



REPRESENTATIVE PHOTO

DOLLAR TREE

FRANKLIN | LOUISIANA

Offering Memorandum

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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BROKER OF RECORD

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Investment Highlights

- » Brand new 2019 construction (completion date of June 2019)
- » Long-term 10 year lease which will is scheduled to commence in June
- » Six, 5-year extension periods, all of which include a rent increase
- » Attractive \$4,500 rent increases every 5 years for the life of the lease (cap rate will increase to 7.30% in 5 years, assuming a purchase at list price)
- » Passive investment: tenant responsible for Taxes, Insurance, and CAM
- » 20 year transferrable roof warranty
- » Strong retail synergy: local retail tenants include Walgreens, Walmart, O'Reilly Auto, McDonald's, Sherwin Williams, AutoZone, Anytime Fitness, Hibbett Sports, and many more!
- » Corporate guarantee: the subject property comes with a corporate guarantee from Dollar Tree which has a strong investment grade credit rating of BBB-
- » Franklin is located 45 miles southeast of Lafayette and 88 miles southwest of Baton Rouge

Investment Summary

» LIST PRICE	\$1,478,735
» NOI	\$103,511.50
» CAP RATE	7.00%
» TOTAL BUILDING AREA	± 9,001 SF

Annualized Operating Data

	Monthly Rent	Annual Rent	Cap Rate
Year 1-10	\$8,625.96	\$103,511.50	7.00%
Option 1	\$9,001.00	\$108,012.00	7.30%
Option 2	\$9,376.04	\$112,512.50	7.61%
Option 3	\$9,751.08	\$117,013.00	7.91%
Option 4	\$10,126.13	\$121,513.50	8.22%
Option 5	\$10,501.17	\$126,014.00	8.52%
Option 6	\$10,876.17	\$130,514.00	8.83%

Tenant Summary

Tenant Trade Name	Dollar Tree
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Original Lease Term	10 Years
Rent Commencement Date	6/15/2019
Lease Expiration Date	6/30/2029
Roof and Structure	Landlord Responsible (20 Year Warranty)
Term Remaining	± 10 Years
Options	Six, 5 -Year Options



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The Offering

DOLLAR TREE

Property Address 1825 Main St
Franklin, LA 70538

SITE DESCRIPTION

Number of Stories	One
Year Built	2019
GLA	±9,001 SF
Lot Size	±1.16 AC
Type of Ownership	Fee Simple
Landscaping	Professional

Tenant Overview

» Company Name Dollar Tree	» Year Founded 1986	» Headquarters Chesapeake, VA
» Locations 15,000+	» Industry Retail	» Website www.dollartree.com

Dollar Tree locations carry a mix of housewares, toys, seasonal items, food, health and beauty aids, gifts, and books. At Dollar Tree shops most goods are priced at \$1 or less while Family Dollar merchandise is usually less than \$10. The stores are located in high-traffic strip centers and malls often in small towns. It purchased fellow discounter, Family Dollar in 2015, bolstering competitive position against Dollar General. The company wants to create a “treasure hunt” type environment where people can bring their whole families.

GEOGRAPHIC OUTREACH

Dollar Tree operates more than 14,000 Dollar Tree, Deal\$, Dollar Bills, and Family Dollar discount stores in 48 US states and the District of Columbia and five provinces in Canada.

STRATEGY

The Dollar Tree continues to offer customers products they need at extreme values while keeping their stores bright, clean, organized and stocked. The company carries a broad mix of merchandise that includes many trusted national and regional brands.

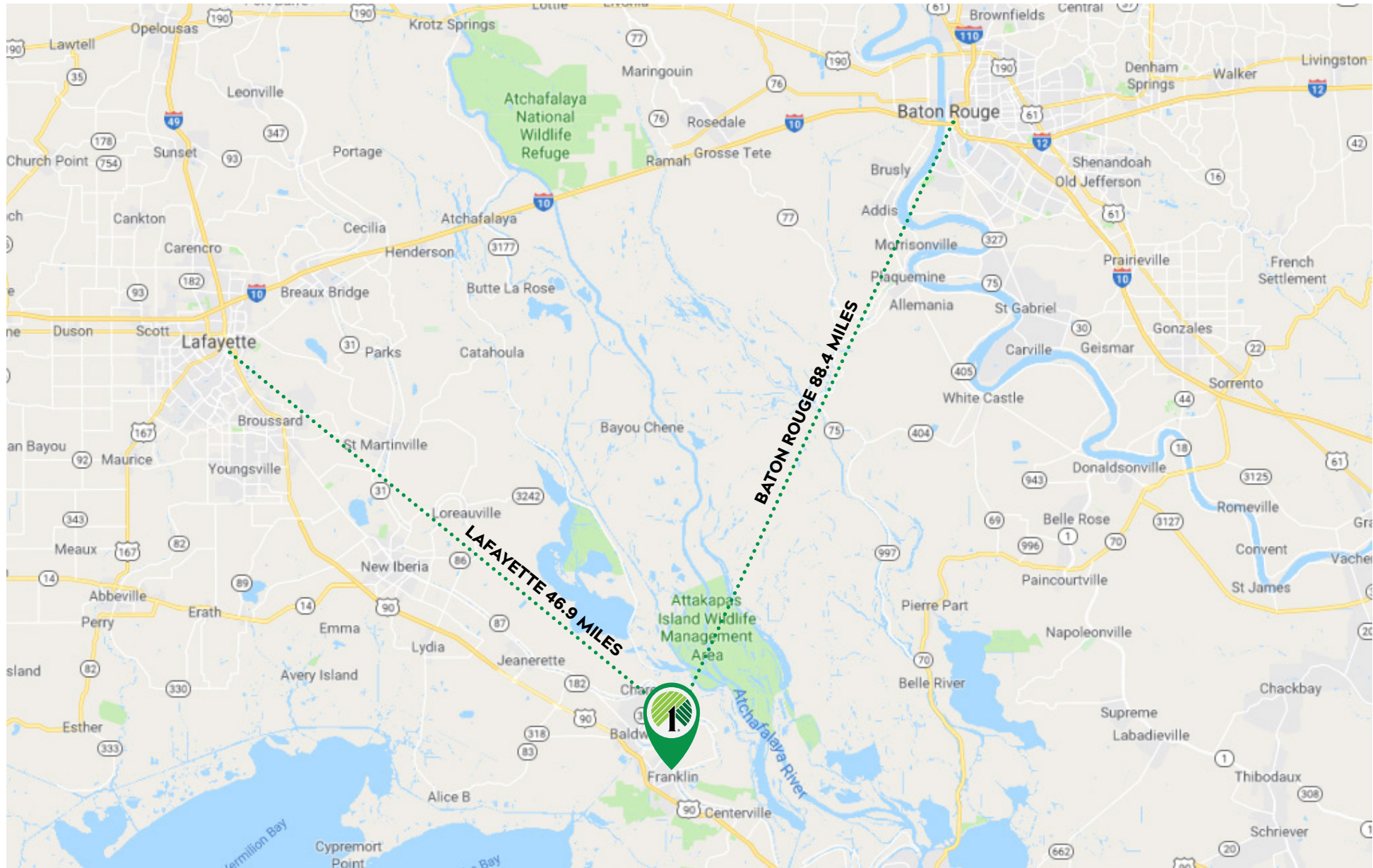
Property Overview



Surrounding Tenants



Regional Maps





Area Overview

FRANKLIN, LA

Franklin is a small city in and the parish seat of St. Mary Parish, Louisiana, United States. Franklin has vast sugar plantations that established the city as a 19th-century inland port and built the wealth still evident in its downtown center. Distinctive lampposts line Franklin’s Main Street, a partner in the state’s Main Street Program, and home to some of the city’s 400 structures on the National Register of Historic Places. Each fall, downtown comes alive for the Harvest Moon Fest that is held in conjunction with the Franklin Patriotic Concert, a performance on the banks of Bayou Teche. Recently renovated and reopened as a performing arts center, a year-round roster of cultural events is found at the historic movie house, Teche Theatre. For sportsmen and nature lovers, a public boat launch leads to the Franklin Canal and easy access to the Atchafalaya Basin and the many ecological wonders of Louisiana’s wetlands and its delta region.

Demographics

POPULATION	3 - MILE	5 - MILE	7 - MILE
2010 Census	10,853	13,441	16,372
2019 Estimate	9,355	11,711	14,496
2024 Projection	8,881	11,151	13,865
HOUSE HOLDS	3 - MILE	5 - MILE	7 - MILE
2010 Census	4,043	5,018	5,989
2019 Estimate	3,547	4,463	5,409
2024 Projection	3,388	4,280	5,209
INCOME	3 - MILE	5 - MILE	7 - MILE
2019 Est. Average Household Income	\$52,997	\$52,491	\$52,875

Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar Tree** located at **1825 Main St, Franklin, LA 70538** (“Property”). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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REAL ESTATE INVESTMENT SERVICES



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Kyle Matthews/Matthews Retail Group Inc.	678067	kyle.matthews@matthews.com	(310) 919-5757
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____ Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date