



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

DOLLAR TREE

44 W Savannah St
Clayton, GA 30525

Offering Memorandum

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INVESTMENT HIGHLIGHTS

- » 2017 renovation (New roof, plumbing, electrical, HVAC)
- » 10-year lease with 7 years remaining on the primary term w/ four, 5- year options (Primary term expires October of 2027)
- » Attractive rent increases of \$.50/ SF in each option
- » Strong retailers in the surrounding area (Walgreens, CVS, Wendy's, McDonald's, Chick-Fil-A, Subway, Waffle House, and many more)
- » Corporate guarantee from Dollar Tree, Inc.
- » Investment-grade credit tenant: Dollar Tree holds a credit rating of BBB-
- » Recession/E-Commerce Resistant Tenant: Dollar Tree has had tremendous success in 2020 with a surge in year-over-year same-store sales





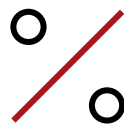
PROPERTY ADDRESS

44 W Savannah St
Clayton, GA 30525



LIST PRICE

\$1,015,217



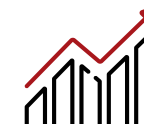
CAP RATE

6.90%



GROSS LEASABLE AREA

± 8,800 SF



YEAR 1 NOI

\$70,050

PROPERTY SUMMARY

Tenant	Dollar Tree
Lot Size	± 22,651 SF
Year Built/Renovated	1963/2017

LEASE SUMMARY

Lease Type	NN
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Original Lease Term (Years)	10 Years
Lease Commencement Date	8/1/17
Rent Commencement Date	11/1/17
Lease Expiration Date	10/31/27
Lease Term Remaining (Years)	± 7.42 Years
Increases	\$0.50/sf Each Option
Options	4, 5 Year Options

ANNUALIZED OPERATING DATA

TERM	MONTHLY RENT	ANNUAL RENT	CAP RATE
Current- 10/31/2027	\$5,866.67	\$70,400.00	6.90%
1st Option	\$6,233.33	\$74,800.00	7.33%
2nd Option	\$6,600.00	\$79,200.00	7.76%
3rd Option	\$6,966.67	\$83,600.00	8.19%
4th Option	\$7,333.33	\$88,000.00	8.63%



THE OFFERING

DOLLAR TREE

Property Address 44 W Savannah St
Clayton, GA

SITE DESCRIPTION

Number of Stories 1

Year Built/Renovated 1963 /2017

GLA ± 8,800 SF

Lot Size ± 22,651 SF

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 shop's 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

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.

ingles



± 19,000 VPD



W. SAVANNAH ST





Rabun County, Georgia
CLERK OF COURT

W. SAVANNAH ST



FORTIFY
kitchen & bar



Walgreens

Waffle House

Subway

cricket wireless McDonald's

ACE Hardware Reeves SINCE 1928 CLAYTON & DILLARD, GA HIGHLANDS, NC

RaceTrac WHATEVER GETS YOU GOING

DUVALL SINCE 1956 CLAYTON, GA

CVS

O'Reilly AUTO PARTS

44

± 19,000 VPD

REGIONS

HN HARRY NORMAN REALTORS

CLAYTON PHARMACY

CLAYTON CAFE the MARKET three little birds CLAYTON, NC

Noble Wine Cellar

CRAPT PIZZA, BEER & WINE FORTIFY CLAYTON, GA

ACE Hardware

DOLLAR TREE

FORTIFY kitchen & bar

W. SAVANNAH ST

CLAYTON, GA

Originally inhabited by Cherokee tribes, the town of Clayton was incorporated in 1821 by European settlers. The mountain community is known for its thriving downtown, unique lodging, outdoor recreation, and restaurants, earning it the title of Farm to Table Capital of Georgia. The nearby wineries make for a popular day trip, each offering stunning views. Enjoy quintessential lodging and an educational museum.

The largest industries in Clayton, GA are Retail Trade, Construction, and Manufacturing, and the highest paying industries are Finance & Insurance, & Real Estate & Rental & Leasing, Real Estate & Rental & Leasing, and Transportation & Warehousing, & Utilities. Employment has grown at a rate of 3.65% and households had a 10.3% annual growth in median income since 2016. In 2020, the total outbound Georgia trade was \$465B. This is expected to increase by 35.1% to \$628B by 2045.

DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Projection	2,192	6,364	10,260
2020 Estimate	2,063	6,025	9,786
2010 Projection	1,880	5,594	9,278
Growth: 2020 - 2025	6.25%	5.63%	4.84%
Growth: 2010 - 2020	9.73%	7.71%	5.47%
Households	1 Mile	3 Mile	5 Mile
2025 Projection	818	2,525	4,166
2020 Estimate	777	2,407	3,983
2010 Projection	738	2,303	3,833
Growth: 2020 - 2025	5.28%	4.90%	4.59%
Growth: 2010 - 2020	5.29%	4.52%	3.91%
Income	1 Mile	3 Mile	5 Mile
Average HH Income	\$62,641	\$61,762	\$61,546



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar Tree** located at **44 W Savannah St, Clayton, GA 30525** ("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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