

Property Information

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|-----------------------|--------------------------------|
| Tenant | Dollar Tree Stores Inc. |
| Location | 935 E US 90, Madison, FL 32340 |
| Property Type | Freestanding, Retail |
| Building Size | 16,359 SF |
| Purchase Price | \$1,672,886.00 |
| Cap Rate | 5.75%% |

Dollar Tree, Inc. is a customer-oriented, value-driven variety store operating at a one dollar price point. Dollar Tree is known for its “thrill-of-the-hunt” shopping experience where customers discover new treasures every week. 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.



Madison, FL

Madison is a ‘Florida favorite small town’. This is the kind of small town you would see in an Hallmark movie, with the bell chimes through out the town on the hour and half hour, charming local businesses, and an old-fashioned gazebo in the center of the park square

This Dollar Tree location is found on US-90, Madison’s main thoroughfare. National retailers located in the immediate area include Winn-Dixie, Burger King, CVS/pharmacy, O’Reilly Auto Parts & more, providing a significant amount of east and west-bound traffic to the area. This section of US-90 has an average daily traffic count of 9,800..

About Tenants-In-Common

Tenants-in-Common or TIC ownership allows multiple buyers to purchase an undivided percentage of a single piece of property. Each buyer receives his 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:

- Property is offered debt-free
- Long-term, corporate-guaranteed lease
- Satisfies IRS requirements for 1031 exchanges



Lease Information

| | |
|---------------------------|---------------------|
| Lease Guarantor | Corporate Guarantee |
| Initial Lease Term | 10 years |
| Rent Increases | \$0.50 per sq. ft. |
| Renewal Options | Five 5-year options |
| Term Remaining | 8.5 years |

| Year | Cap Rate |
|---------------|----------|
| Lease Year 1 | 5.75% |
| Lease Year 2 | 5.75% |
| Lease Year 3 | 5.75% |
| Lease Year 4 | 5.75% |
| Lease Year 5 | 5.75% |
| Lease Year 6 | 5.75% |
| Lease Year 7 | 5.75% |
| Lease Year 8 | 5.75% |
| Lease Year 9 | 5.75% |
| Lease Year 10 | 5.75% |

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