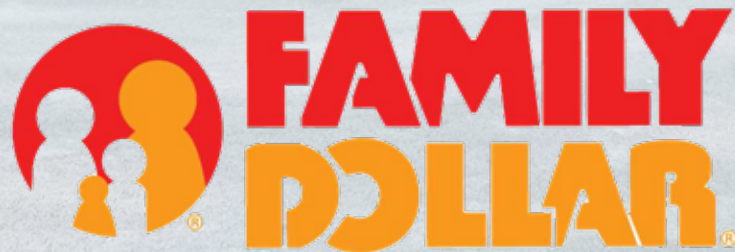




OFFERING MEMORANDUM



1325 HIGHWAY 82 W | GREENVILLE, MS 38701

LISTED BY

JOSH BISHOP

VP & DIRECTOR

D I R (214) 692 2289

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LIC # 688810 (TX)

BROKER OF RECORD

PHILLIP CARPENTER

LIC # 8906 (MS)



INVESTMENT HIGHLIGHTS

- Ideal 1031 Exchange property w/ attractive 7.15% cap rate
- Brand new 2019 construction which was completed in October
- 10-Year Retail NNN lease (landlord responsible for roof and structure only)
- 20-Year transferable roof warranty
- 3-mile population exceeds 28,700 residents
- The subject property is extremely well located on Highway 82, which is the main thoroughfare running through Greenville
- Traffic counts are in excess of 22,000 vehicles daily on Highway 82
- Extremely strong corporate guarantee
- Investment Grade Credit Tenant – Dollar Tree, Inc. / Family Dollar hold an investment grade credit rating of BBB-
- Recession / E-Commerce Resistant Tenant - The dollar store sector of the retail industry is one that has not been impacted by recent recessions or e-commerce. Family Dollar / Dollar Tree have thrived over the past decade with continuous year-over-year of same store sales growth and consistently opening new stores at a record setting pace.



FINANCIAL OVERVIEW



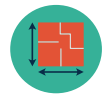
\$1,230,770

LIST PRICE



7.15%

CAP RATE



\$88,000

NOI



±8,320 SF

GLA



±1.55 AC

LOT SIZE



2019

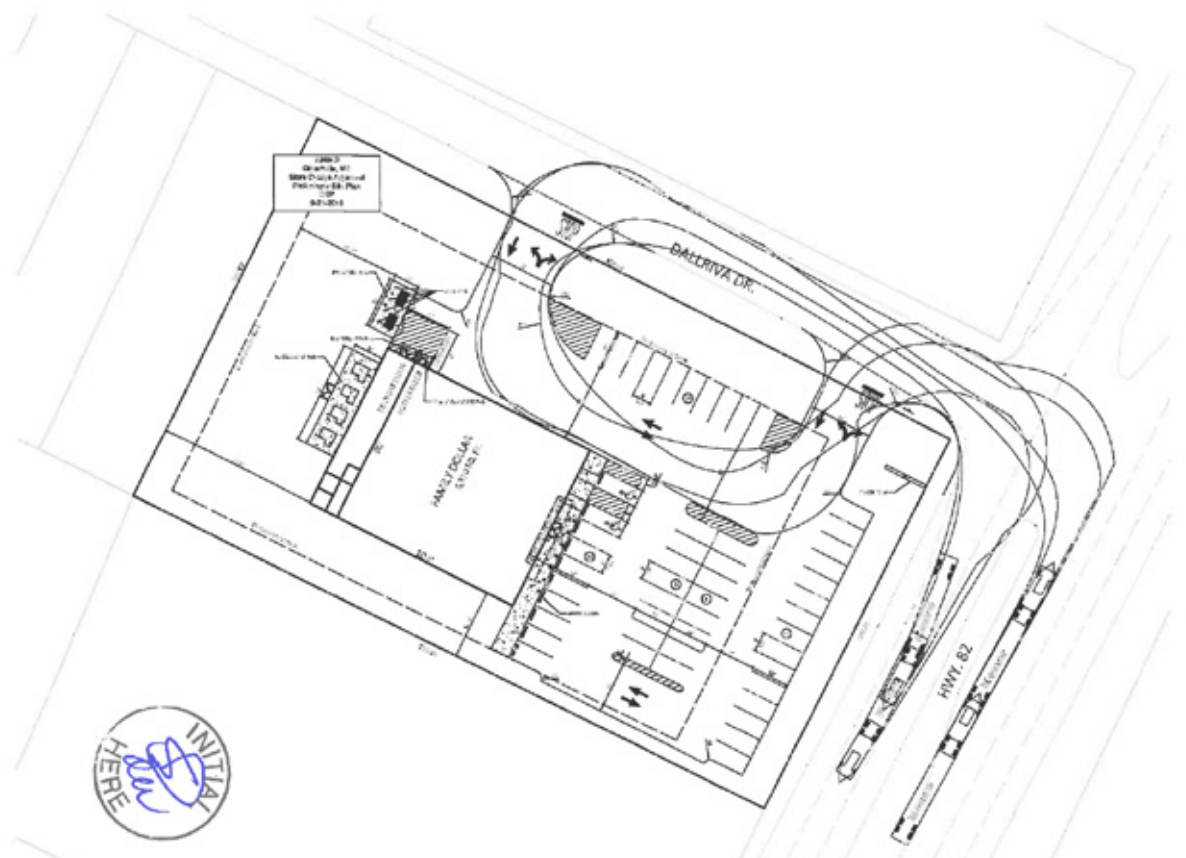
YEAR BUILT

TENANT SUMMARY

Tenant	Family Dollar Stores, Inc
Property Address	1325 Highway 82 W Greenville, MS 38701
Options	Six, 5-Year Options
Original Lease Term	10 Years
Lease Type	NN+
Type of Ownership	Fee Simple
Years Remaining	±10 Years
Rent Commencement Date	10/31/2019
Lease Expiration Date	6/30/2029
Roof	Landlord Responsible (20-Year Warranty)

ANNUALIZED OPERATING SUMMARY

	MONTHLY	ANNUAL	CAP
Current - 06/30/2029	\$7,333.34	\$88,000.08	7.15%
Option 1	\$7,680.00	\$92,160.00	7.49%
Option 2	\$8,026.67	\$96,320.04	7.83%
Option 3	\$8,373.34	\$100,480.08	8.16%
Option 4	\$8,720.00	\$104,640.00	8.50%
Option 5	\$9,066.67	\$108,800.04	8.84%
Option 6	\$9,413.34	\$112,960.08	9.18%



SURROUNDING TENANT MAP



TENANT OVERVIEW





COMPANY NAME

Dollar Tree, Inc.

OWNERSHIP

Public

YEAR FOUNDED

1986

INDUSTRY

Dollar Stores

HEADQUARTERS

Chesapeake, VA

NO. OF LOCATIONS

±15,000

A DOLLAR TREE COMPANY

Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores, announced that it would buy Family Dollar for \$8.5 billion. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid.

Dollar Tree, a Fortune 200 Company, now operates more than 14,000 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar.

FAMILY DOLLAR OVERVIEW

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation's fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

GEOGRAPHIC REACH

Family Dollar serves families in more than 8,000 neighborhoods in 46 states. Texas is its largest market with 1,027 stores, followed by Florida with 584 stores. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$19 billion annually with more than 13,600 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

STRATEGY

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.



AREA OVERVIEW

GREENVILLE, MS

On the banks of the colossal Mississippi River is Greenville, a wellspring of music, literature, adventure, imagination, history and plain old fun. Greenville has inspired greatness from Native Americans to cotton barons, Pulitzer-Prize winners, Civil Rights leaders, Bluesmen, poets and inventors. We're proud to share Greenville and Washington County with all; discover for yourself that there's more than meets the eye in this land of rich customs and folklore, creativity and physical beauty that make up one of America's most unique destinations.

Greenville has a rich artistic heritage. In the 20th century, more than 100 published writers, including Shelby Foote, Hodding Carter, and Walker Percy, called Greenville home-more than any town of its size in the country. Muppet creator Jim Henson was born here and raised nearby. World-famous Delta blues musicians are honored on the Greenville Blues Walk, and venues on historic Walnut Street offer live music that continues that tradition. Around here, it's not hard to find a blues festival, a quirky museum, or a hot tamale that'll blister your tongue. But dig a little deeper, ask a few nosy questions, and that's when the real adventure begins.



DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2024 Projection	23,654	28,781	34,754
2019 Estimate	25,858	31,624	38,335

HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Projection	10,440	12,647	15,381
2019 Estimate	10,773	13,123	16,016

INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$50,696	\$50,549	\$52,054

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar** located in **1325 Highway 82 W | Greenville, MS 38701** ("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



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