

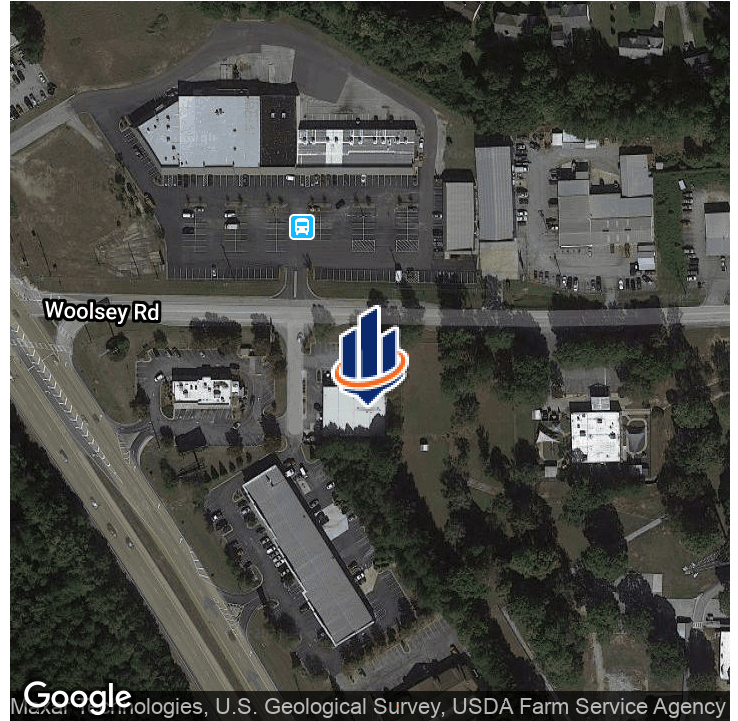
A photograph of a Family Dollar store exterior. The store has a large sign that reads 'FAMILY DOLLAR' in red and white letters. The building is a mix of brick and light-colored siding. There are cars parked in front, including a dark SUV and a dark sedan. The sky is blue with some clouds.

7.69% CAP RATE FAMILY DOLLAR HAMPTON, GA

93 WOOSLEY ROAD
HAMPTON, GA 30228

Matthew Levin, CCIM
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Property Summary



OFFERING SUMMARY

Sale Price:	\$975,000
Price / SF:	\$122 SF
Cap Rate:	7.69%
Lease Type:	NN
Building Size:	8,000 SF
Parcel Size:	0.77 acres
Zoning:	C1 Commercial

PROPERTY OVERVIEW

Family Dollar Stores, Inc. was acquired by Dollar Tree in 2015. The combined company has over 15,000 stores in 48 states. Dollar Tree gross sales in 2019 were \$23.6 billion an increase from \$22.8 billion the prior year. 2019 net income was \$827 million. Family Dollar sells merchandise in core categories: health and beauty aids, packaged food and refrigerated products, home cleaning supplies, and seasonal goods.

The Family Dollar of Hampton, Georgia offers an investor a credit tenant leased property with little management responsibility. The 0.77 acre parcel is improved with an 8,000 square foot retail store of steel and brick construction completed in 2004. The initial ten year NN lease is in the second of four 5-year renewal periods with a current term through June 30, 2024. In addition to rent, the tenant pays a monthly estimate for taxes and insurance with a once per year settle up. The tenant maintains the grounds and parking lot in lieu of paying a CAM charge. The landlord is responsible for repairs to the roof, structure, parking lot and HVAC repairs in excess of \$1,000 per lease year.

Hampton is located 25 miles south of Atlanta in Henry County and is best known for the Atlanta Motor Speedway [AMS], located 3 minutes from the property. AMS is a world class NASCAR race track and year-round multipurpose event facility on more than 840 acres.

Rent Roll & Lease Summary

Tenant	Sq Ft	Term	Rent Period	Rent Annual/ Monthly	Monthly Ins. Reimb/ Tax Reimb.	Base Rent \$ Sq Ft	Notes	
Family Dollar	8,000	7/1/2004 - 6/30/2014	7/1/2004-6/30/2014	\$66,000/\$5,500		\$8.25	Original lease	
			Percentage rent:	3% over \$2,200,000				
			Option 1	7/1/2014-6/30/2019	\$72,600/\$6,050		\$9.08	Original lease
			Percentage rent:	3% over \$2,420,000				
			Option 2	7/1/2019-6/30/2024	\$75,000/\$6,250	\$97.55/\$723.06	\$9.38	Lease amend #2
			Percentage rent:	3% over \$2,250,000				
Option 3	7/1/2024-6/30/2029	\$87,846/\$7,320.50		\$10.98	Original lease			
Percentage rent:	3% over \$2,928,200							
Option 4	7/1/2029-6/30/2034	\$96,630/\$8,052.50		\$12.07	Original lease			
Percentage rent:	3% over \$3,321,010							

Insurance reimbursement 2020 premium is \$1,623.50 yr / less \$1,170.60 (\$97.55 mo.) reimbursement plus \$452.90 one time settle up.

Tax reimbursement 2019 taxes were \$9,405.94 less \$8,676.60 (\$713.06 mo.) reimbursement plus \$729.34 one time settle up.

Renewal Lease renews unless tenant provides 60 days' notice prior to lease termination (lease section #6).

Taxes Paid monthly by tenant to landlord, then once per year settle up. (lease section #13)

Insurance Casualty ins. paid monthly by tenant to landlord, then once per year settle up. (lease section 11.d)

Parking Lot & Storm Retention Maintained by landlord and not reimbursed by tenant. (lease section #12)

Grounds & Landscaping Maintained by tenant. (lease section #12)

Repairs Landlord responsible for roof, structure, canopy, gutters, downspouts & parking lot. (lease section #12)

HVAC Repairs Landlord pays for HVAC repairs over \$1,000 per lease year. (lease section #12)

Trash 100% paid by tenant. (lease section #12)

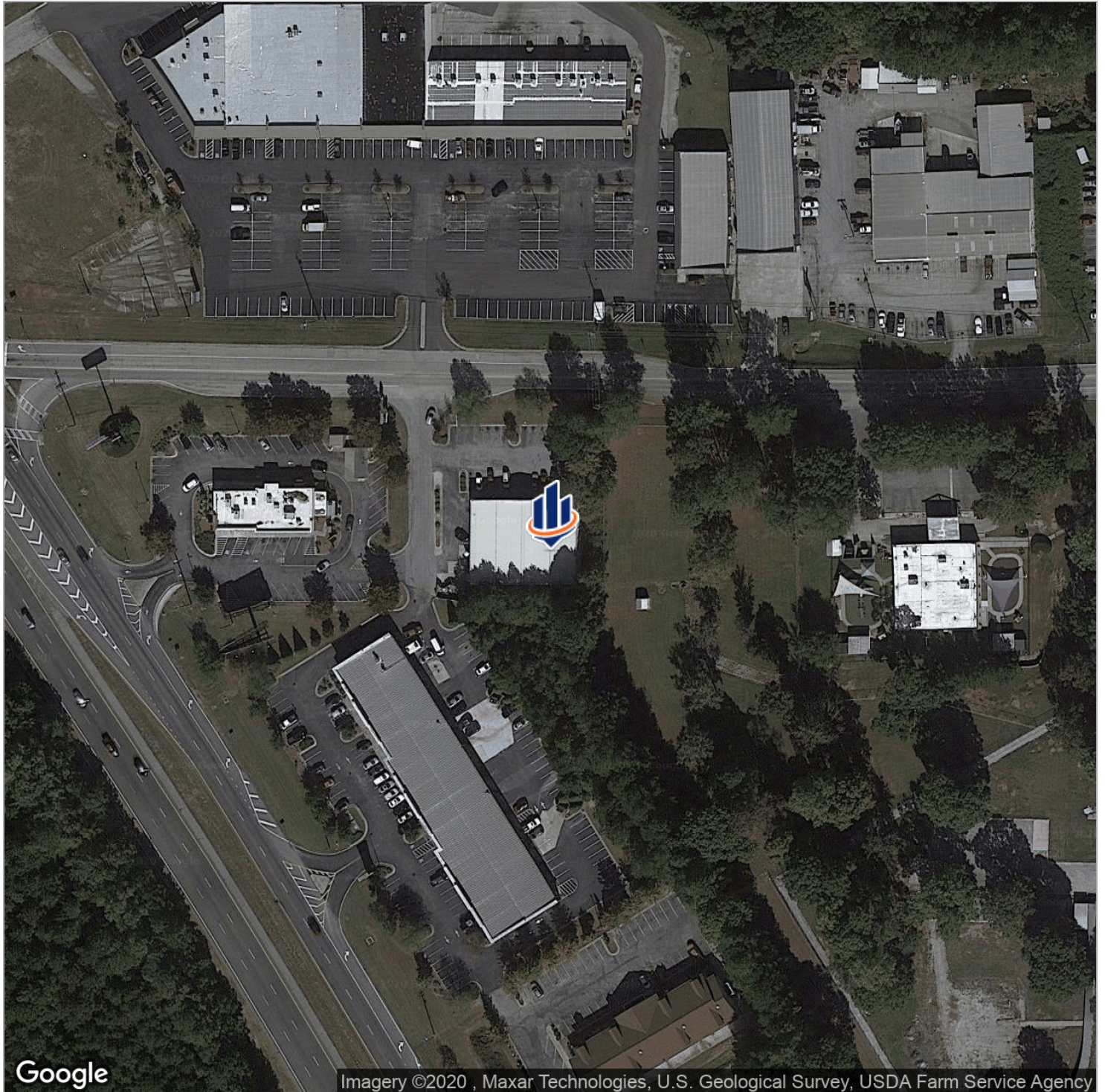
Additional Photos



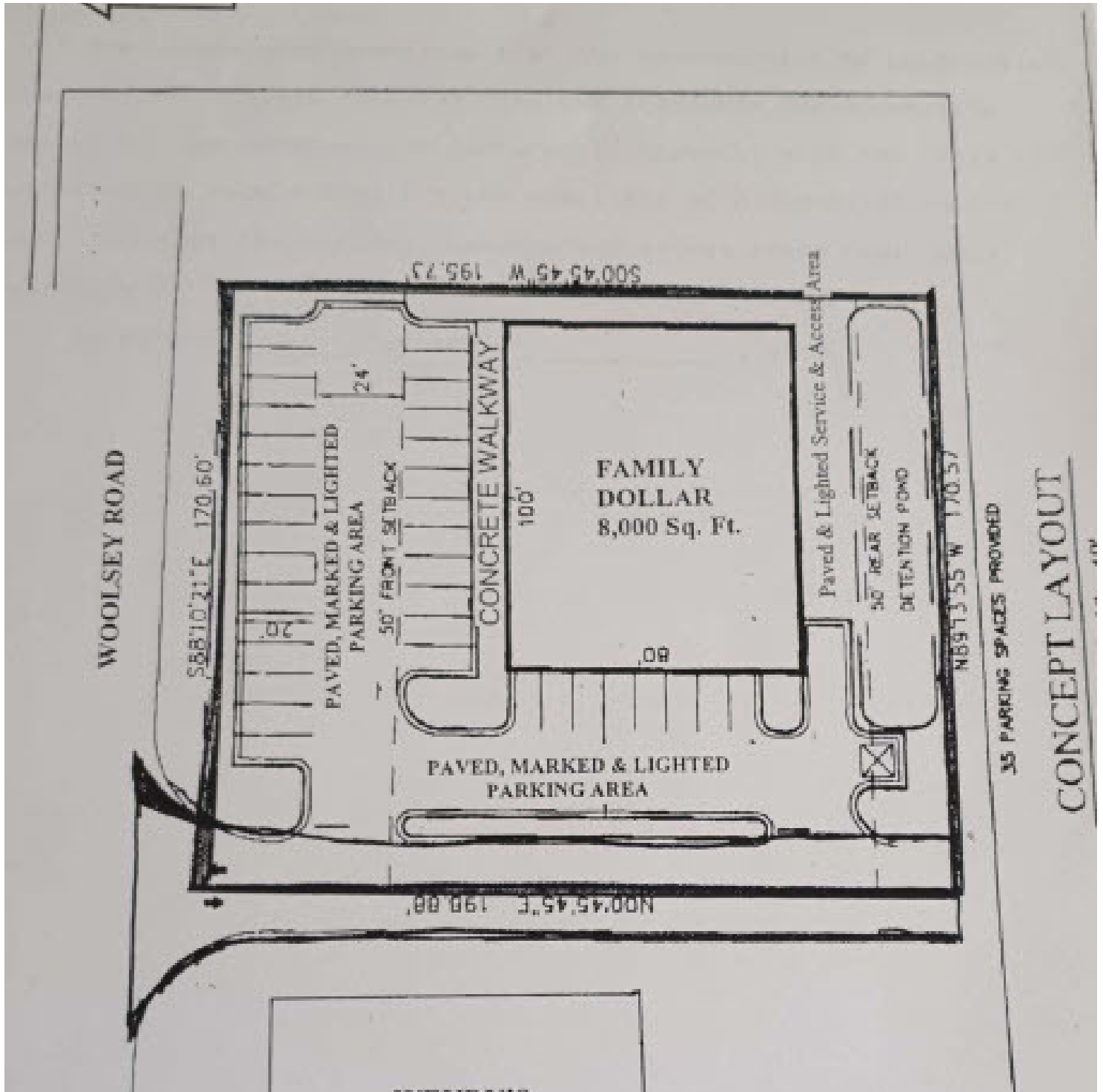
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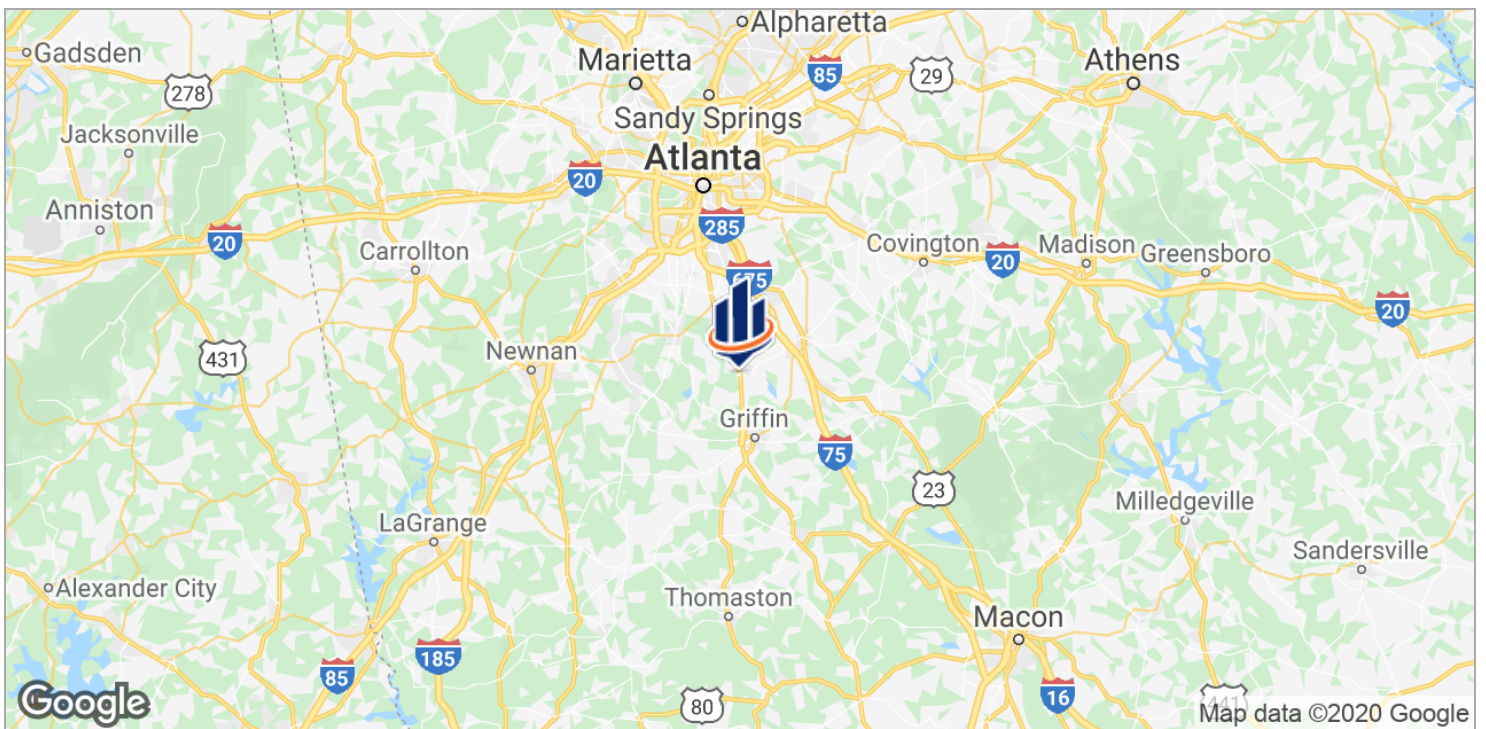
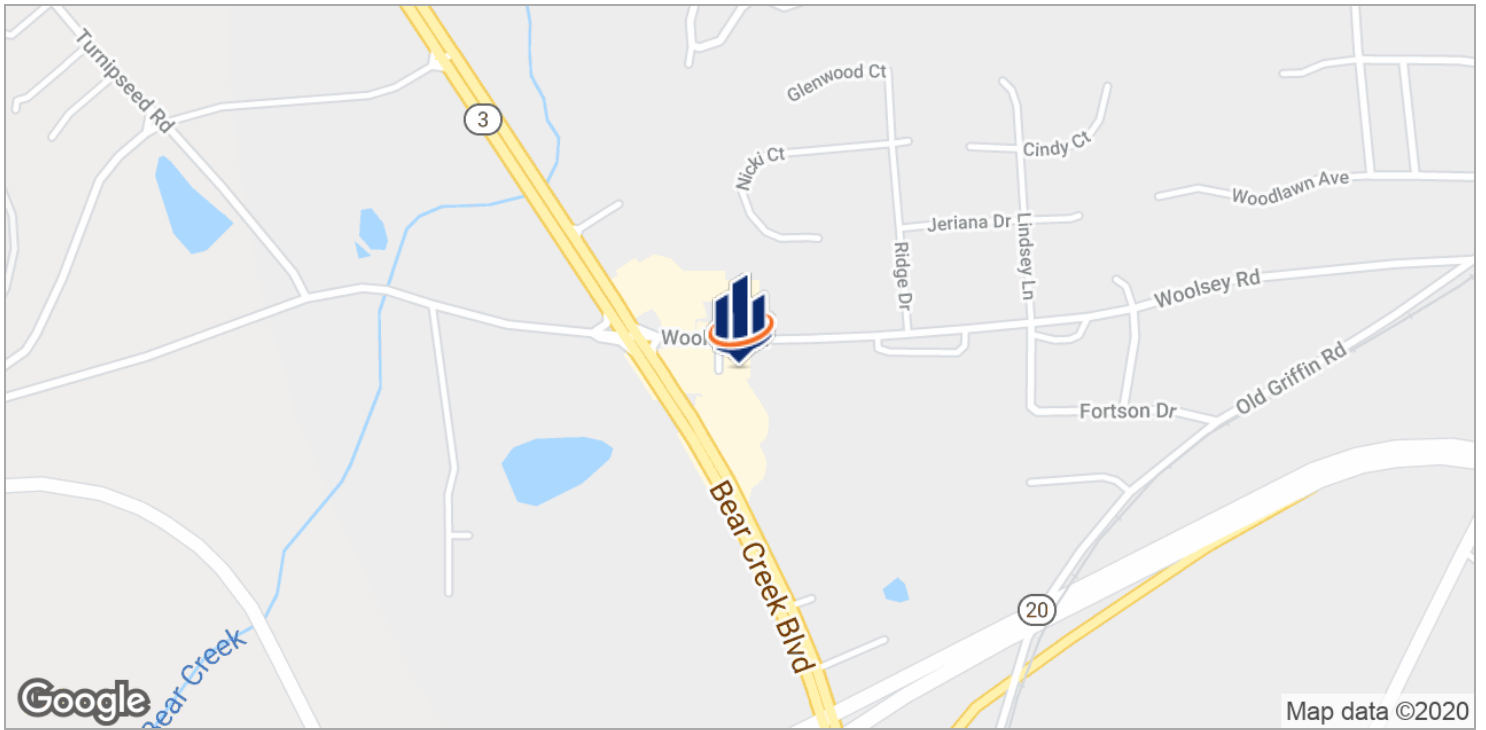
Aerial Map



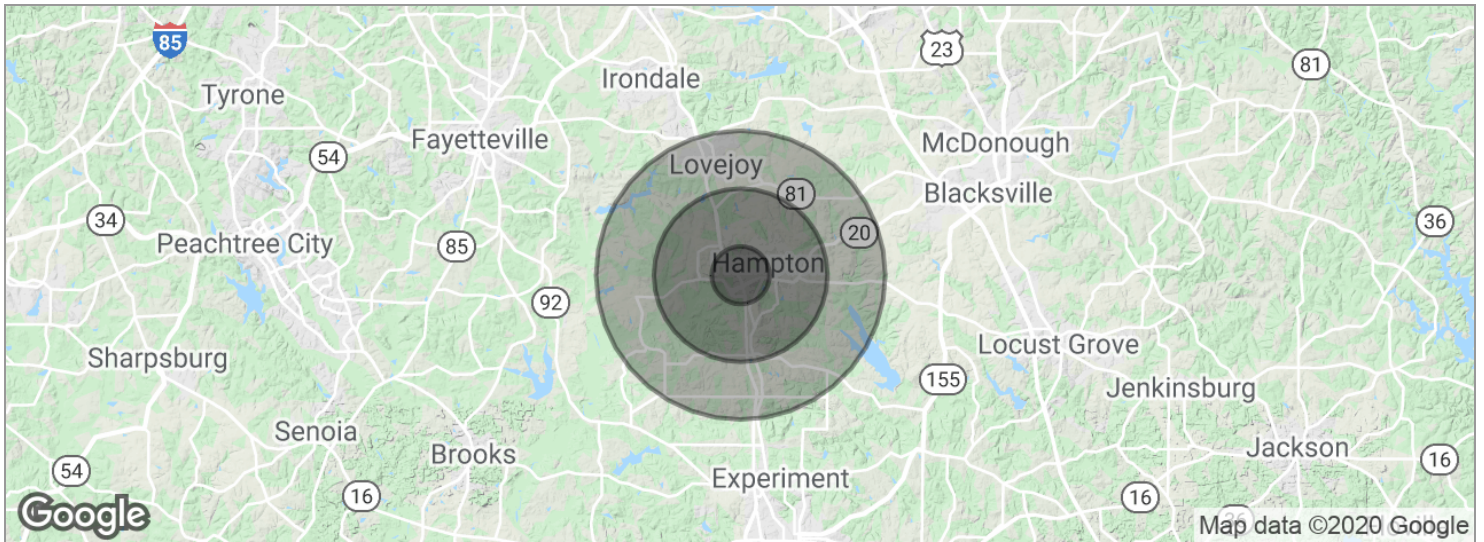
Site Plan



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	1,050	9,538	27,603
Median age	32.1	33.1	33.9
Median age (Male)	27.4	29.6	31.6
Median age (Female)	35.6	35.8	35.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	350	3,165	9,183
# of persons per HH	3.0	3.0	3.0
Average HH income	\$59,341	\$65,217	\$67,792
Average house value	\$217,210	\$205,801	\$198,478

* Demographic data derived from 2010 US Census

Advisor Bio



MATTHEW LEVIN, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 23 years experience in the real estate industry, he has completed over 500 transactions valued at \$250 million.

Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matthew is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matthew received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 23 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

SVN | Interstate Brokers

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