

JMC MANAGEMENT PROPERTY AND ASSET MANAGEMENT

FOR SALE - SINGLE TENANT DOLLAR TREE NNN INVESTMENT



408 W. MAUMEE ADRIAN, MI 49221

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by JMC Management, LLC in compliance with all applicable fair housing and equal opportunity laws.

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INVESTMENT SUMMARY

Current NOI: \$145,500

Initial Cap Rate: 8.85%

Land Acerage: 3.83 Acres

Year Built/Renovated: 1961/2023

Builidng Size: 19,500 SF

Lease Type: Conventional NN

Lease Term: 10 Years

INVESTMENT OFFERING

JMC Management, LLC is pleased to present this 19,500 SF Dollar Tree store located in Adrian, MI. The property is encumbered with a ten year conventional triple net lease, leaving minimal landlord responsibilities. The lease is corporately guaranteed by Family Dollar/Dollar Tree Corporation which holds a credit rating of "BBB" which is classified as investment grade.

This location has been here since 2007 and expanded into a full Dollar Tree site in 2023 and is highly visible as it is strategically positioned along W Maumee Street in the city of Adrian. Sitting on nearly 4 acres of land, there is also an opportunity for an investor to do an out-parcel at the site, creating some major upside for a new owner.



PRICE

\$1,644,068



CAP RATE

8.85%



LEASE TYPE

Conventional NNN



TERM REMAINING

9 + Years

INVESTMENT HIGHLIGHTS

- Location Has Been Here Since 2007 and Expanded Into a Full Dollar Tree Site in 2023
- Outlot Opportunity Available for New Investor | Inquire with Broker
- Minimal Landlord Responsibilities
- Four, 5 Year Options to Renew

- Investment Credit Tenant | S&P Rating: BBB
- Brand New Parking Lot (\$750K
 Value)
- Brand New Roof, HVAC, Plumbing, and Electrical
- Ten Mile Average Household Income \$70,070

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FINANCIAL SUMMARY

INCOME		PER SF
Gross Income	\$145,500.00	\$7.46
EXPENSE		PER SF
Gross Expenses	-	-
NET OPERATING INCOME	\$145,500.00	\$7.46

PROPERTY SUMMARY

Year Built: 1961
Year Renovated: 2023
Lot Size: 3.83 Acres

Building Size: 19,500 SF

Zoning: Commercial

PROPERTY SUMMARY

LEASE SUMMARY

Tenant:

Lease Type:

Primary Lease Term:

Annual Rent:

Rent PSF:

Taxes, Insurance, & CAM:

Parking Lot & HVAC Maintenance

Roof, Structure, & CapEX:

Lease Start Date:

Lease Expiration Date:

Rent Bumps:

Renewal Options:

Lease Guarantor:

Lease Guarantor Strength:

Tenant Website:

Dollar Tree

Conventional NNN

10 Years

\$145,500.00

\$7.46

Tenant Responsibility

Tenant Responsibility

Landlord Responsibility

9/1/2023

8/31/2033

\$0.50/SF Every 5 Years after the initial lease term

Four, 5 Year Renewal options

Family Dollar/Dollar Tree Corporation

BBB

www.dollartree.com



GROSS SALES \$22.25 BILLION



STORE COUNT 15,000+



GUARANTORDOLLAR TREE



S&P BBB

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TENANT BACKGROUND

Dollar Tree Inc. operates discount retail stores in the United States and Canada. The compan operates in two segments, Dollar Tree and Family Dollar. The Dollar Tree segment offers merchandise at the fixed price of \$1.25. It provides consumable merchandise, including candy and food, and health and beauty care products, as well as everyday consumables, such as household paper and chemicals, and frozen and refrigerated food; various merchandise.

This segment operates under the Dollar Tree, Dollar Tree Canada, Deals, and Dollar Tree Deals brands, as well as 10 distribution centers in the United States and 2 in Canada, and a store support center in Chesapeake, Virginia. A Fortune 500 Company, Dollar Tree is headquartered in Chesapeake Virginia and was founded in 1953. The name of the company Only \$1.00 was changed to Dollar Tree Store in 1993 and, shortly thereafter, in 1995, the company went public with a market value of \$225 million. Today, Dollar Tree is a \$28+ billion dollar company and a premier operator in its industry.

OVERVIEW

Company: Dollar Tree

Founded: 1986

Total Revenue: \$30.60 Billion

Net Income: \$1.89 Billion

Headquarters: Chesapeake, Virginia

Website: www.DollarTree.com

TENANT HIGHLIGHTS

- \$31.28+ Billion Market Capital in 2022
- Same Store Sales Increases 9.0% in 2022
- Ranked #134 on Fortune 500 in 2020
- Over 16,00 locations in the USA
- Boasts a staggering TTM revenue exceeding \$28 billion

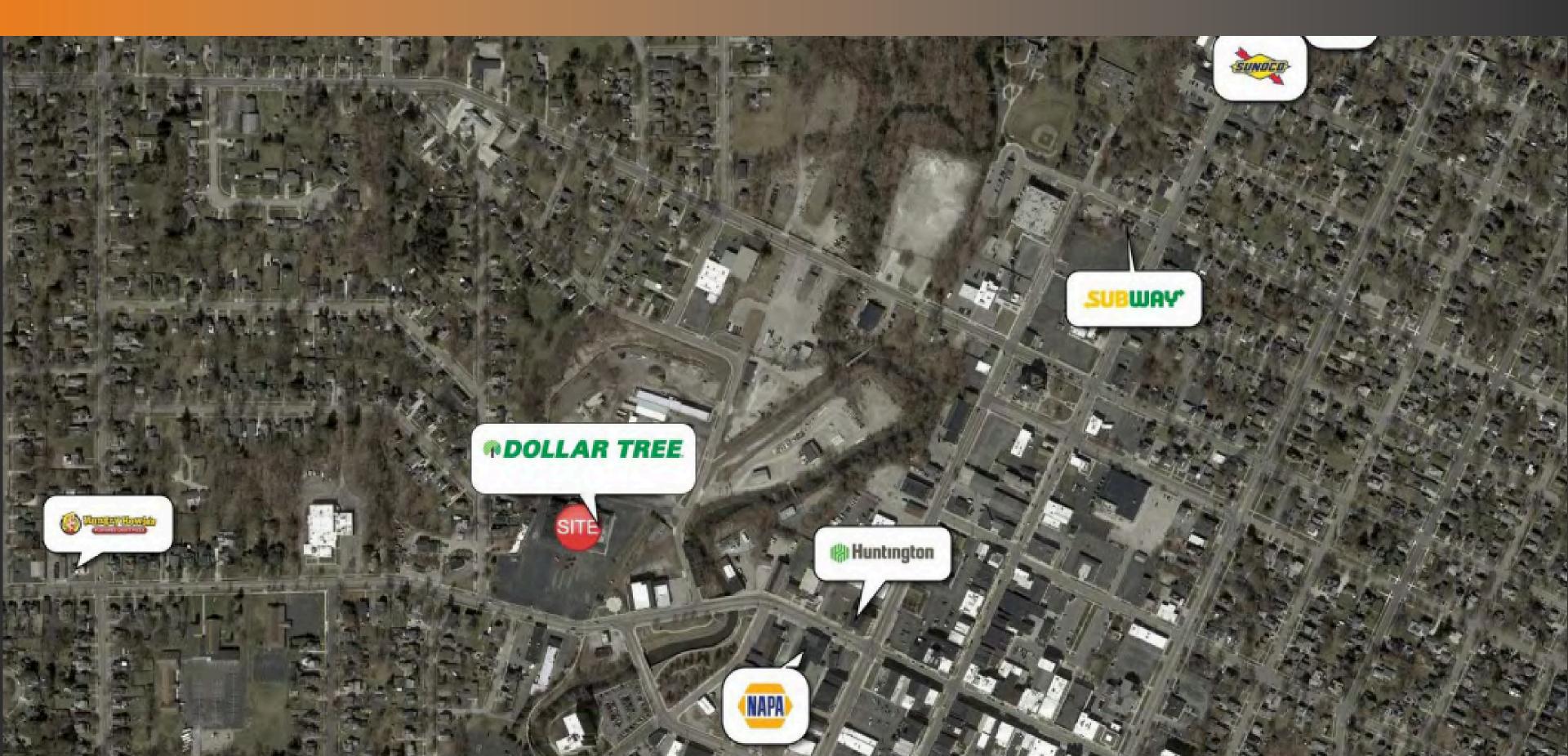




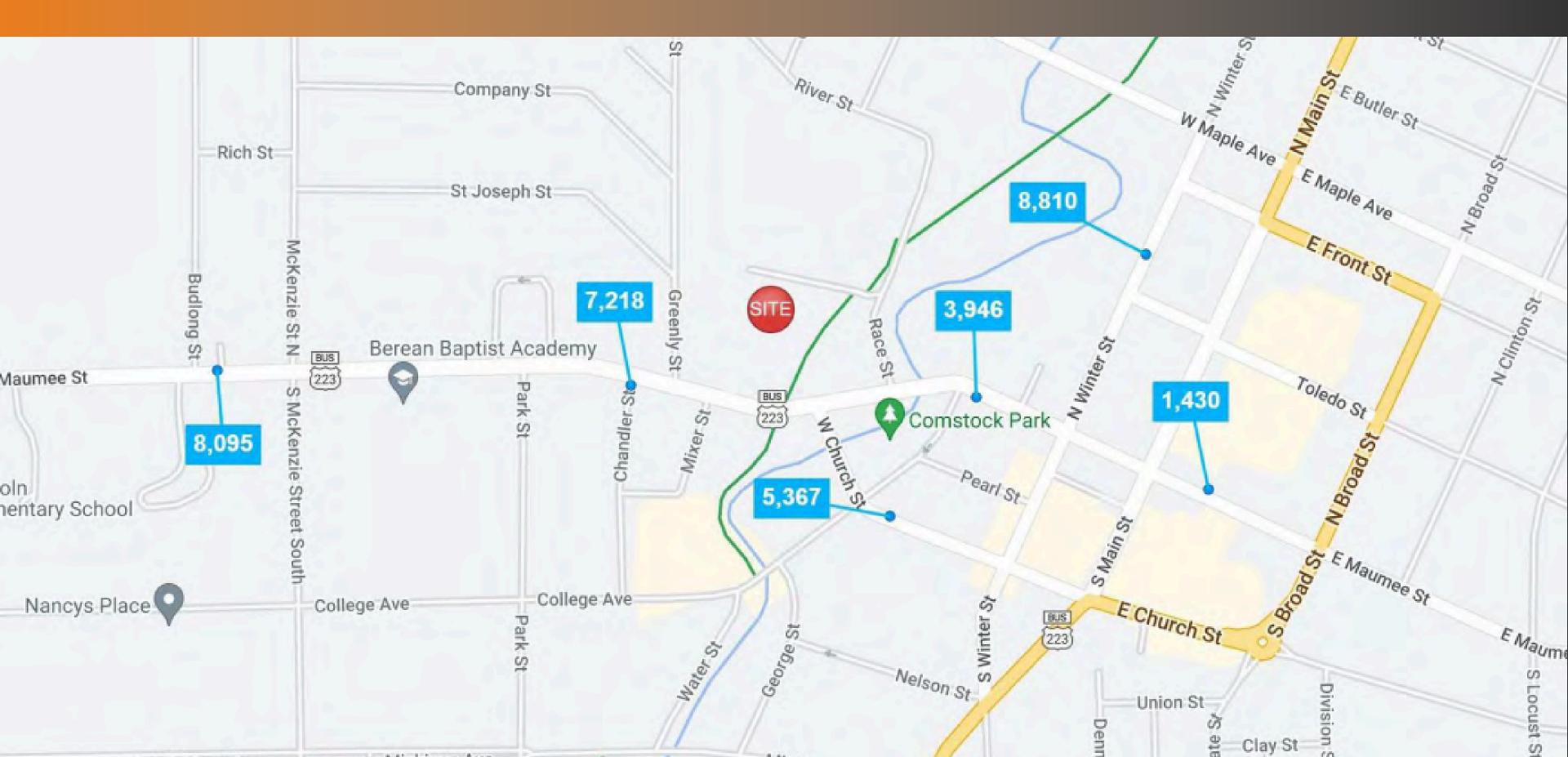




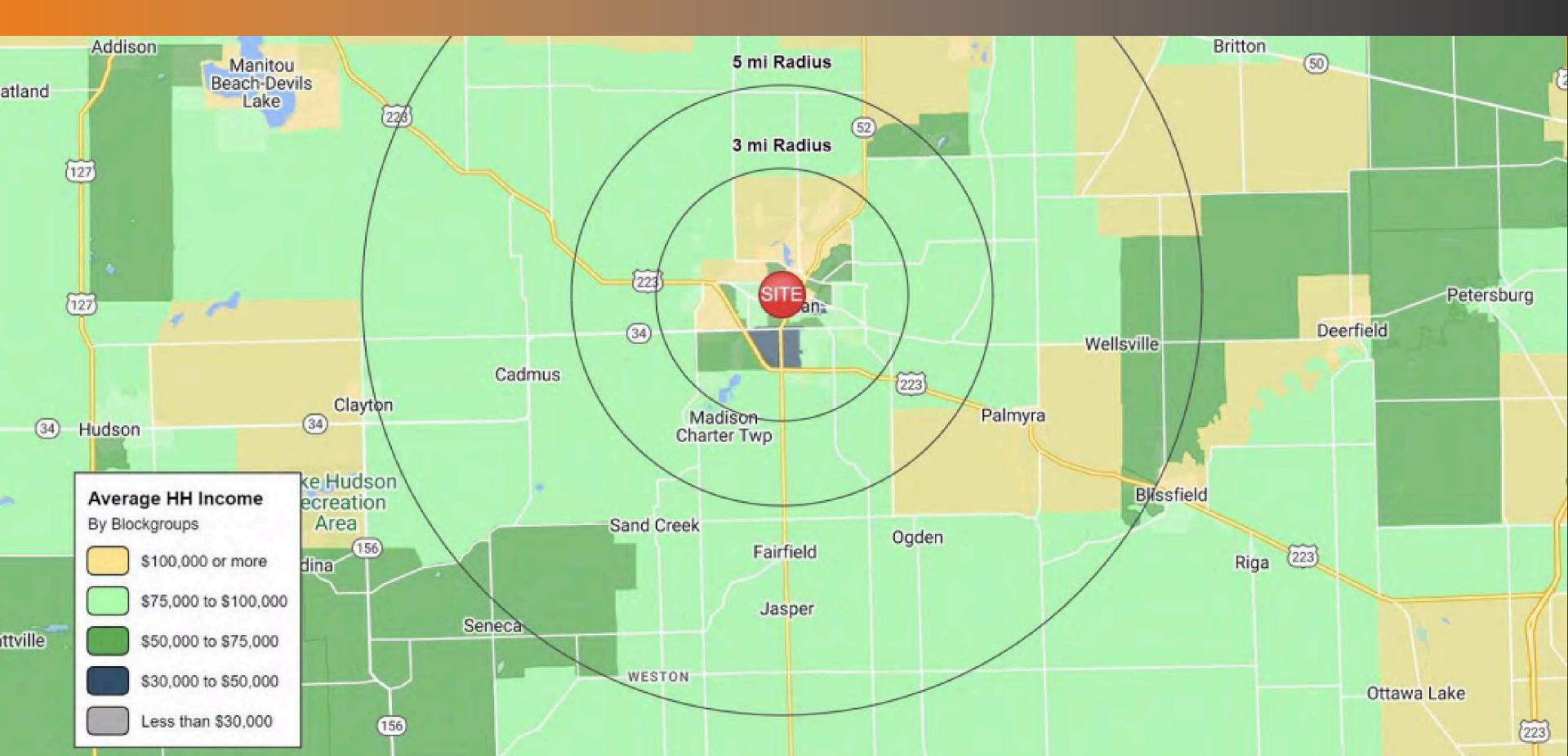




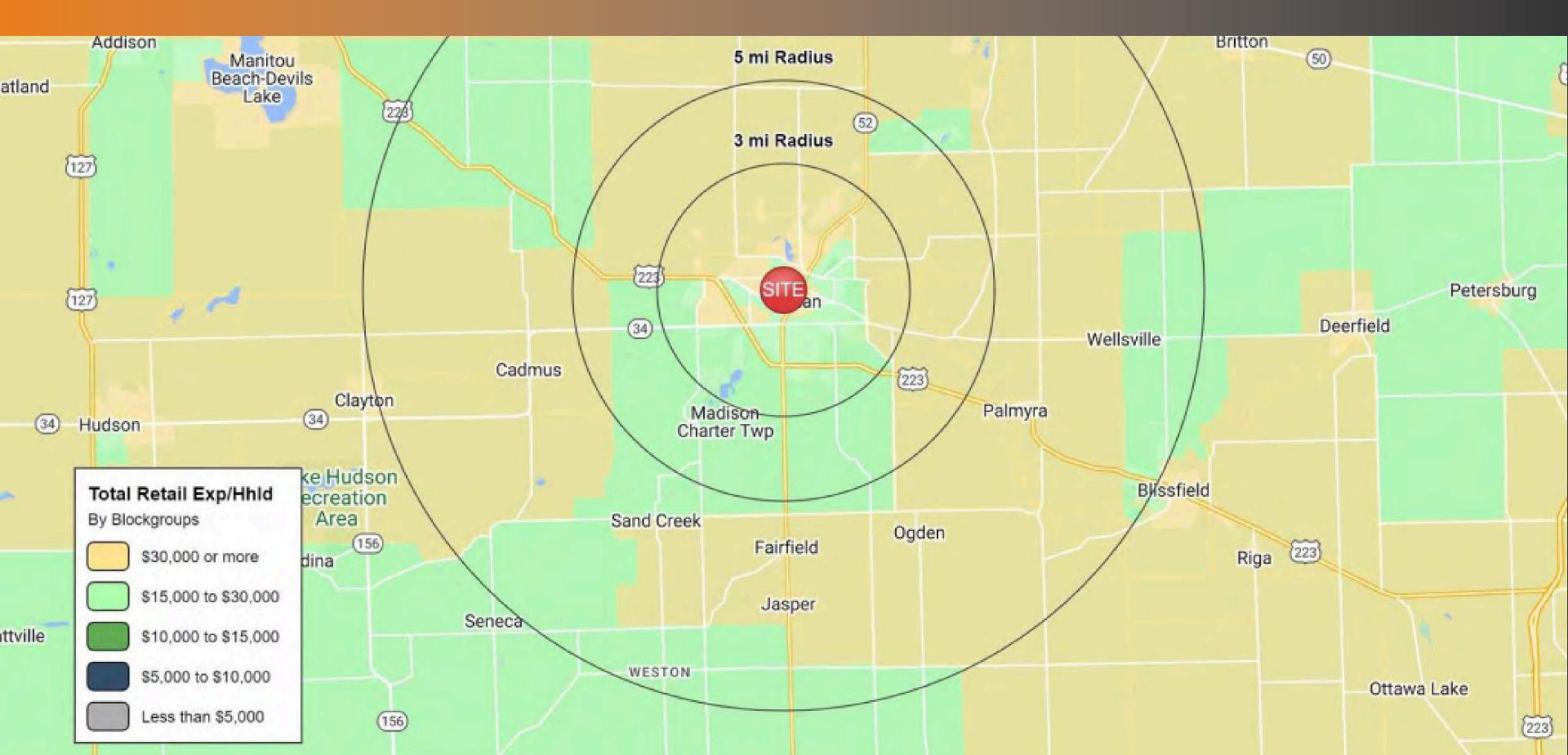




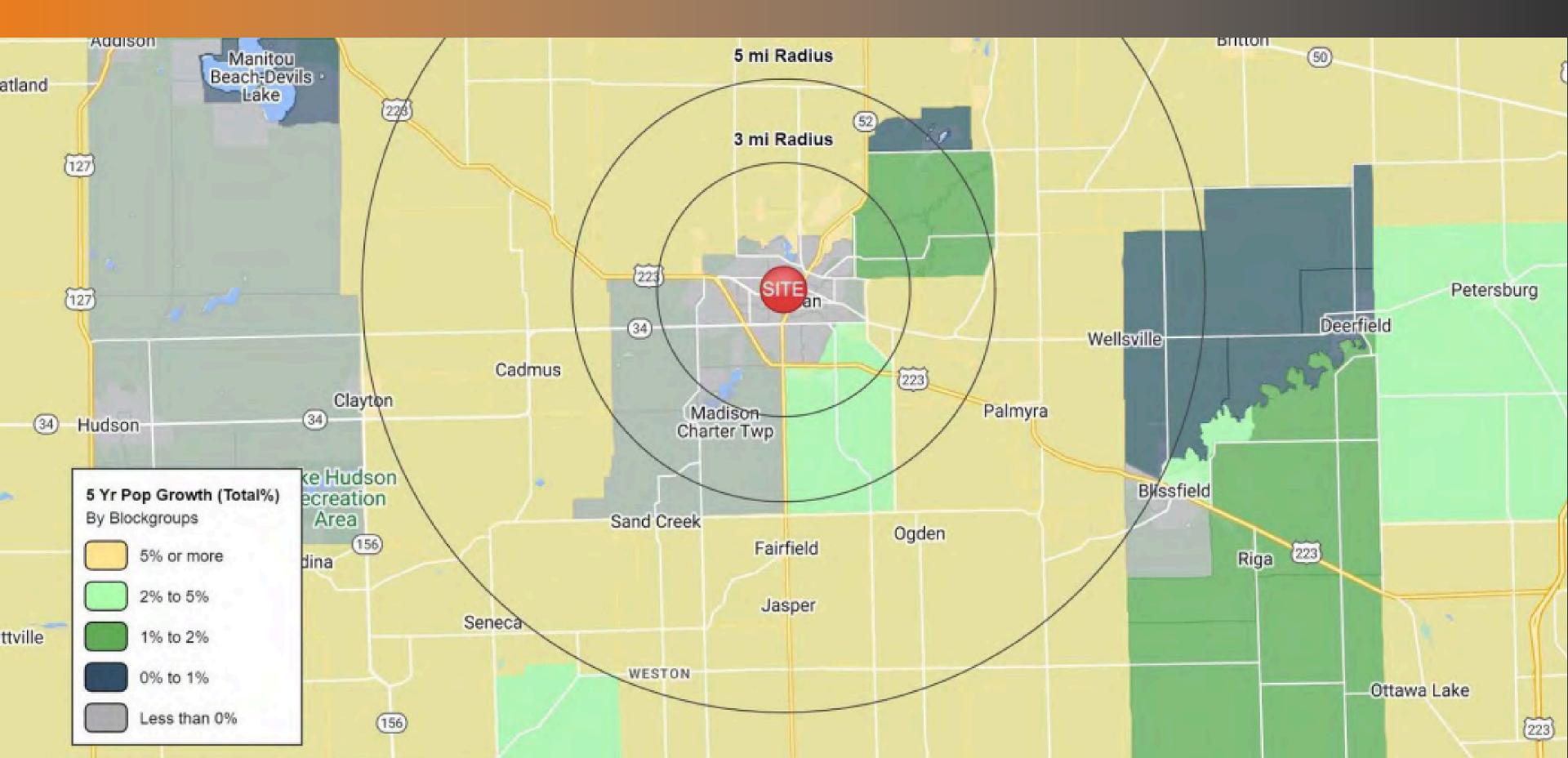




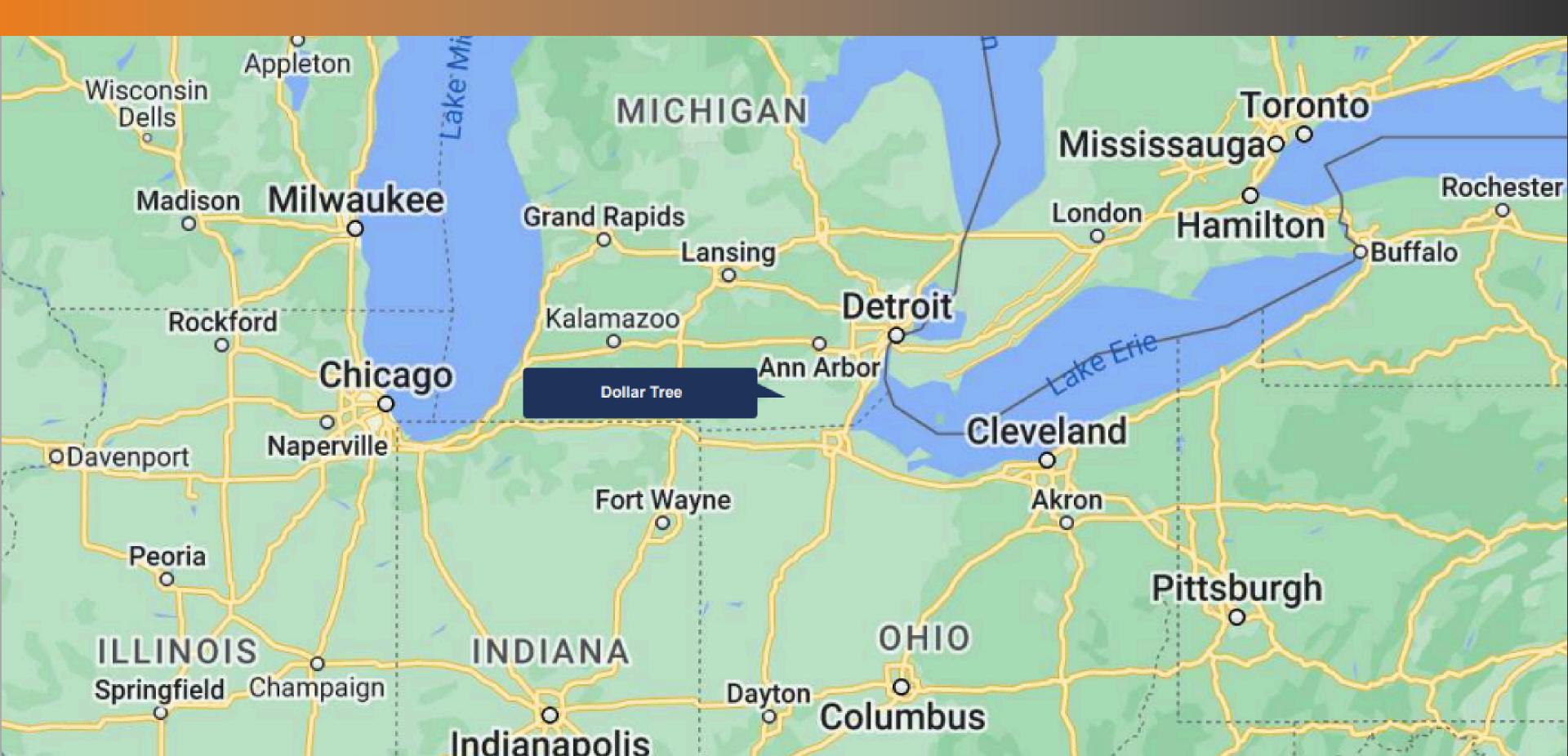










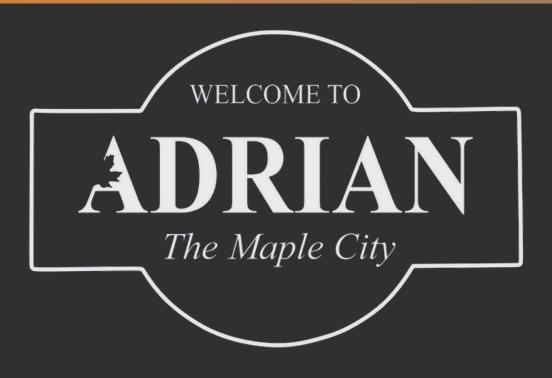






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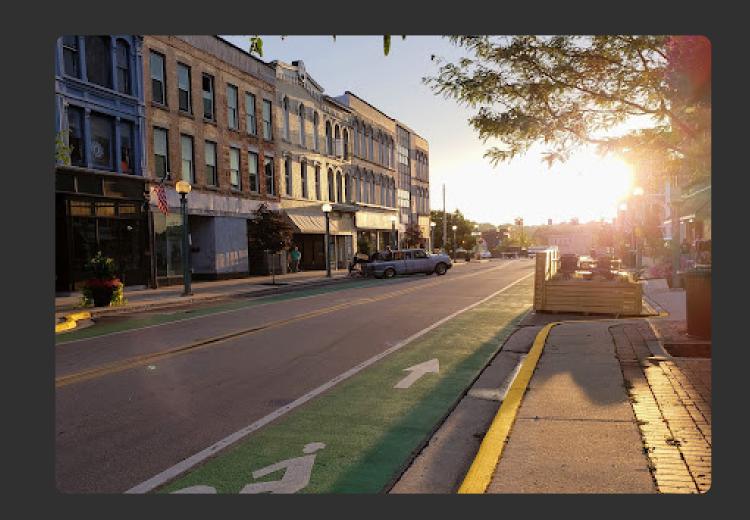
POPULATION

3 MILES 5 MILES 10 MILES

Total Population 2023:	29,634	35,249	60,502
Total Population 2028:	29,807	35,451	60858
Annual Growth Rate 2023-2028:	0.1%	0.1%	0.1%
Median Age:	38.2	39	40.7
# of Persons per HH:	2.4	2.5	2.5

Adrian, Michigan, situated in Lenawee County, is a quintessential Midwestern city characterized by its rich history, vibrant community, and diverse economy. With a population of around 20,000 residents, Adrian offers a blend of small town charm and urban conveniences, making it an attractive place to live, work, and visit. Founded in the early 19th century, Adrian has evolved into a hub for education, culture, and commerce, anchored by institutions like Adrian College and a thriving downtown area lined with historic architecture, local businesses, and dining establishments.

Economically, Adrian boasts a diverse industrial base, with sectors ranging from manufacturing and healthcare to education and technology. Its strategic location near major transportation routes enhances accessibility and facilitates trade, while the city's business-friendly environment encourages entrepreneurship and innovation. Residents and visitors alike enjoy a range of recreational opportunities, from exploring the scenic River Raisin and nearby state parks to attending cultural events and festivals throughout the year. Overall, Adrian, MI, offers a welcoming and dynamic environment that embodies the best of Midwest living.





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