

Property Information

Tenant	Family Dollar Stores of Alabama, LLC
Location	8403 Al Highway 117, Valley Head, AL 35989
Property Type	Freestanding, Retail
Building Size	12,000 sq ft
Purchase Price	\$2,075,422.22
Cap Rate	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.

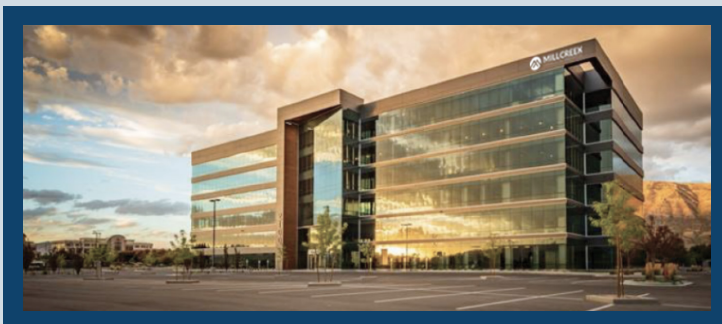
Valley Head, AL

Valley Head is in DeKalb County, Alabama, and is centrally located between the major cities of Huntsville and Birmingham, Alabama; Chattanooga, Tennessee; and Atlanta, Georgia. Situated just one mile from Interstate 59 and having the Norfolk Southern railway system routed through the town, Valley Head makes an excellent location for manufacturing businesses, such as Inspec Tech, Inc., Harco Metal Products, Inc., and Fritz Structural Steel.

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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Representative Photo

Lease Information

Lease Guarantor(s)	Family Dollar Stores Inc.
Minimum Rent	\$114,360
Initial Lease Term	10+ Years
Rent Increases	\$0.50 PSF increases each option period
Renewal Options	Four 5-year options

	Years	Annual Rent
Initial Term Rent	Years 1-10	\$114,360
Option 1	Years 11-15	\$120,360
Option 2	Years 16-20	\$126,360
Option 3	Years 21-25	\$132,360
Option 4	Years 26-30	\$138,360