REPRESENTATIVE PHOTO

OFFERING MEMORANDUM

BULL REALTY
Asset & Occupancy Solutions
FAMILY DOLLAR

FAMILY DOLLAR NN INVESTMENT OPPORTUNITY

6.7% CAP RATE | HELENWOOD, TN

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EXECUTIVE SUMMARY

INVESTMENT OFFERING

This recently constructed ±10,500 SF Family Dollar store, built in 2023, is situated on a ±1.31-AC parcel on U.S. Hwy 27 with over 12,800 VPD in Helenwood, TN. The population within a 10-mile radius is almost 20,000 with an average household income of $58,267, making this an ideal target market for the Family Dollar concept.

Helenwood, located in Scott County, is about 57 miles northwest of Knoxville. Within two miles of Family Dollar are several area employers including Great Dane (flatbed trailer manufacturer), Tennier Industries, Armstrong Flooring, Tennessee College of Applied Technology, and Scott High School.

The 10-year NN lease runs through February of 2034 with four 5-year renewal options. Landlord responsibilities include to primarily roof, structure and capital repairs to parking lot. The tenant fully reimburses the landlord for property taxes and insurance. The tenant is also responsible for all other maintenance, grounds care and HVAC.

The lease is guaranteed by Family Dollar, who was recently purchased by two private equity firms. This includes over 7,500 stores in 49 states. Family Dollar specializes in providing value and a large product and limited grocery selection to smaller communities such as Helenwood. They provide investors with a proven retail concept with a long-term track record. This is priced at $1,943,283.58 or a 6.7% cap rate.

INVESTMENT HIGHLIGHTS

- **Recent Construction:** ±10,500 SF Family Dollar built in 2023 in Helenwood, TN approximately 57 miles NW of Knoxville.
- **Lease Structure:** 10-Year NN lease, with limited landlord responsibilities, runs through February 28, 2034, and has four 5-year renewal options, each with a $0.50/SF rent increase.
- **Corporate Guaranteed Lease with Recession Resilient Tenant:** Family Dollar is a proven discount retailer as demonstrated during the pandemic and in recessionary time.
- **Strategic Location:** Positioned just south of Baker Hwy & U.S. Hwy 27 (±12,800 VPD) near major employers & educational institutions and with a 10-mile population of almost 20,000.

11464 SCOTT HIGHWAY, HELENWOOD, TN

County:	Helenwood
Price:	$1,943,283.58
Cap Rate:	6.7%
NOI:	$130,200.00
Price/SF:	$185.07/SF
Rent/SF:	$12.40/SF
Building Size:	±10,500 SF
Site Size:	±1.31 AC
Year Built:	2023
Type of Ownership:	Fee Simple
Tenant Name:	Family Dollar
Lease Commencement:	10/26/2023
Lease Expiration:	2/28/2034
Renewal Options:	Four 5-year
Rent Inceases:	$0.50/SF at each option
Guarantor:	Family Dollar Stores, Inc.
Tenant Responsibilities:	Routine parking lot maintenance, all other repairs, maintenance, utilities, and reimbursement to Landlord for property taxes and insurance.
Landlord Responsibilities:	Roof, structure, and parking lot (except routine maintenance) and Liability insurance. Reimbursed for property taxes and insurance by Tenant.
Right of First Refusal:	10 business days

RENT SCHEDULE

Term	Starting Date	Ending Date	Monthy Rent	Annual Rent	Rent Increases
Initial	10/26/2023	2/28/2034	$10,850.00	$130,200.00	$0.50/SF
Option 1	3/1/2034	2/28/2039	$11,287.50	$135,450.00	$0.50/SF
Option 2	3/1/2039	2/29/2044	$11,725.00	$140,700.00	$0.50/SF
Option 3	3/1/2044	2/28/2049	$12,162.50	$145,950.00	$0.50/SF
Option 4	3/1/2049	2/28/2054	$12,600.00	$151,200.00	$0.50/SF

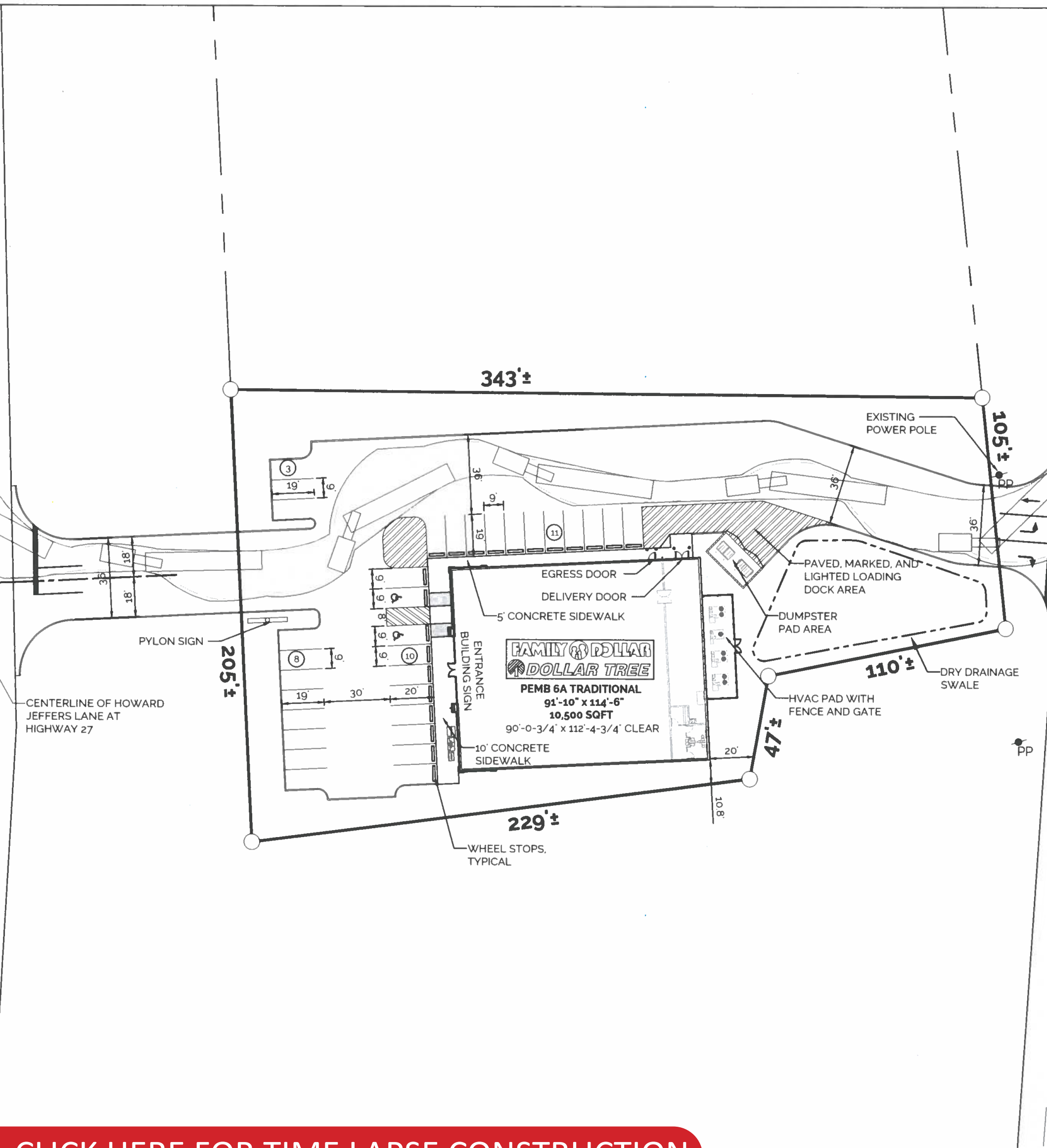
$1,943,283.58
Price

NN
Lease

8+ Years
Term Remaining

6.7%
Cap Rate

SURVEY AND AERIAL



CLICK HERE FOR TIME LAPSE CONSTRUCTION

After opening, click "TIME LAPSE" button on the tool bar above

IN THE REGION

HELENWOOD, TN

Helenwood, Tennessee, is a small community in Scott County known for its quiet pace and scenic setting on the Cumberland Plateau. While once tied to coal mining, the area now blends residential living with a strong commercial base. Scott County hosts major employers like Barna Log Homes, the world's largest log home manufacturer; Armstrong Flooring, whose hardwood products are used nationwide; Great Dane Trailers; and Tennier Industries, a leading military supplier. Local shops and services in Helenwood, along with nearby Oneida and Huntsville, provide everyday needs and regional stability.

Tourism also plays a vital role, with Helenwood positioned near Big South Fork National River and Recreation Area, Brimstone Recreation Area, Norris Lake, and Frozen Head State Park—attractions that fuel demand for hospitality and outdoor services. Just 48 miles north of Knoxville, the community benefits from access to higher education, major retail, and McGhee Tyson Airport, expanding its reach while retaining affordable housing, small-town character, and a strong mix of industry and natural assets.

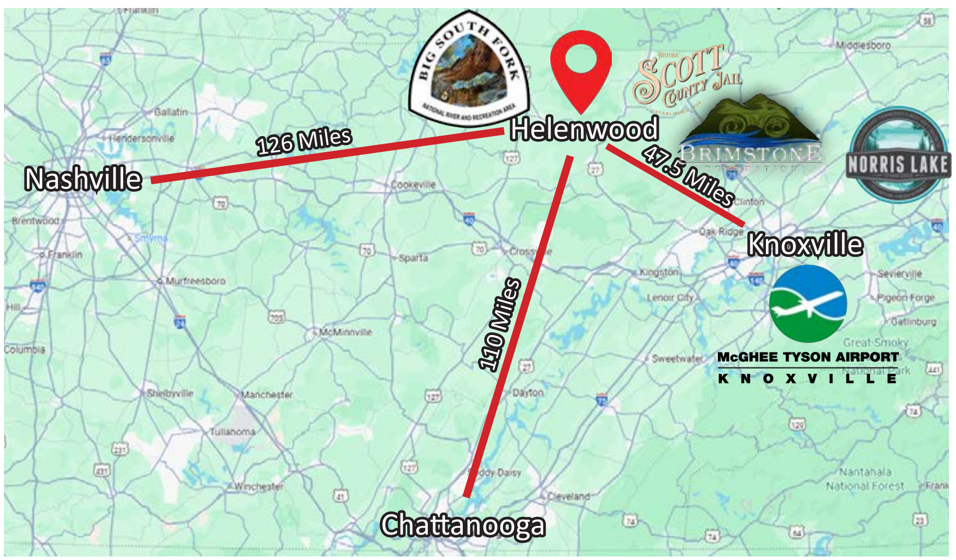
NOTABLE AREA EMPLOYERS

JIM BARNA LOG & TIMBER HOMES

ArmstrongFlooring

BROOKWOOD Tennier

Great Dane Trailers



POPULATION	3-MILE	5-MILE	10-MILE
2025 POPULATION	3,033	6,695	19,580
HOUSEHOLDS	**3-MILE**	**5-MILE**	**10-MILE**
2025 HOUSEHOLDS	1,121	2,597	7,749
AVERAGE INCOME	**3-MILE**	**5-MILE**	**10-MILE**
2025 AVERAGE INCOME	$50,785	$54,753	$58,267

ESRI 2025

TENANT PROFILE

OVERVIEW

Family Dollar is a top choice for value-conscious shoppers seeking everyday items for the entire family in convenient neighborhood locations. As one of the nation's fastest-growing retailers, Family Dollar offers a wide range of products including household cleaners, name brand foods, health and beauty aids, toys, apparel, and home fashions, all at everyday low prices. While many items are available for $1 or less, most products are priced below $10, ensuring budget-friendly shopping.

Family Dollar has over 7,500 stores across 49 states. Once a part of Dollar Tree, as of July 7, 2025, the Family Dollar and Family Dollar/Dollar Tree brand stores were sold to private equity firms, Brigade Capital Management and Macellum Capital Management, who also own many other discount retailers including Kohl's, Big Lots, Bed, Bath and Beyond and more. (Full Link to this Press Release is HERE). An earlier PRESS RELEASE from May 19, 2025 indicated that Family Dollar's new head will be Duncan MacNaughton, who was the company's previous President and CEO.

For more information, please visit www.familydollar.com

Actual Location

AUV
(Average Unit Volume)
$1.5- $2M/YR

FOUNDED
1959

LOCATIONS
7,500+

STATES
49

BROKER PROFILES

NANCY MILLER, CCIM, MBA

President, Net Lease Investment Group
Nancy@BullRealty.com
404-876-1640 x118

Nancy Miller joined Bull Realty in 2001. Her brokerage practice focuses on single tenant net lease and multi-tenant retail investment properties. Nancy is a partner with the firm and heads the National Net Lease Investment Group. Her focus includes working with investors, 1031 exchange transactions and developers throughout the US. She is an industry recognized savvy and knowledgeable investment expert. In the last 5+ years, she has brokered over 125 single tenant transactions. Nancy also publishes an electronic investor newsletter, and participates in a quarterly national retail industry survey done by Morgan Stanley. Periodically, Nancy contributes to Bull Realty's retail blogs and appears on the Commercial Real Estate Show, a national weekly commercial real estate radio show hosted and produced in Atlanta by Michael Bull, Bull Realty's founder and President.

Nancy has held a real estate license for over 25 years and is licensed in several states. She is a Life Member of the Atlanta Commercial Board of Realtors and a member of the International Council of Shopping Centers (ICSC). She also holds the prestigious CCIM designation and has a Bachelor of Arts degree from Tulane University and an MBA from Emory University's Goizueta Business School, where she is a guest lecturer.

ADAM WILLHITE

V.P. Net Lease Investment Group
Adam@BullRealty.com
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Adam has been a commercial real estate investor and decided to make a mid-career change to follow his passion. Formerly an Executive Recruiter specializing in physician recruitment, he brought his interest in commercial real estate and client focused talents to Bull Realty. He specializes in single tenant investment sales, and his expertise is readily seen in his work with acquisitions, dispositions, 1031 exchanges, and strategy consultation.

As an Atlanta resident since the age of 5, Adam has enjoyed giving back to the community by volunteering his time with animal rescue and preservation of historic Atlanta landmarks. Adam has a bachelor's degree from Kennesaw State University and is a member of the Atlanta Commercial Board of Realtors and soon to be a CCIM candidate.

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ABOUT
BULL REALTY

MISSION:
To provide a company of advisors known for integrity and the best disposition marketing in the nation

SERVICES:
Disposition, acquisition, project leasing, tenant representation and consulting services

SECTORS OF FOCUS:
Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

AMERICA'S COMMERCIAL REAL ESTATE SHOW:
The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: www.CREshow.com.

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 27 years in business.

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BULL REALTY
Asset & Occupancy Solutions

27
YEARS IN BUSINESS

ATL
HEADQUARTERED IN ATLANTA, GA

LICENSED IN
8
SOUTHEAST STATES

CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:
Receiving Party will receive confidential information regarding property referred to as 11464 Scott Highway, Helenwood, TN 30094. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:
Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Bull Realty, Incorporated is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law
This Agreement shall be governed and construed in accordance with the laws of the State of Tennessee.
If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this _______ day_______________ of , 20____.

Receiving Party ____

Signature ____

Printed Name ____

Title____

Company Name ____

Address ____

Email ____

Phone ____

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DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.