New Family Dollar NN Investment Property for Sale
Rare 10+ Year Lease
Opportunity Zone Investment | 1642 N. Hill St. | Griffin (Atlanta MSA), GA
Locator Map

GRIFFIN (ATLANTA MSA), GA
Mid Aerial

SITE

TransMontaigne Fuel Terminals
Future Lighted Intersection
Farmers Market
Northside Hills Apartments 264 Units
Atkinson Elementary School 463 Students
Pruitt Health Griffin
Northside Hills Apartments

4,480 VPD
5,960 VPD

Atkinson Elementary
Northside Hills
Farmers Market
TransMontaigne Fuel Terminals
Future Lighted Intersection
SITE

Mid Aerial
SITE
1.38 acres
Property and Location Highlights

> STORE PROJECTED TO BE TOP PERFORMING STORE
> RARE 10+ YEAR NN FAMILY DOLLAR CORPORATE GUARANTEED LEASE
> OPPORTUNITY ZONE INVESTMENT
> ATLANTA, GA MSA
> LOW RENT PSF
> FUTURE REDEVELOPMENT OPPORTUNITY AS STORE IS LOCATED IN QUICKLY GROWING TRADE AREA
> FULL ACCESS SITE WITH EXCELLENT VISIBILITY
> FAMILY DOLLAR IS AN E-COMMERCE RESISTANT RETAILER WITH LARGE-SCALE FUTURE ANNUAL EXPANSION GOALS
> TRAFFIC SIGNAL PLANNED FOR INTERSECTION JUST NORTH OF SITE
> STORE IS ONLY GROCER IN TRADE AREA
> LANDLORD RESPONSIBILITIES: STRUCTURAL REPAIRS (INTERIOR/EXTERIOR), PARKING AREA REPAIRS

<table>
<thead>
<tr>
<th>DEMOGRAPHICS</th>
<th>1 Mile</th>
<th>3 Mile</th>
<th>5 Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>2,181</td>
<td>25,056</td>
<td>45,466</td>
</tr>
<tr>
<td>Average HHI</td>
<td>$38,344</td>
<td>$44,862</td>
<td>$53,659</td>
</tr>
</tbody>
</table>

GRAFFIN (ATLANTA MSA), GA

Griffin, a thriving Atlanta suburb, is the county seat of Spalding County and is part of the Atlanta metropolitan area. 32 miles south of downtown Atlanta and 7 miles south of Atlanta Motor Speedway, Griffin has shown rapid growth since 2011.

OPPORTUNITY ZONE INVESTMENT

Qualified Opportunity Zone (QOZ) Investment: A QOZ investment allows for the reduction of deferred gains from the sale or exchange of prior investments. QOZ investments maintained for at least five years by the end of 2026 will qualify for a 10% reduction of deferred capital gains tax liability (for the original capital gain). If the gain has been invested in an opportunity fund for seven years by the end of 2026, the tax liability on the original gain is reduced by 15%.

Learn more here:
• Qualified Opportunity Funds: The Real Estate Industry Weighs In
• U.S. Department of the Treasury Releases Proposed Regulations on Opportunity Zones Designed to Incentivize Investment in American Communities
• U.S. Department of the Treasury: Community Development Financial Institutions Fund (CDFI) Opportunity Zones Resources
• IRS Revenue Procedure - PDF
• Tax Cuts and Jobs Act - PDF
• Economic Innovation Group (Zone Fact Sheet)
• Enterprise Community (Choosing Opportunity Zones)
• Economic Innovation Group (Unlocking Private Capital)

*Disclaimer: Consult tax advisor as it relates to benefits.*
TENANT PROFILE

Tenant: Family Dollar Stores of Georgia, 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 with a Market Capitalization of $25 Bn.

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 offering merchandise generally ranging in price from $1-$10 including consumables, home products, apparel and accessories, electronics, and seasonal goods to primarily low and middle-income consumers in convenient neighborhood stores. The Company intends to retain and to grow both banners going forward and will optimize the combined real estate portfolio.

LEASE INFORMATION

> Initial lease term of 10+ years
> Six 5-year options increasing at 5% each option period

NYSE: DLTR
# Financials

## Rent Roll
Tenant: Family Dollar Stores of Georgia, Inc.  
Guarantor: Family Dollar Stores, Inc.  
NN Lease  
1642 N. Hill St., Griffin (Atlanta MSA), GA

## Price Summary
<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Price</td>
<td>$1,495,035</td>
</tr>
<tr>
<td>Cap Rate</td>
<td>7.05%</td>
</tr>
<tr>
<td>NOI</td>
<td>$105,400</td>
</tr>
</tbody>
</table>

## TENANT BUILDING LEASE START/ RENT PER MONTHLY ANNUAL OPTIONS
<table>
<thead>
<tr>
<th></th>
<th>SQ FT</th>
<th>EXPIRATION</th>
<th>SQ FT</th>
<th>RENT</th>
<th>RENT</th>
<th>RENT</th>
<th>OPTIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Family Dollar</td>
<td>8,320 SF</td>
<td>2018 / March 31, 2029</td>
<td>$12.67</td>
<td>$8,783.33</td>
<td>$105,400</td>
<td>10+ years initial term with six 5-year options increasing at 5% each option period</td>
<td></td>
</tr>
</tbody>
</table>
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 of nearly $200 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 Developer 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
DUNKIN DONUTS
DICK’S
AT&T

HOBBY LOBBY
STARBUCKS
DOLLAR TREE
EDWARD JONES