parks in the country; Walt Disney World, Universal Studios and more. Aside from theme parks, Orlando is one of America's busiest cities for conferences and conventions as it houses the second-largest convention facility in the country, the Orange County Convention Center. The University of Central Florida is also located in Orlando, which is the largest public university in the country with 71,913 students. Nicknamed "The City Beautiful," Orlando lives up to its name and the excitement around it.

1.62% Increase
2023 Population Growth

2.1 Million
2023 Total MSA Population

$65,354
2023 Median Household Income

RETAIL MAP

2600 SIMPSON RD | KISSIMMEE, FL

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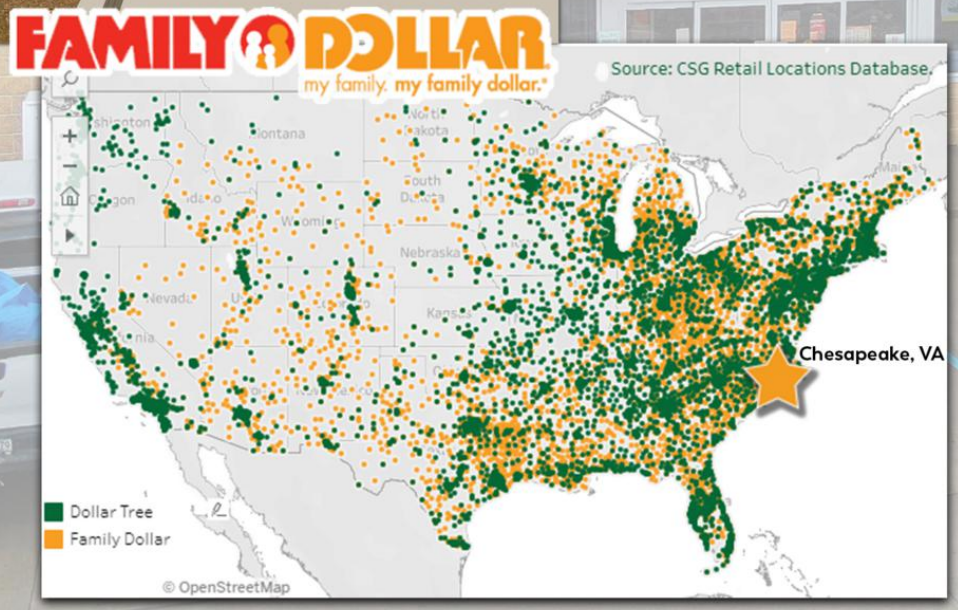
RETAIL MAP

2600 SIMPSON RD | KISSIMMEE, FL

PROPERTY PHOTO

Actual Property

TENANT OVERVIEW



65 Years
of Success

Parent Company
NASDAQ: DLTR

BBB
S&P Rated

$28.33B
Market Cap
Dollar Tree Inc

8,000
Family Dollar Locations

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CONTACT INFORMATION

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