

## Property Information

<b>Tenant</b>	Family Dollar Stores of Alabama, LLC
<b>Location</b>	6112 County Road 88, Pisgah, AL 35765
<b>Property Type</b>	Freestanding, Retail
<b>Building Size</b>	10,532 sq ft
<b>Purchase Price</b>	\$2,124,694.44
<b>Cap Rate</b>	5.40%

As Dollar Tree merges with Family Dollar, it's two great stores coming together — Family Dollar, ready to meet your family's needs, alongside Dollar Tree, with its thrilling offerings in seasonal, party, and crafting — to help you celebrate life's occasions. Dollar Tree, Inc. (NASDAQ: DLTR) is a Fortune 200 company with \$25.51 billion in sales and a \$7.285 billion net worth. In addition, Dollar Tree has an investment grade credit rating of BBB.

## Pisgah, AL

The Town of Pisgah is located on the brow of Sand Mountain in Jackson County and overlooks the Tennessee Valley below. The actual town limits of Pisgah cover only 4.8 square miles, but the service area is much larger. Pisgah is known for its natural beauty, its large and varied wildlife, its deep commitment to education, and its strong sense of community.

## About Tenant in Common

Tenant-in-Common or TIC ownership allows multiple buyers to purchase an undivided percentage of a single piece of property. Each buyer receives their own deed to the property and benefits from all of the income, tax shelters and appreciation it provides. This Millcreek Commercial property has the following characteristics:

- Long-term lease, newly renovated building, NN lease
- Satisfies IRS requirements for 1031 exchanges



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## Lease Information

<b>Lease Guarantor(s)</b>	Family Dollar Stores Inc.
<b>Minimum Rent</b>	\$9,756.25
<b>Initial Lease Term</b>	10+ Years
<b>Rent Increases</b>	After 10 years, ~5% increases each period
<b>Renewal Options</b>	Five 5-year options

Years	Annual Gross	Monthly Gross
Years 1-10	\$117,075.00	\$9,756.25
Years 11-15	\$122,955.00	\$10,246.25
Years 16-20	\$129,045.00	\$10,753.75
Years 21-25	\$135,555.00	\$11,296.25