



DOLLAR TREE

1305 ELLIS AVENUE | JACKSON, MS



REPRESENTATIVE PHOTO

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REPRESENTATIVE PHOTO



DOLLAR TREE

1305 ELLIS AVENUE | JACKSON, MS

INVESTMENT HIGHLIGHTS

SPEEDEE CASH

- Speedee Cash provides affordable financial services such as title loans or pawns, cash advances, and consumer loans
- Speedee Cash has been in service for over 28 years
- 35 locations across 6 states
- Speedee Cash has been here since 1996 with its original 3-year lease. Since then, they have renewed their lease on 4 separate occasions, exhibiting strong commitment to the location.

DOLLAR TREE

- Dollar Tree carries a mix of housewares, toys, seasonal items, food, health and beauty aids, gifts, and books, all while operating at a price point of \$1.00 or less.
- Dollar Tree, Inc. is a leading operator of discount variety stores that have served North America for more than thirty years.
- The company operates 15,115+ stores across the 48 contiguous states and five Canadian provinces, supported by a coast-to-coast logistics network and more than 193,000 associates.
- BBB- Credit Rating
- Over \$325,000 of renovations were invested into the building when Dollar Tree moved into the space in 2014, including a new roof, plumbing, HVAC, bathrooms, and electricals.

LOCATION

- Dollar Tree executed their 1st of 3 renewal options, extending the lease term an extra 5 years
- Major retailers in the retail corridor include AutoZone, T-Mobile, Advance Auto Parts, O'Reilly, McDonald's, Pizza Hut, Wendy's, Firestone, and others
- Four major banks are headquartered in Jackson including Consumer National Bank, First American Bank, First Commercial Bank, and Trustmark National Bank.
- Population is estimated to be over 105,000 in a 5-mile radius
- Less than a mile away from Jackson State University which has over 7,000 students enrolled
- Over 41,000 households in a 5-mile radius
- Over 7,000 businesses in a 5-mile radius

FINANCIAL OVERVIEW



**1305 ELLIS AVE
JACKSON, MS 39204**
LOCATION



\$1,380,000
LIST PRICE



116,460
NOI



8.44%
CAP RATE



±12,940 SF
GLA



1985
YEAR BUILT

FINANCIAL SUMMARY

	GLA	% of GLA	Lease Type	Monthly Rent	Annual Rent	Rent/SF	Rent Commencement	Lease Expiration	Options
DOLLAR TREE	±10,440 SF	80.68%	NN	\$7,830.00	\$93,960.00	\$9.00	3/15/14	1/31/25	Two, 5-Year Options w/ 10% increases
SPEEDEE CASH	±2,500 SF	19.32%	NN	\$1,875.00	\$22,500.00	\$9.00	3/1/17	2/28/22	None



BARRINGTON CAPITAL
REAL ESTATE FINANCING SERVICES

**Please contact a Barrington Capital
agent for financing options:**

Jesse Lillard
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TENANT OVERVIEW



COMPANY NAME

DOLLAR TREE, INC.

OWNERSHIP

Public

YEAR FOUNDED

1986

INDUSTRY

DOLLAR STORES

HEADQUARTERS

CHESAPEAKE, VA

NO. OF LOCATIONS

±15,115

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 500 Company, now operates more than ±15,115 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar.

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.

SURROUNDING TENANTS



AREA OVERVIEW

JACKSON, MS

The city of Jackson is the Capital City and the largest urban center in the State of Mississippi. Jackson is located on the Pearl River, which flows into the Gulf of Mexico. The slogan of the city is “The City with Soul,” because of the numerous blues, gospel, folk and jazz musicians who have come from Jackson.

Jackson is a great destination for a relaxed getaway to explore 29 unique museums and attractions, over 300 restaurants, hundreds of fun events and festivals, three historic cultural districts, innumerable visual and performing arts, and cool nightlife.

The 3,000+ acres that make up the city are home to the Jackson-Medgar Evers International Airport, The Jackson Zoo, Mississippi Children’s Museum, the Old Mississippi State Capitol, and various state parks.



\$123,000

MEDIAN HOME PRICE



±93,232

POPULATION



\$52,000

AVG. ANNUAL SALARY

Jackson is currently experiencing a rise in arts, culinary and cultural progression. Throughout its revitalization efforts, Jackson has also maintained its southern charm and historic presence. In comparison to other cities its size, Jackson is also very affordable with a cost of living below the national average. Jackson has seen success in its high-paying industrial operations adding to the quality of life in the city. Agriculture plays a major role in the

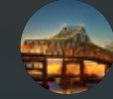
city’s economy as well. Cattle, cotton, grains, poultry, and timber are all major contributors. Metropolitan Jackson employs about 40,000 residents in municipal and federal positions. Manufacturing also has a major impact in the area with over 500 manufacturers in the area. The Automobile industry is another dominant field in Jackson, with the \$930 million automobile plant that opened in 2003.



DISTANCE TO:



TUSCALOOSA, AL
±163 MILES



BATON ROUGE, LA
±139 MILES



MEMPHIS, TN
±194 MILES



JACKSON CONVENTION COMPLEX



SMITH ROBERTSON MUSEUM

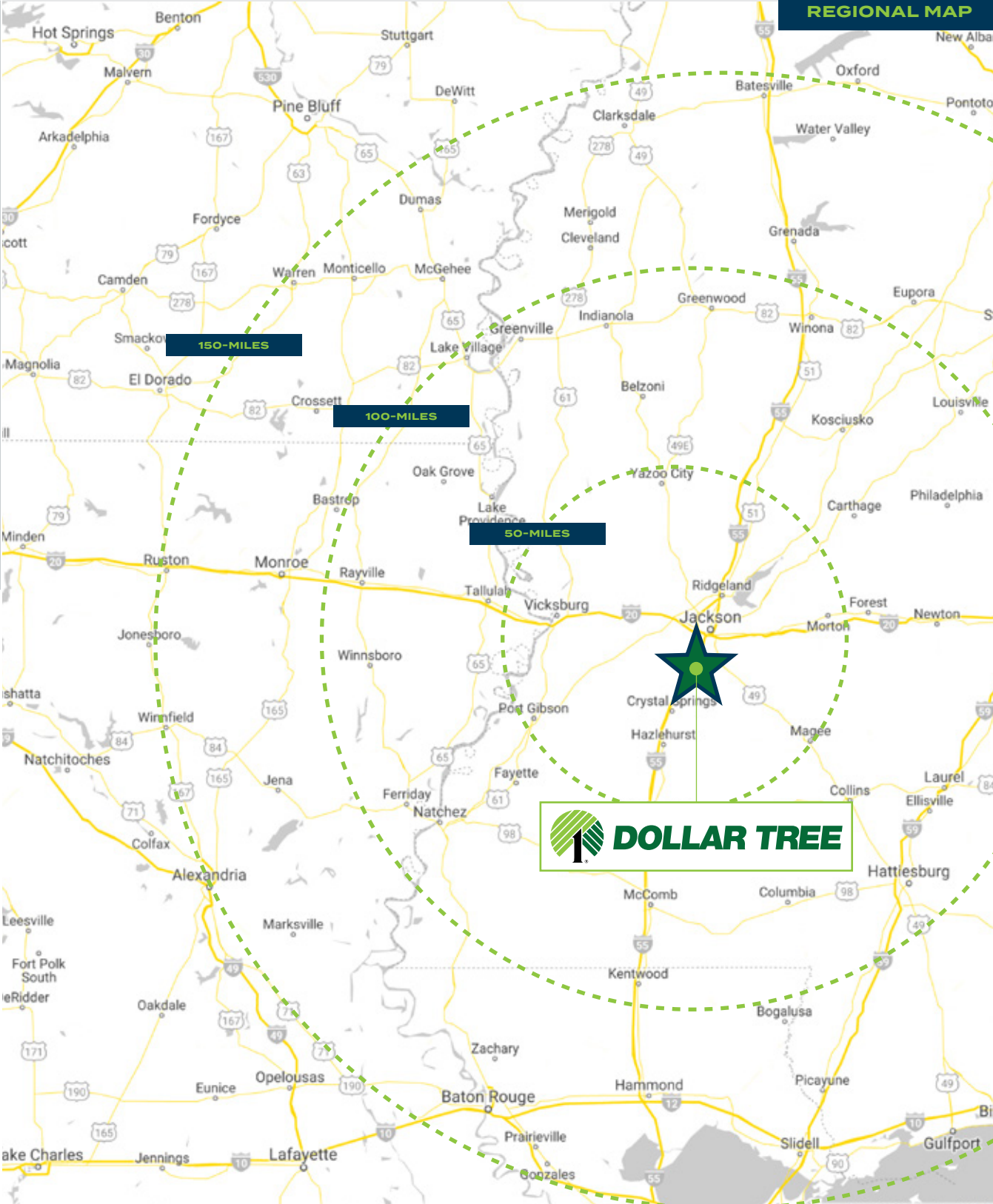


KIRK FORDICE EQUINE CENTER

Opened in 2009, the Jackson Convention Complex features 330,000 square feet of flexible exhibit, ballroom, and meeting space and is located in the heart of downtown Jackson — Mississippi's capital city and the heart of Southern hospitality. Whether you are planning or attending a concert or a training seminar, a charity ball or a volleyball tournament, a national convention or a wedding reception.

Smith Robertson Museum and Cultural Center is recognized as one of CNN's 50 States 50 Spots to see and served as the first public school for African-American students. Through art, artifacts, and photography, the work, lifestyle, and artistic contributions of African Americans are celebrated, evoking a greater understanding of the African-American experience in the deep south.

The South's most modern livestock facility is located on the Mississippi State Fairgrounds in Jackson, Mississippi. The location is only two blocks off I-55 and two miles from I-20. Direct ramps from the interstate make livestock trailers access an easy task. This building is used every week for cattle shows, horse shows, sales of all types and as a Christmas market place.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	7,917	57,564	101,951
2020 Estimate	8,026	58,191	105,926
2010 Census	8,772	61,193	111,608

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Projection	3,306	21,859	41,169
2020 Estimate	3,221	21,271	41,369
2010 Census	3,227	20,769	40,333

INCOME	1-MILE	3-MILE	5-MILE
2020 Avg. Household Income	\$30,901	\$38,148	\$45,866

THE FOLLOWING COMPANIES HAVE HEADQUARTERS OR DISTRIBUTION CENTERS IN JACKSON:



WILLIAMS-SONOMA



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs for **Dollar Tree** located at **1305 Ellis Avenue, Jackson, MS 39204**. 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.

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.

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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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