



# DOLLAR TREE CENTER & OPPORTUNITY ZONE LAND

1626 S MISSISSIPPI AVE, ATOKA, OK 74525

**30445 Northwestern Highway, Suite 275**  
Farmington Hills, MI 48334  
248.254.3410  
fortisnetlease.com

**BRYAN BENDER**  
MANAGING DIRECTOR  
D: 248.419.3810  
BBENDER@FORTISNETLEASE.COM

**ANDY BENDER**  
INVESTMENT ADVISOR  
D: 248.419.3657

**COREY BUNCH**  
INVESTMENT ADVISOR  
D: 248.419.3627  
CBUNCH@FORTISNETLEASE.COM



## DISCLOSURE :

All materials and information received or derived from Fortis Net Lease (hereinafter collectively referred to as “FNL”), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by FNL its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters.

Neither FNL its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. FNL will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FNL makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FNL does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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 FNL in compliance with all applicable fair housing and equal opportunity laws.

## EXCLUSIVELY LISTED BY:

### BRYAN BENDER

MANAGING DIRECTOR

D: 248.419.3810

BBENDER@FORTISNETLEASE.COM

### ANDY BENDER

INVESTMENT ADVISOR

D: 248.419.3657

ABENDER@FORTISNETLEASE.COM

### COREY BUNCH

INVESTMENT ADVISOR

D: 248.419.3627

CBUNCH@FORTISNETLEASE.COM

## STATE BROKER OF RECORD:

### AVERY MURRAH

STROUDLINK REALTY SERVICES

TX #9004477

15033 NCAOGDOCHES RD., #208

SAN ANTONIO, TX 78259

210.900.6505

# DOLLAR TREE CENTER

1626 S MISSISSIPPI AVE, ATOKA, OK 74525

## INVESTMENT SUMMARY - CENTER & LAND

List Price:	\$2,610,000 (Center & Land)
Current NOI:	\$162,000
Initial Cap Rate:	7.50% (On Center)
Land Acreage:	1.21+-
Year Built	2019
Building Size:	12,000 SF
Price PSF:	\$180
Lease Type:	NNN
Lease Term:	10 Years

## INVESTMENT OFFERING - CENTER & LAND

Fortis Net Lease is pleased to present this 12,000 SF Dollar Tree anchored strip center , and 1 Acre of Land, located in an opportunity zone on U.S 69 in Atoka, OK. The Center Asset is encumbered with three triple net leases, leaving minimal landlord responsibilities. The Dollar Tree lease contains three (3) five (5) year options to renew, each with \$0.50 PSF rent increase. The lease is corporately guaranteed by Dollar Tree Corporation which holds a credit rating of “BBB-” which is classified as investment grade.

This Dollar Tree is highly visible as it is strategically positioned on US 69 with over 22,200 vehicles per day. The five-mile population exceeds 6,400 residents with the average household income exceeding \$50,200. Some near by tenants include Ford, Taco Bell, O'reilly Auto Parts, Comfort Inn & Suites, Chili's Bar & Grill, McDonald's and Dairy Queen among many others.

This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, one of the nation's top dollar stores. List price reflects a 7.50% cap rate based on NOI of \$162,000.



**PRICE** \$2,160,000 + \$450,000



**CAP RATE** 7.50% (on Center)



**LEASE TYPE** NNN



**TERM REMAINING** 10 Years

## INVESTMENT HIGHLIGHTS

- Brand New Construction Featuring Modern Prototype
- **1 Acre of Ready to Develop Land - Located In An Opportunity Zone**
- **10 Year Dollar Tree NNN Lease Requiring Minimal Landlord Responsibilities**
- Abundant Daily Traffic with over 22,200 Cars Per Day Passing the location
- **Investment Credit Tenant | Standard & Poor's: 'BBB-'**
- Three (3), 5-Year Options with \$0.50 PSF Rent Increase (Dollar Tree)
- **Ideal Dollar Store Surrounding Demographics**
- Dollar Tree Out Positions Other Retailers in Market
- **Concrete Parking Lot**

# DOLLAR TREE STRIP CENTER

1626 S MISSISSIPPI AVE, ATOKA, OK 74525

## INVESTMENT SUMMARY - LAND

List Price:	\$450,000
Land Acreage:	1.01
Price PSF:	\$10.23

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 1.01 Acre lot positioned between national tenants O'reilly Auto Parts and Dollar Tree, located on U.S 69 in Atoka, OK.

This land highly visible as it is positioned on US 69 with an average daily traffic of over 22,200 vehicles per day. The five-mile population exceeds 6,400 residents with the average household income exceeding \$50,200. Some near by tenants include Ford, Taco Bell, O'reilly Auto Parts, Comfort Inn & Suites, Chili's Bar & Grill, McDonald's and Dairy Queen among many others including Walmart which is located .5 miles away off of U.S. 69

The pad site available is situated between national tenants O'reilly Auto Parts and Dollar Tree. Dollar Tree was developed in 2019 and is currently operating on a ten (10) year lease which commenced in December of 2019. O'reilly Auto Parts was developed in mid 2018 and operates on a ten (10) year lease as well. The nearby Taco Bell was developed in 2010.



## INVESTMENT HIGHLIGHTS

- Hotels and National Retailers nearby
- Across from the Ford Dealership
- **Average Daily Traffic of 22,000 Vehicles Per Day**
- **Site is a 1 minute Drive from Walmart .5 mile distance**
- Situated between Dollar Tree and O'reilly Auto Parts



# DOLLAR TREE CENTER

1626 S MISSISSIPPI AVE, ATOKA, OK 74525

## FINANCIAL SUMMARY - CENTER

INCOME		PER SF
Dollar Tree Rent	\$105,000	\$8.75
Nail Salon Rent	\$31,500	\$2.63
Master Lease Rent	\$25,500	\$2.13
Reimbursements (Expenses)	\$30,750	\$2.56
<b>Gross Income</b>	<b>\$192,750</b>	<b>\$16.06</b>
EXPENSE		PER SF
Tax	\$13,000	\$1.08
CAM	\$11,250	\$0.94
Insurance	\$6,500	\$0.54
<b>Gross Expenses</b>	<b>\$30,750</b>	<b>\$2.56</b>
<b>NET OPERATING INCOME</b>	<b>\$162,000</b>	<b>\$13.50</b>

## PROPERTY SUMMARY

Year Built:	2019
Lot Size:	1.10 Acres
Building Size:	12,000 SF
Traffic Count:	22,200+
Roof Type:	10 Year TPO
Zoning:	Commercial Retail
Construction Style:	Prototypical
Parking Lot:	Concrete
HVAC	6 Commercial Roof Mounted Units

## LEASE SUMMARY

Tenant:	Dollar Tree
Lease Type:	NNN
Primary Lease Term:	10 Years
Annual Rent:	\$162,000
Rent PSF:	\$13.50
Landlord Responsibilities:	Minimal
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	12/6/19
Lease Expiration Date:	Varies by Tenant
Lease Term Remaining (DT):	10 Years
Rent Bumps:	In Options
Renewal Options:	3 (5 Year Options) (Dollar Tree)
Lease Guarantor:	Dollar Tree Corp
Lease Guarantor Strength:	Corporate
Tenant Website:	DollarTree.com



GROSS SALES:

\$22.25B



STORE COUNT:

15,000+



GUARANTOR:

DOLLAR TREE



S&P:

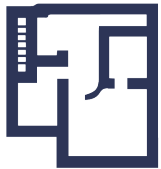
BBB-



# DOLLAR TREE CENTER

1626 S MISSISSIPPI AVE, ATOKA, OK 74525

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar Tree	9,000	12/6/2019	12/6/2029	\$105,000	75.0	\$11.66
Nail Salon	1,500	12/6/2019	12/6/2029	\$31,500	12.5	\$21.00
Master Lease	1,500	12/6/2019	12/6/2021	\$25,500	12.5	\$17.00
<b>Totals/Averages</b>	<b>12,000</b>			<b>\$162,000</b>		<b>\$13.50</b>



TOTAL SF  
12,000



TOTAL ANNUAL RENT  
\$162,000



OCCUPANCY RATE  
100%



AVERAGE RENT/SF  
\$13.50



NUMBER OF TENANTS  
3





## OVERVIEW

Company:	Dollar Tree
Founded:	1986
Total Revenue:	\$22.25 Billion
Net Income:	\$1.714 Billion
Headquarters:	Chesapeake, Virginia
Website:	<a href="http://www.DollarTree.com">www.DollarTree.com</a>

## TENANT HIGHLIGHTS

- \$20+ Billion Market Capital in 2018
- Same Store Sales Increases 3.7% in 2017
- Ranked #136 on Fortune 500
- Recently Opened it's 15,000th store in the USA
- Boasts a staggering revenue exceeding \$5.5 billion

## RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
12/6/19 - 12/6/29	\$105,000	\$8,750	-
Option 1 (5 Years)	\$110,000	\$9,166	\$0.50 P/ft
Option 2 (5 Years)	\$115,000	\$9,583	\$0.50 P/ft
Option 3 (5 Years)	\$120,000	10,000	\$0.50 P/ft

## DOLLAR TREE

Dollar Tree, Inc. operates discount retail stores in the United States and Canada. The company operates in two segments, Dollar Tree and Family Dollar. The Dollar Tree segment offers merchandise at the fixed price of \$1.00. 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 Stores in 1993 and, shortly thereafter, in 1995, the company went public with a market value of \$225 million. Today, Dollar Tree is a \$20+ billion dollar company and a premier operator in its industry.



# DOLLAR TREE CENTER

1626 S MISSISSIPPI AVE, ATOKA, OK 74525

 FORTIS NET LEASE™





# DOLLAR TREE CENTER

1626 S MISSISSIPPI AVE, ATOKA, OK 74525

 FORTIS NET LEASE™





DOLLAR TREE CENTER

1626 S MISSISSIPPI AVE, ATOKA, OK 74525





# DOLLAR TREE CENTER

1626 S MISSISSIPPI AVE, ATOKA, OK 74525

FORTIS NET LEASE™





# DOLLAR TREE CENTER

1626 S MISSISSIPPI AVE, ATOKA, OK 74525

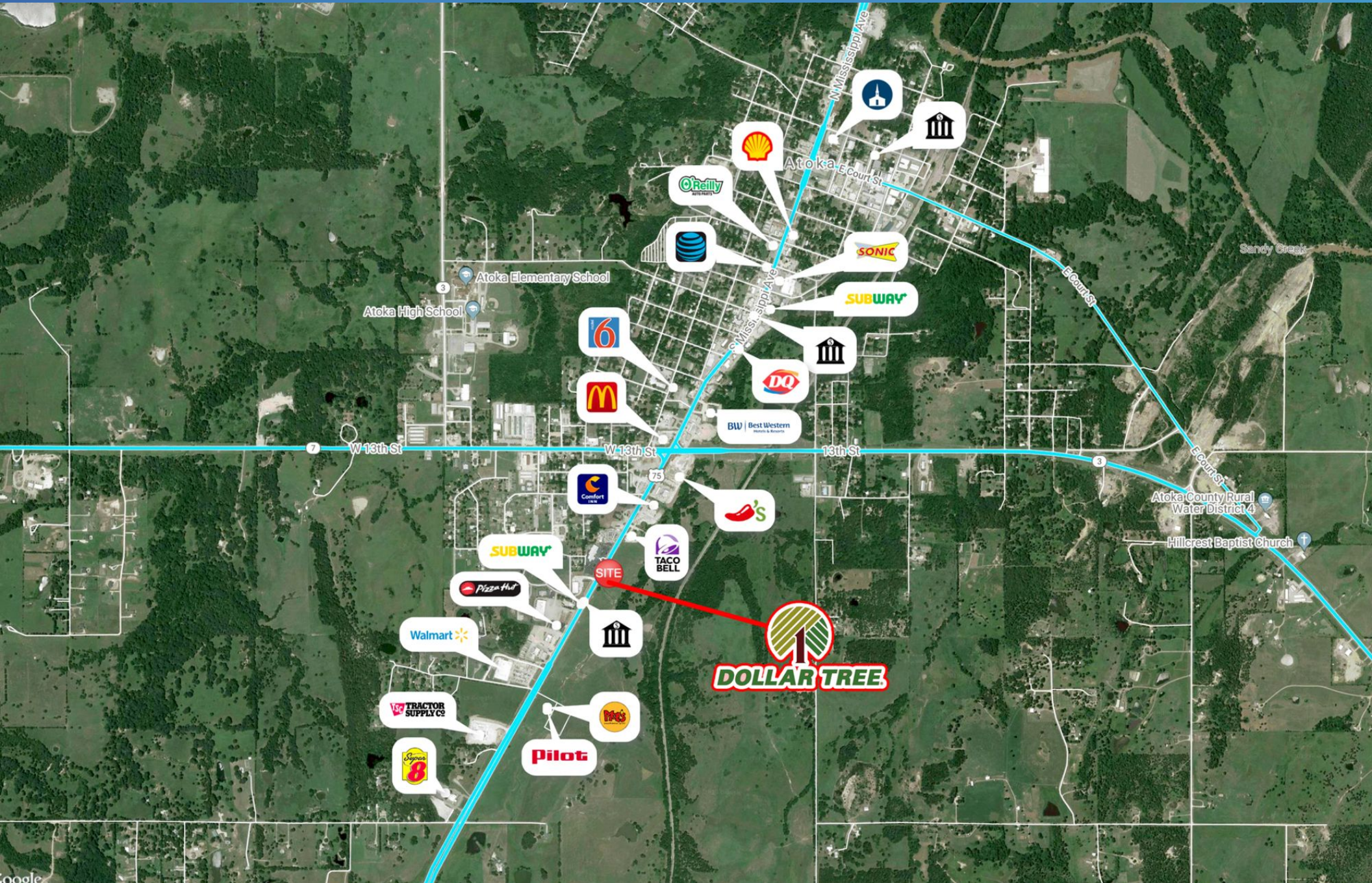
 FORTIS NET LEASE™





# DOLLAR TREE CENTER

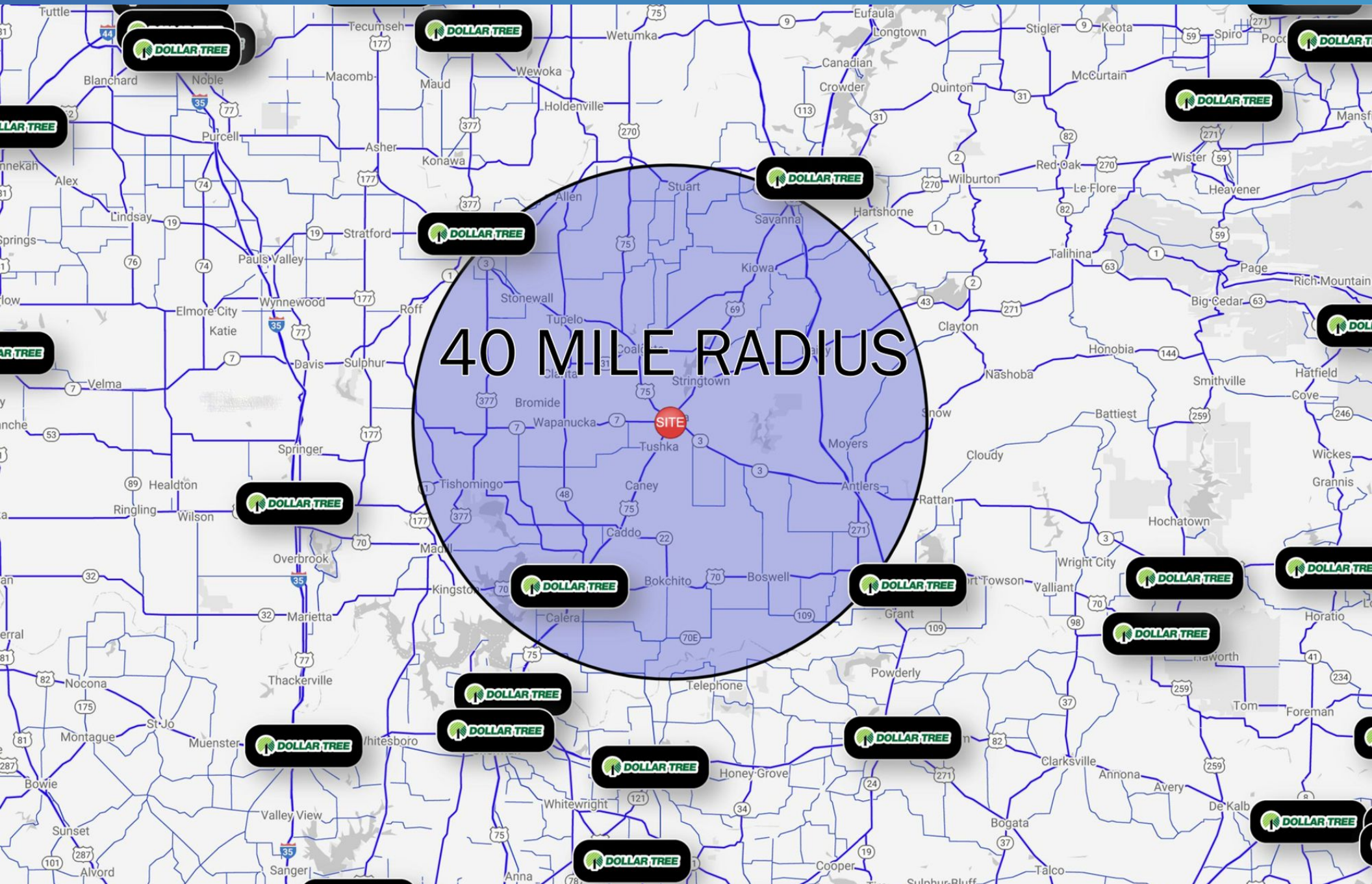
1626 S MISSISSIPPI AVE, ATOKA, OK 74525





# DOLLAR TREE CENTER

1626 S MISSISSIPPI AVE, ATOKA, OK 74525

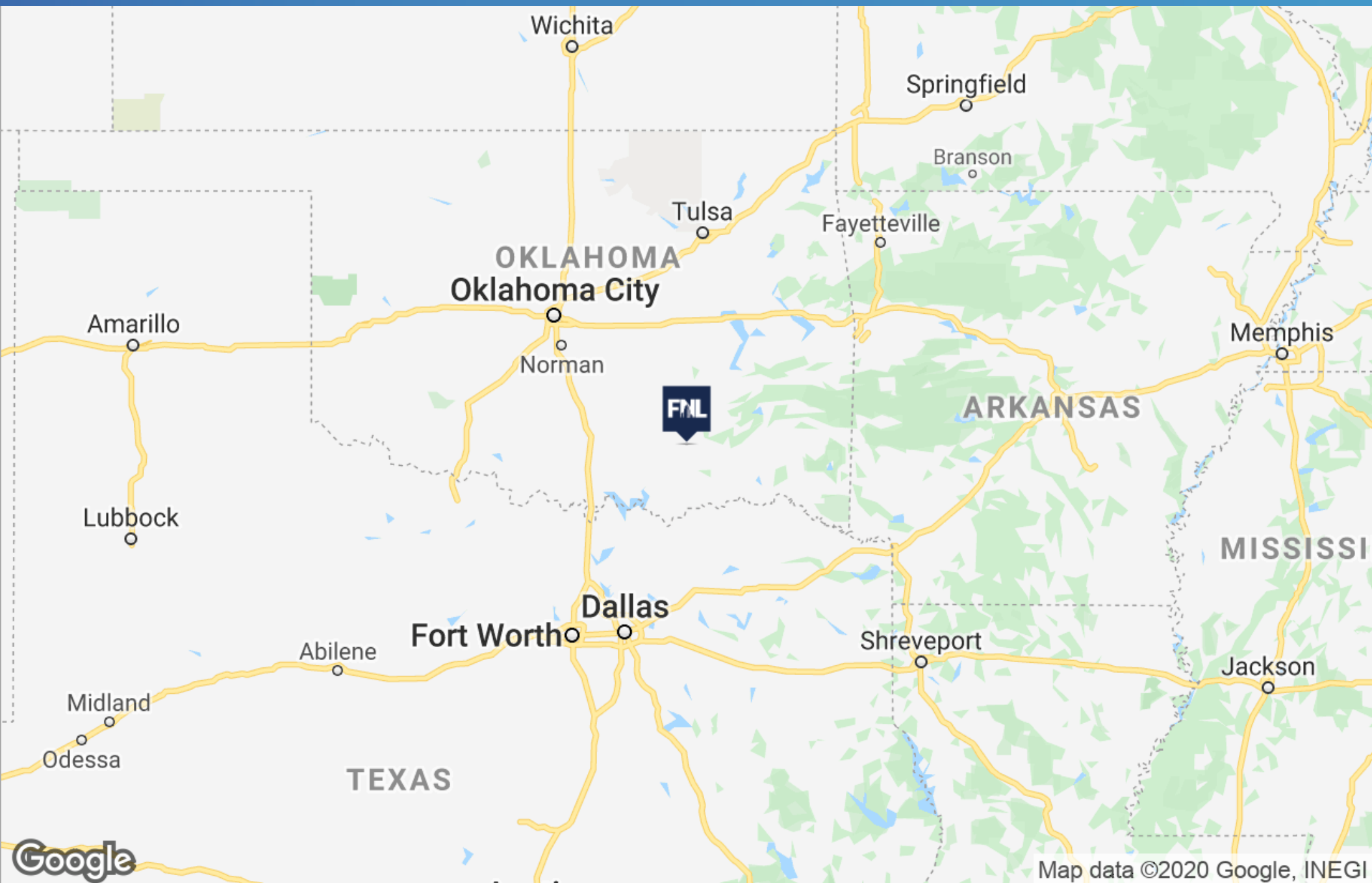




# DOLLAR TREE CENTER

1626 S MISSISSIPPI AVE, ATOKA, OK 74525

 **FORTIS** NET LEASE™



Map data ©2020 Google, INEGI

# DOLLAR TREE CENTER

1626 S MISSISSIPPI AVE, ATOKA, OK 74525

Atoka is a city in, and the county seat of, Atoka County, Oklahoma, United States. The population was 3,107 at the 2010 census, an increase of 4.0 percent from 2,988 at the 2000 census. The city was settled by the Choctaw and named in 1867 by a Baptist missionary for Chief Atoka, whose name means "ball ground" in English.

Atoka was founded by the Choctaw Indians in the 1850s, and named for Captain Atoka, a leader of the Choctaw Nation and the signer of the Treaty of Dancing Rabbit Creek, which began the process of re-locating the Choctaw people from Mississippi to Oklahoma in 1830.

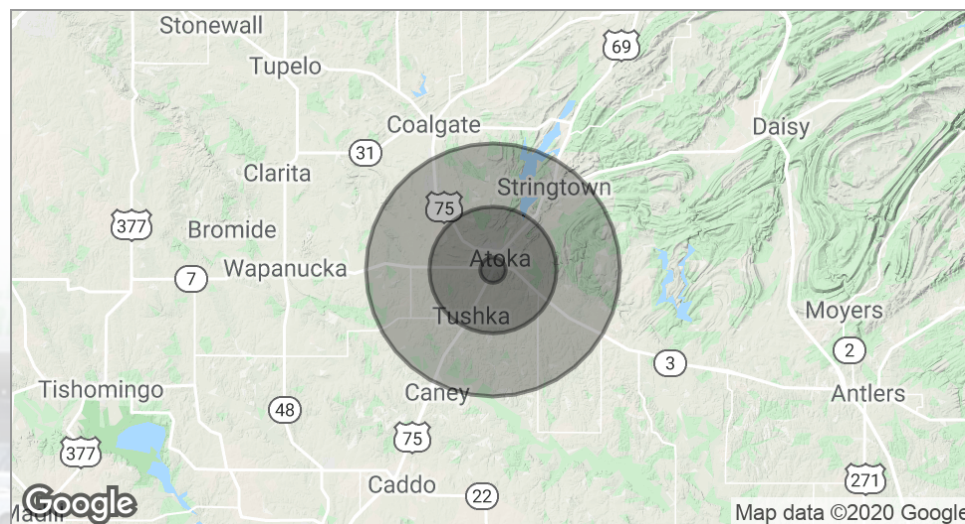
Despite being strategically located at the intersection of two major highways (especially U.S. 69, a major artery in the region). For the past several years, economic growth has been steadily moving northward along U.S. 75 from Dallas, Texas. Two towns located to the south of Atoka, Durant, Oklahoma, and Sherman, Texas, are experiencing tremendous economic and population growth. As this wave of development gradually moves north, the next town in line is the city of Atoka. If the growth continues, it is possible that Atoka could begin to see the type of expansion currently underway across the Red River to the south.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2019	3,775	6,420	7,696
Total Population 2024	3,753	6,535	7,786
Average Age	42.6	42.9	43.6
# Of Persons Per HH	2.5	2.5	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,540	2,549	3,013
Average HH Income	\$41,432	\$46,106	\$49,283
Median House Value	\$158,944	\$112,752	\$111,703
Consumer Spending (Thousands)	\$30,557	\$53,592	\$64,572



Atoka

OK







TOTAL SALES VOLUME

\$5.5B

PROPERTIES SOLD

2,500+

BROKER & BUYER REACH

345K

STATES SOLD IN

40

*Click to Meet Team Fortis*

**30445 Northwestern Highway, Suite 275**

Farmington Hills, MI 48334

248.254.3410

fortisnetlease.com

**BRYAN BENDER**

MANAGING DIRECTOR

D: 248.419.3810

BBENDER@FORTISNETLEASE.COM

**ANDY BENDER**

INVESTMENT ADVISOR

D: 248.419.3657

ABENDER@FORTISNETLEASE.COM

**EXCLUSIVELY LISTED BY:**

**COREY BUNCH**

INVESTMENT ADVISOR

D: 248.419.3627

CBUNCH@FORTISNETLEASE.COM