



# DOLLAR TREE

1960 SOUTH RANGE AVENUE | COLBY, KANSAS 67701

REPRESENTATIVE PHOTO

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In Association with Kansas Designated Broker:  
Jessica Zahn Gibson | CIA Brokerage Company | KS License # 226485

## OFFERING MEMORANDUM

In Conjunction with



# INVESTMENT OVERVIEW

**DOLLAR TREE**  
COLBY, KANSAS

## DOLLAR TREE

LOCATION	1960 South Range Avenue Colby, Kansas 67701
MAJOR CROSS STREETS	On S Range Ave, North of I-70
TENANT	<b>DOLLAR TREE STORES, INC.</b>
PURCHASE PRICE	<b>\$1,333,000</b>
CAP RATE	<b>6.75%</b>
ANNUAL RENT	\$90,000
GROSS LEASEABLE AREA	9,000 SF
RENTAL ESCALATIONS	\$0.50 Every 5 Years In Options
LEASE TYPE	NN*
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT	2020 (Under Construction)
LOT SIZE	±1.16 Acres
LEASE EXPIRATION	October 31, 2030 (Est.)
OPTIONS	Five 5-Year Renewal Options
PARKING LOT	Concrete
BUILDING	Metal, EFIS & Block on Three Sides
ROOF	Standing Metal Seam (20-Yr Warranty - Weather Tightness)

\* Landlord is responsible for Roof, Structure, Foundation & Parking Lot (Replacement Only).

## POINTS OF INTEREST

**SHOPPING | ENTERTAINMENT:** Nearby retailers include Walmart Supercenter, Orscheln Farm & Home, Dollar General, Maurices, Dillon's Food Store, O'Reilly Auto Parts, NAPA Auto Parts, Carquest Auto Parts; Popular dining options include McDonalds, Arby's, Pizza Hut, Burger King, Sonic Drive-In, Starbucks, Jimmy John's, Taco John's, Subway, Qdoba Mexican Eats, Village Inn

**HIGHER EDUCATION:** Less than half a mile from Colby Community College (a public community college offering more than 50 degree & certificate programs with 1,508 students)

**HEALTH CARE:** Less than 2 miles from Citizens Medical Center (an acute-care hospital providing healthcare services to residents in Colby with 75 beds)

## INVESTMENT HIGHLIGHTS

**LEASE:** Brand New 10-Year NN Lease with \$0.50 PSF Rental Escalations Every 5 Years in Renewal Options

**TENANT:** Dollar Tree Stores, Inc. (NASDAQ: DLTR | S&P "BBB-" Investment Grade Credit Rating | Moody's Baa3 Positive Rating) a Fortune 200 Company, Operates 15,288 Stores Across 48 States and 5 Canadian Provinces (as of February 1, 2020) - Stores Operate Under the Brands of Dollar Tree, Family Dollar, and Dollar Tree Canada

**BRAND NEW CONSTRUCTION:** Built to Dollar Tree's Latest Specs (Est. Turnover to Tenant October 15, 2020)

**STRATEGIC LOCATION:** Only Dollar Tree Within Nearly a 100-Mile Radius!

**TRAFFIC COUNTS:** Positioned on a Large ±1.16-Acre Lot, Across the Street from an Orscheln Farm & Home Shopping Center with Excellent Drive-by Visibility on S Range Ave (Just North of I-70: 11,696 CPD) where Traffic Counts Exceed 6,780 CPD!

**2020 DEMOGRAPHICS (5-MI):** Total Population: 5,899 | Average Household Income: \$75,836





# FINANCIAL ANALYSIS

## SUMMARY

TENANT	Dollar Tree Stores, Inc.
PURCHASE PRICE	\$1,333,000
CAP RATE	6.75%
GROSS LEASEABLE AREA	9,000 SF
YEAR BUILT	2020 (Under Construction)
LOT SIZE	±1.16 Acres
EXPENSE REIMBURSEMENT	This is a <b>NN lease</b> . Landlord is responsible for Roof, Structure, Foundation & Parking Lot (Replacement Only).

## PROPOSED FINANCING SUMMARY

All Cash or Buyer to obtain new financing at Close of Escrow	
Loan to Value (70%)	\$933,100
Down Payment (30%)	\$399,900
Term	10-Year Fixed at 3.99%
Amortization	25 Years

For more information, contact **Josh Sciotto** of **Mark One Capital** at (602) 687-6647.

## RENT ROLL

TENANT INFO		LEASE TERMS		RENT SUMMARY	
TENANT NAME	SQ FT	TERM*	INCREASE	RENT	ANNUAL INVESTOR RETURN
Dollar Tree Stores, Inc.	9,000	Years 1-5: <b>11/01/20 to 10/31/30</b>	Current	\$90,000	6.75%
RENEWAL OPTIONS		1 <sup>st</sup> Option: 11/01/30 to 10/31/35	\$0.50 PSF	\$94,500	
		2 <sup>nd</sup> Option: 11/01/35 to 10/31/40	\$0.50 PSF	\$99,000	
		3 <sup>rd</sup> Option: 11/01/40 to 10/31/45	\$0.50 PSF	\$103,500	
		4 <sup>th</sup> Option: 11/01/45 to 10/31/50	\$0.50 PSF	\$108,000	
		5 <sup>th</sup> Option: 11/01/50 to 10/31/55	\$0.50 PSF	\$112,500	

\*Estimated Rent Commencement Date

## DOLLAR TREE | COLBY, KANSAS

# TENANT OVERVIEW

**DOLLAR TREE**  
COLBY, KANSAS

**DOLLAR  
TREE®**

<b>TYPE</b>	PUBLIC
<b>TRADED AS</b>	NASDAQ: DLTR
<b>INDUSTRY</b>	RETAIL - GENERAL MERCHANDISE
<b>S&amp;P CREDIT RATING</b>	BBB- STABLE (03/08/18)
<b>MOODY'S RATING</b>	Baa3 POSITIVE (09/23/19)
<b>MARKET CAP</b>	21.73B
<b>WEBSITE</b>	<a href="https://dollartree.com">https://dollartree.com</a>

**Dollar Tree Stores, Inc. (a Fortune 200 Company)** offers merchandise at the fixed price of \$1.00. It provides consumable merchandise, including candy and food, and health and beauty care, as well as everyday consumables, such as household paper and chemicals, and frozen and refrigerated food; variety merchandise comprising toys, durable housewares, gifts, stationery, party goods, greeting cards, softlines, and other items; and seasonal goods that include Valentine's Day, Easter, Halloween, and Christmas merchandise.

**As of February 1, 2020, Dollar Tree Stores, Inc. operates 15,288 stores across 48 states and 5 Canadian Provinces (stores operate under the brands of Dollar Tree, Family Dollar, and Dollar Tree Canada).**

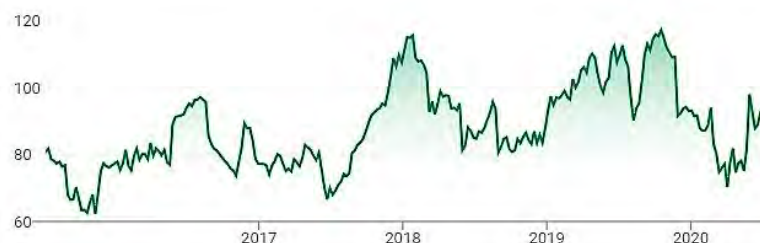
Dollar Tree, Inc. was founded in 1986 and is based in Chesapeake, Virginia.

## Market Summary > Dollar Tree, Inc. NASDAQ: DLTR

**91.65** USD +0.32 (0.34%) ↑

Jul 10, 2:47 PM EDT · Disclaimer

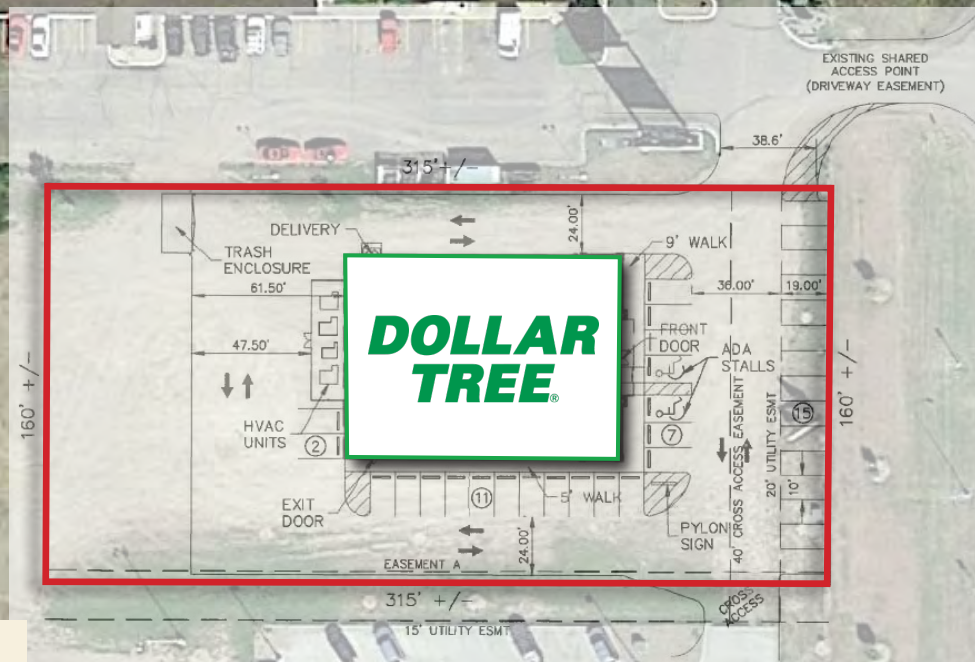
1 day 5 days 1 month 6 months YTD 1 year **5 years** Max



Open	91.04	Div yield	-
High	91.80	Prev close	91.34
Low	90.48	52-wk high	119.71
Mkt cap	21.73B	52-wk low	60.20
P/E ratio	27.00		

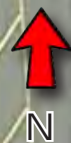


# SITE PLAN



**LOT SIZE**  
**±1.16 Acres**  
**GLA**  
**9,000 SF**

**S RANGE AVE**  
**6,786 CPD**



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# AERIAL



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# AERIAL CITY VIEW

N

**DOLLAR TREE**



**COLBY COMMUNITY COLLEGE**  
1,508 STUDENTS



**HEARTLAND CHRISTIAN SCHOOL**  
59 STUDENTS



**CASEY'S**



**COLBY MIDDLE SCHOOL**  
271 STUDENTS



**COLBY ELEMENTARY**  
341 STUDENTS

**Love's**



**COLBY**



MEADOW LAKE GOLF COURSE



**Pepsi Bottling Group**



**GREAT WESTERN TIRE**



**CITIZENS MEDICAL CENTER**  
75 BEDS

**SCHWAN'S**  
HOME DELIVERY



**T.O. Haas**  
TIRE & AUTO



THOMAS COUNTY SPEEDWAY



DENNEN FIELD

**AMERICAN IMPLEMENT**

**Walmart**

**COLBY**  
AG CENTER, LC



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# LOCATION OVERVIEW

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COLBY, KANSAS



**Colby** is a city in and the county seat of Thomas County, Kansas. It lies on the south side of Prairie Dog Creek, a tributary of the Republican River, in the High Plains region of the Great Plains. A small tributary of the creek flows northeast through the town, located at the interchange of Interstate 70 and K-25 in northwestern Kansas. The city has a total area of 3.38 square miles.

**Colby Community College** is located in the northwest corner of Kansas, approximately 50 miles from the Colorado and Nebraska borders. Colby Community College offers a variety of one and two-year degree and transfer programs. The 56-acre main campus enrolls over 1,500 students, CCC operates a 60-acre farm for students to use as a hands-on laboratory and training facility.

**Colby Public Schools** operates four public schools accredited by the Kansas State Department of Education in the city: Colby Elementary, Middle and High school as well as Thomas County Academy charter school. With a staff of over 150, Unified School District 315 Colby Public Schools facilitates the learning of over 900 pre-Kindergarten through Grade 12 students. There are also two private schools in Colby: Sacred Heart Catholic School and Heartland Christian School.

As part of the largest health care organization in northwest Kansas, **Citizens Medical Center** offers a comprehensive and compassionate approach to all Colby resident's needs. The hospital provide services, including laboratory testing and diagnostic imaging required for most medical concerns using state-of-the-art equipment and exceptional experience.

## 2020 DEMOGRAPHICS

	1-MI	3-MI	5-MI
TOTAL POPULATION	807	5,632	5,899
DAYTIME POPULATION	1,997	5,335	5,562
AVERAGE HOUSEHOLD INCOME	\$61,625	\$75,229	\$75,836



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