

Family Dollar for Sale

5466 Collins Rd. | Jacksonville, FL





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FOR FURTHER INFORMATION

Joe Boyd

office 843.973.8283

mobile 843.906.7751

web joe@twinriverscap.com

125-G Wappoo Creek Drive
Charleston, SC 29412

phone (843) 722.9925

fax (843) 722.9947

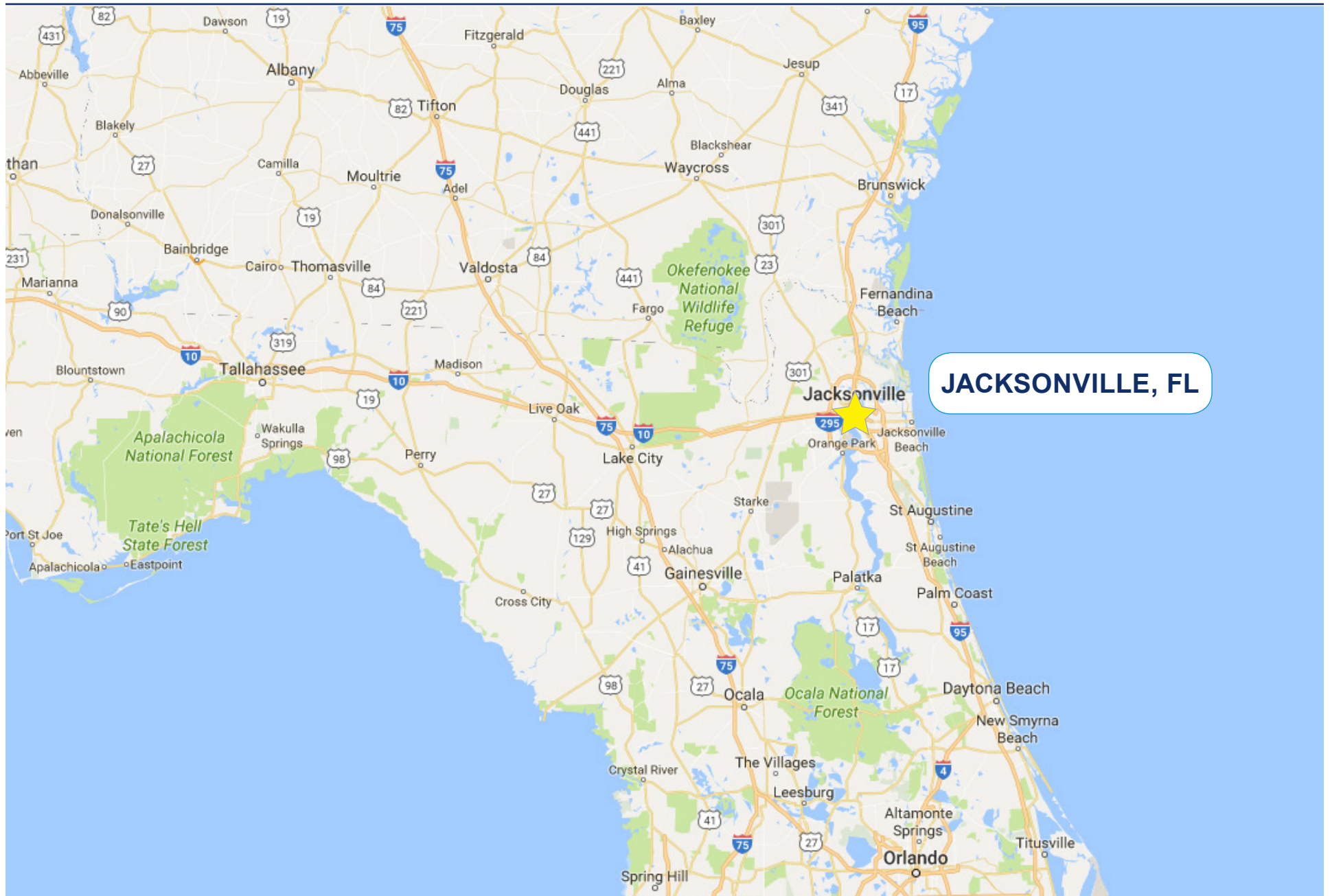
web twinriverscap.com



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Locator Map





High Aerial





Mid Aerial





Site Aerial





Property Information

Property and Location Highlights

JACKSONVILLE, FL

Jacksonville, situated on the east coast in the northern part of Florida, is the largest city in the state in terms of both population and land area with a population of 868,031. Jacksonville boasts a diverse economy, including prominent corporations and organizations, military bases and the commercial port.

Four Fortune 500 companies are headquartered in the city: CSX Corporation, Fidelity National Financial, Fidelity National Information Services and Winn-Dixie Stores, Inc (Bi-Lo). Bank of America and Citibank, attracted by the low cost of doing business in the MSA, each employ over 5,000 locally. The area's naval bases are a major force in the local economy, with over 25,000 on payroll. Jacksonville's deepwater port, JAXPORT, is the largest in the US South Atlantic, with terminals equipped to handle break bulk, container, bulk, automotive and refrigerated cargo.

Naval Air Station Jacksonville is a military airport located 4 miles south of the central business district. Approximately 23,000 civilian and active-duty personnel are employed on the base. There are 35 operational units/squadrons assigned to the base, and facilities include an airfield, a maintenance depot, a Naval Hospital, a Fleet Industrial Supply Center, and a Navy Family Service Center.

The MSA is a competitive alternative to South Florida, with the median home price at \$129,000 (well below South Florida), allowing nearly 60% of residents to own a home. Incomes over the next 5 years are expected to rise faster than home prices, supporting an increase in consumer expenditures.

- > 15 YEAR LEASE WITH SIX 5-YEAR OPTIONS INCREASING AT 10% EACH OPTION PERIOD
- > 10% RENT INCREASE IN YEAR 11
- > 8,320 SF
- > 1.1 ACRES
- > CAP RATE: 5.75% ON FIRST 10 YEARS
5.94% ON INITIAL TERM
- > NNN LEASE
- > ZERO LANDLORD OBLIGATIONS
- > 9,772 VPD

| > DEMOGRAPHICS | 1 Mile | 3 Mile | 5 Mile |
|----------------|--------|--------|---------|
| Population | 8,344 | 53,882 | 131,970 |
| Average HHI | 50,593 | 56,790 | 67,391 |





Tenant & Lease Information

TENANT PROFILE

Tenant: Family Dollar Stores of Florida, Inc.

Dollar Tree, a Fortune 200 Company which acquired Family Dollar in July, 2015, now operates more than 15,000 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, Deals and Family Dollar.

Dollar Tree is the nation's leading operator of fixed price-point stores, selling everything for \$1 or less, and Family Dollar is a leading national operator of multi price-point stores providing value-conscious consumers with a selection of competitively priced merchandise in convenient neighborhood stores. The Company intends to retain and to grow both banners going forward and will optimize the combined real estate portfolio.

- > Dollar Tree reported \$5.64 billion in net sales in its most recent quarter
- > The combined Dollar Tree and Family Dollar company operates more than 15,000 stores nationwide, making it the largest dollar-store chain in the U.S. by store count
- > The combined company has sales of over \$19 billion a year
- > Family Dollar continues as a wholly-owned subsidiary of Dollar Tree

NYSE: DLTR

LEASE INFORMATION

- > Initial lease term of 15 years
- > Six 5-year options increasing at 10% each option period
- > 10% bump in year 11





Financials

Rent Roll

Tenant: Family Dollar Stores of Florida, Inc.
Guarantor: Family Dollar Stores, Inc.
NNN Lease
5466 Collins Rd. Jacksonville, FL

Price Summary

Price \$2,061,100
Cap Rate 5.75% on first 10 years
5.94% on initial term
NOI \$118,512.46

| TENANT | BUILDING SQ FT | LEASE START/ EXPIRATION | RENT PER SQ FT | MONTHLY RENT | ANNUAL RENT | OPTIONS |
|---------------|----------------|-------------------------|---|--|---|---|
| Family Dollar | 8,320 SF | March, 2017 / 3/31/2032 | Years 1 – 10: \$14.24 Years 11 – 15: \$15.67 | Years 1 – 10: \$9,876.04 Years 11 – 15: \$10,863.64 | Years 1 – 10: \$118,512.46 Years 11 – 15: \$130,363.71 | Six 5-year options increasing at 10% each option period |



About Us

TRC provides national retailers with a comprehensive solution for growing their business by developing new locations.

TWIN RIVERS CAPITAL, LLC

Twin Rivers Capital, LLC is a privately held real estate investment, development and brokerage company, founded in 2002 and headquartered in Charleston, SC. Focusing on the growth regions of the Southeastern US, TRC provides national retailers with a comprehensive solution for adding new locations. TRC has developed more than 1.2 million SF of real estate with values in excess of \$180 million. TRC also handles third party brokerage, including tenant and landlord representation and investment brokerage services in FL, GA, SC, NC, VA, TN and AL.

Build to Suit • JV Programs • Preferred Developers for National Retailers Brokerage • Fee Development Programs

YOUR TWIN RIVERS CAPITAL CONTACT

Joe Boyd

Joe is responsible for all property and asset management and is also involved in property sales.

With over 25 years of experience in property management, Joe has served as Property Manager for numerous lifestyle centers and super-regional malls, including properties held by Madison Marquette Realty Services, CBL Properties and The Jacobs Group.

Joe received his Bachelor's Degree from Grove City College and his MBA from Indiana University of Pennsylvania. He received his CSM in 1995, his CMD in 1997 and his SC Realtor's License in 2008.



OFFICE 843.973.8283

MOBILE 843.906.7751

EMAIL joe@twinriverscap.com

WEB twinriverscap.com

Client Roster

**FAMILY DOLLAR
AUTOZONE
MCDONALD'S
VERIZON**

**WALMART
SHERWIN WILLIAMS
DICK'S
AT&T**

**HOBBY LOBBY
STARBUCKS
DOLLAR TREE
EDWARD JONES**