



DOLLAR TREE[®]

333 WEST CHERRY STREET | ALMA, AR 72921

\$1,532,143
PRICE

7.00%
CAP RATE

±8 YRS
TERM REMAINING

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LISTED BY:

FRANK COLUNGA

Associate

D: (214) 295-4228

M: (979) 587-0599

E: frank.colunga@matthews.com

License No. 725771 (TX)

ANDREW GROSS

Market Leader

D: (214) 295-4511

M: (435) 659-1404

E: andrew.gross@matthews.com

License No. 01987860 (CA)

KYLE MATTHEWS

Broker of Record

License No. PB00084217 (AR)



EXECUTIVE OVERVIEW

SECTION
01





LIST PRICE

\$1,532,143



TOTAL NOI

\$107,250



CAP RATE

7.00%



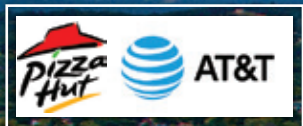
GROSS LEASABLE AREA

±10,028 SF

INVESTMENT HIGHLIGHTS

- **2018 Construction** – Newer construction Dollar Tree built in 2018.
- **Long Term Lease Term** – 8 Years remaining on the 10 year lease. Lease expires September 30, 2028.
- **Options** – Attractive Five, Five-year options with increases in each option.
- **Strong Retail Synergy** – Outparceled to Walmart Supercenter, nearby tenants include Pizza Hut, Walgreens, AT&T, Sonic, Braums, McDonald's, Burger King, Cracker Barrel, Taco Bell, Subway, Phillips 66. Also located by Alma High School, and Alma Middle School.
- **Corporately Guaranteed** – Dollar Tree holds Investment Grade Credit BBB-. Especially in the current real estate market strong guarantees are vital to an investors success.
- 1 Mile from Alma High School, and Alma Middle School.
- **Located by major Interstate Highway** - Subject property is located 5 minutes from Interstate 40 which is a major east-west Interstate Highway running through the south central portion of the United States.
- **Continutous Population Growth** - from 2010-2020 was 5.28% in the 1-mile, 3.59% in the 3 mile, and 2.23% in the 5 mile.
- **Fort Smith MSA** - Fort Smith is the second largest city in the entire state of Arkansas. *Fort Smith MSA Bolded*





± 12,300 VPD



± 20,000 VPD



FINANCIAL OVERVIEW

SECTION
02



INVESTMENT SUMMARY

List Price	\$1,532,143
NOI	\$107,250
CAP Rate	7.00%
Price/SF	\$625.70
GLA	±10,028 SF
Lot Size	±1.59 Acres (±69,260 SF)
Year Built	2018

TENANT SUMMARY

Lease Type	NN+
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Roof and Structure Responsible	Landlord Responsible
Original Lease Term (Years)	10
Lease Commencement Date	-
Rent Commencement Date	10/1/18
Lease Expiration Date	9/30/28
Term Remaining on Lease	±8 Years
Increases	\$0.50/SF Increases in Options
Options	Five (5) Five (5) Year Options
Cap Rate	7.00%
Annual Rent	\$107,250
HVAC Repair & Replacement	Tenant Responsible

ANNUALIZED OPERATING DATA

OPTIONS	LEASE START	EXPIRATION	ANNUAL RENT	MONTHLY RENT
Original Term	10/1/18	9/30/28	\$107,250.00	\$8,937.50
Option 1	10/1/28	9/30/33	\$112,125.00	\$9,343.75
Option 2	10/1/33	9/30/38	\$117,000.00	\$9,750.00
Option 3	10/1/38	9/30/43	\$121,875.00	\$10,156.25
Option 4	10/1/43	9/30/48	\$126,750.00	\$10,562.50
Option 5	10/1/48	9/30/53	\$131,625.00	\$10,968.75

DEBT QUOTE

LTV: 60%

RATE: 3.90%

AMORTIZATION: 30 Years



Loan quote provided by Barrington Capital based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing. Please contact:

Jesse Lillard
(956) 564-2922
jesse.lillard@barringtoncapcorp.com

TENANT OVERVIEW

SECTION
03





COMPANY NAME

DOLLAR TREE

LOCATIONS

±15,000

HEADQUARTERS

CHESAPEAKE, VA

DOLLAR TREE

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.

AREA OVERVIEW

SECTION
04



ALMA, AR

Incorporated in 1872, Alma sits in the middle of prime real estate enjoyed by many outdoor enthusiasts who like to hike, bike, fish, hunt, camp and canoe. In contrast, bringing the arts alive in the River Valley is the Alma Performing Arts Center, a cultural center for western Arkansas. Alma is also home to Eagle Crest, one of Arkansas's finest golf courses.

The town is located on two major interstates, I-40 and I-540, and U.S. 71, which is part of the Boston Mountain Scenic Loop. Alma is located in the Arkansas River Valley about 15 miles from Fort Smith and at the foothills of the Ozark Mountains and Fayetteville, which is about 45 miles away.



PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	2,409	9,519	17,672
2020 Estimate	2,332	9,260	17,274
2010 Census	2,215	8,939	16,898
Growth 2020-2025	3.30%	2.80%	2.30%
Growth 2010-2020	5.28%	3.59%	2.23%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Projection	936	3,701	6,903
2020 Estimate	899	3,583	6,714
2010 Census	831	3,402	6,459
Growth 2020-2025	4.12%	3.29%	2.81%
Growth 2010-2020	8.18%	5.32%	3.95%
INCOME	1-MILE	3-MILE	5-MILE
2020 Avg. Household Income	\$54,593	\$62,091	\$64,029

FORT SMITH, AR

Fort Smith is the second-largest city in Arkansas. It is part of the Fort Smith-Arkansas-Oklahoma MSA and lies on the Arkansas-Oklahoma state border. It is right in between the Arkansas and Poteau Rivers, also known as Belle Point. The city's history is rich with being part of the development of the Wild West. The military settlement helped the city grow immensely. The city's slogan is "where the new south meets the old west."

Just moments away from a slew of restaurants, bars, museums, and parks, Fort Smith Northside remains a fun and music-centric place to reside. Home to University of Arkansas at Fort Smith, many alumni from the college have chosen to live in and around Fort Smith.

ATTRACTIONS

With the city's deep history in the Wild West, there are many different attractions that contribute to the development of the city. Several museums including Fort Smith Museum of History, Fort Smith Trolley Museum, and the Fort Smith Air Museum gives a great visual idea of how this city came to be.

Fort Smith also has many sites commemorating and preserving the Trails of Tears, Civil War and Butterfields Overland Mail Company route history. These are now part of the Arkansas Heritage Trails System. True West magazine even selected Fort Smith as the Top True Western Town for 2013.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar Tree** located at **333 West Cherry Street, Alma, AR 72921** ("Property"). The 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 and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

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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.

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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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