



DOLLAR TREE

610 S 2ND AVE | DODGE CITY, KS



REPRESENTATIVE PHOTO

TABLE OF CONTENTS

3

INVESTMENT HIGHLIGHTS

4

FINANCIAL OVERVIEW

6

TENANT OVERVIEW

11

AREA OVERVIEW

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DOLLAR TREE

610 S 2ND AVE | DODGE CITY, KS



REPRESENTATIVE PHOTO

INVESTMENT HIGHLIGHTS



- High-Yield!



- Essential Retailer



- Strong retail synergy: The property is surrounded by credit retailers

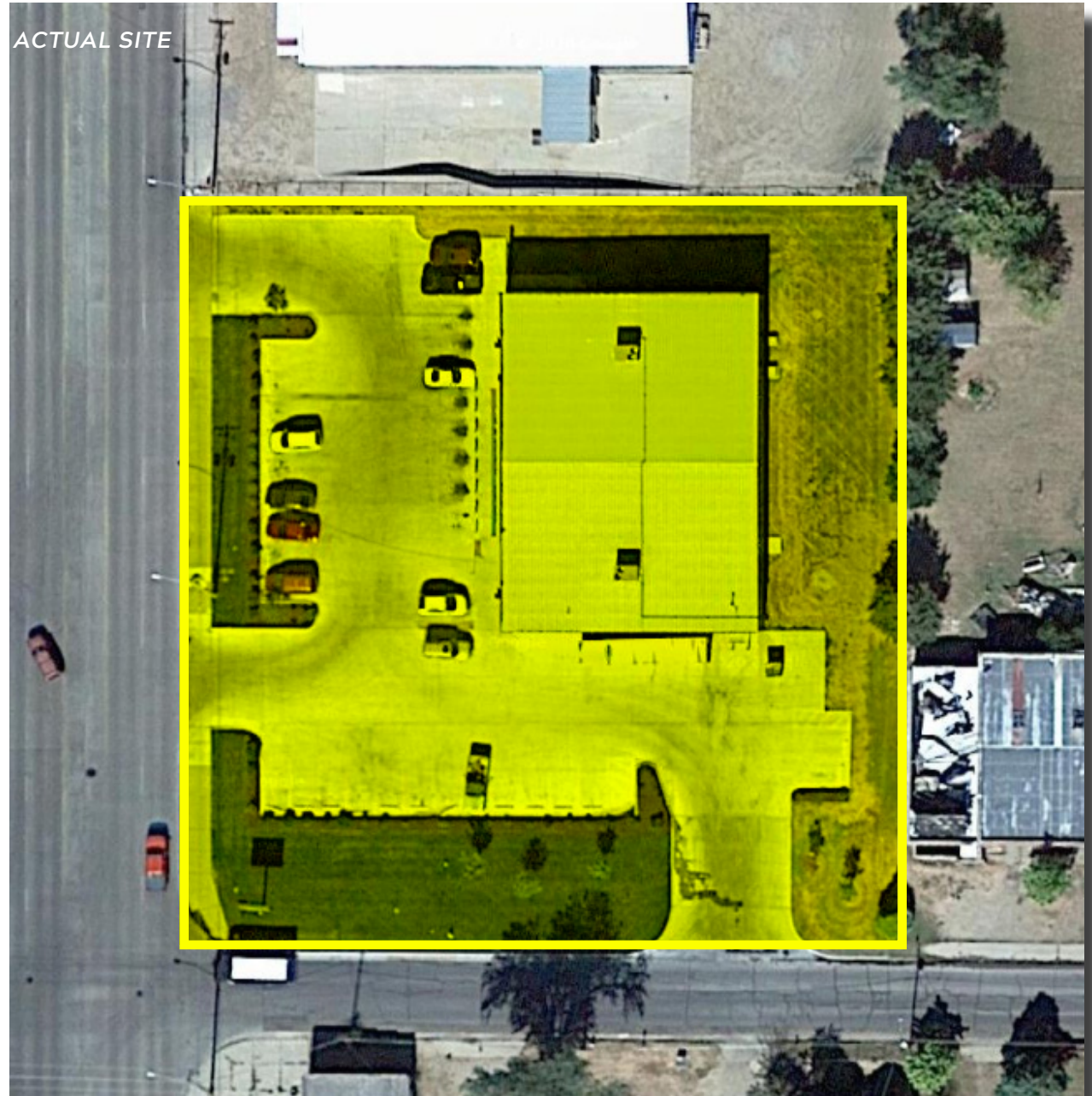


- Recent Remodel: The property was recently converted from a Family Dollar to a Dollar Tree



- Limited cap-ex requirements: The property was built less than 10-years ago.

ACTUAL SITE



FINANCIAL OVERVIEW



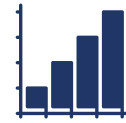
**610 S 2ND AVE
DODGE CITY, KS 08628**
LOCATION



\$994,705
LIST PRICE



\$92,010
NOI



9.25%
CAP RATE



±8,320 SF
GLA



±1.16 AC
LOT SIZE



2012
YEAR BUILT

TENANT SUMMARY

TENANT TRADE NAME	Dollar Tree
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
LEASE TYPE	NN
ROOF AND STRUCTURE	Landlord
ORIGINAL LEASE TERM	10 YRS
LEASE COMMENCEMENT DATE	11/30/2011
LEASE EXPIRATION DATE	9/30/2022
TERM REMAINING ON LEASE	±1.8 YRS
INCREASE	10% in each option
OPTIONS	6 (six), 5 (five) year options



BARRINGTON CAPITAL
REAL ESTATE FINANCING SERVICES

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

KEVIN PUDER
(214) 530-5803
kevin.puder@barringtoncapcorp.com

FINANCIAL SUMMARY

DATE	Annual Rent
CURRENT RENT	\$94,031.04
OPTION 1	\$103,434.00
OPTION 2	\$113,777.04
OPTION 3	\$125,155.08
OPTION 4	\$137,670.00
OPTION 5	\$151,437.00
OPTION 6	\$166,581.00

INCOME:	
RENTAL INCOME	\$94,031.04
REIMBURSEMENT REVENUE	\$35,890.19
EFFECTIVE GROSS REVENUE	\$129,921.23
EXPENSES:	
INSURANCE	\$4,014.00
PROPERTY TAXES	\$33,897.00
TOTAL OPERATING EXPENSE	\$37,911.00
NET OPERATING INCOME	\$92,010.23

REPRESENTATIVE PHOTO





TENANT OVERVIEW



DOLLAR TREE

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, 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.

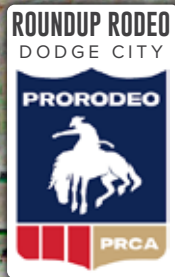
Dollar Tree locations carry a mix of housewares, toys, seasonal items, food, health and beauty aids, gifts, and books. At Dollar Tree shop's most goods are priced at \$1 or less while Family Dollar merchandise is usually less than \$10. The stores are located in high-traffic strip centers and malls often 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.

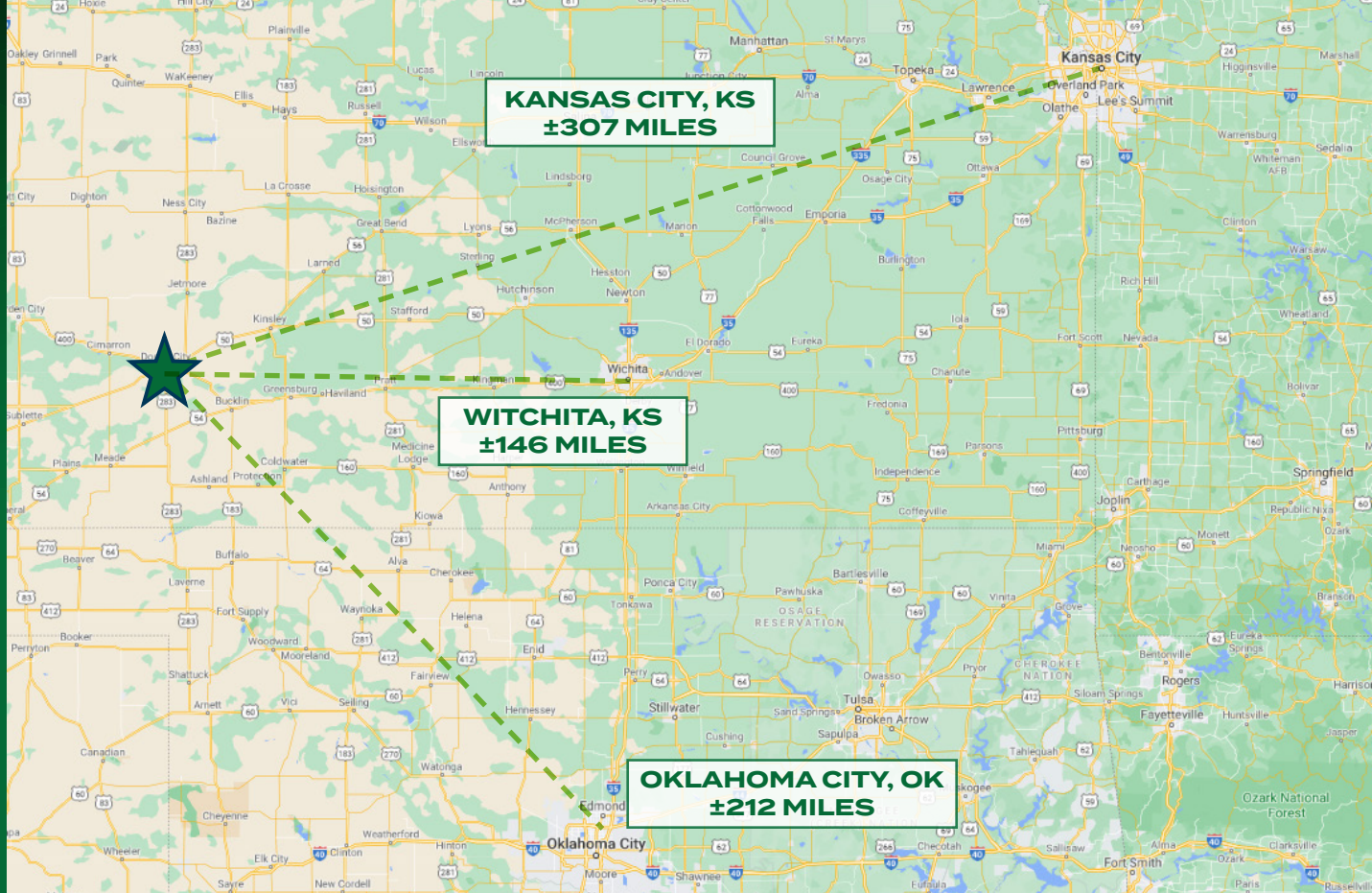


S. 2ND AVE
± 11,100 VPD

AREA OVERVIEW

DODGE CITY, KS

Dodge City is the county seat of Ford County, Kansas, named after nearby Fort Dodge. The city is famous in American culture for its history as a wild frontier town of the Old West. Residents and visitors to Dodge City and Ford County are able to get the best of both the new and old in the community. The city and county have retained much of its historical Old West and agriculture roots, while also offering newer high quality recreational facilities. Additionally, the county is located near Wichita, Kansas, which offers more big city amenities.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	4,832	26,543	29,198
2020 Estimate	4,582	26,527	29,206
2010 Census	4,943	26,853	29,417
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Projection	1,455	8,492	9,495
2020 Estimate	1,372	8,442	9,451
2010 Census	1,475	8,521	9,473
INCOME	1-MILE	3-MILE	5-MILE
2020 Avg. Household Income	\$62,293	\$72,358	\$74,305

ECONOMY

Meat packing is the primary industry in Dodge City. Cargill Meat Solutions and National Beef both operate large facilities in the city. The city also hosts farm implement manufacturing and serves as a supply center for area agriculture. Livestock-raising is a major activity while wheat and sorghum are the area's main crops. In addition, a local tourism industry, including a casino resort, has developed to capitalize on Dodge City's history as an Old West cowtown. The service sector accounts for much of the rest of the local economy. The cost of living in Dodge City is relatively low; compared to a U.S. average of 100, the cost of living index for the city is 79.3.

TOP EMPLOYERS

Cargill Meat Solutions and National Beef are the two largest employers. Other major employers include local government, schools, retail stores, and health care providers.

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs for **Dollar Tree** located at **610 S 2nd Ave, Dodge City, KS 67801**. 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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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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