



FAMILY DOLLAR

401 ELLIS ST | MENARD, TX

TABLE OF CONTENTS

3

INVESTMENT HIGHLIGHTS

6

FINANCIAL OVERVIEW

9

TENANT OVERVIEW

10

AREA OVERVIEW

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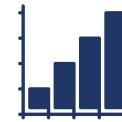
\$1,582,250

LIST PRICE



\$94,935.23

NOI



6.00%

CAP RATE



±8,400 SF

GLA

INVESTMENT HIGHLIGHTS

- ± 9.25 Years remaining on the base term of an initial 15-year lease
- Absolute NNN Lease – zero management responsibilities provide for a completely hands off investment
- Extremely strong corporate guarantee from Family Dollar (S&P rated: BBB-)
- Rare rent increase every 3-years for the life of the lease (CPI Based formula with 6% max increase)
- Six, 5-Year extension options, all of which include the CPI based increases every 3-years
- 2015 build-to-suit construction for Family Dollar
- The subject property is well located along Hwy 83 directly in the center of town
- Texas is an income tax free state
- Menard is located in Central Texas approx. 140 miles West of Austin and is the county seat of Menard County
- Dollar Tree recently acquired Family Dollar and is now considered to be the second largest discount retailer nationwide
- Dollar Tree & Family Dollar have roughly 15,500 locations throughout the US & Canada
- Dollar Tree, Inc boasts an extremely strong investment grade credit rating of BBB- and has a market cap of ± 25B
- While many retailers shuttered their doors during the COVID-19 pandemic Dollar Tree was considered an essential retailer and saw a tremendous growth in sale store sales

SURROUNDING TENANTS



SURROUNDING TENANTS



ASSET OVERVIEW

NAME	Family Dollar
ADDRESS	401 Ellis St.
CITY, STATE	Menard, TX 76859
YEAR BUILT	2015
LAND AREA	±0.64 acres
NET RENTABLE AREA	±8,400 SF

TAX PARCEL MAP



FAMILY DOLLAR RENT SCHEDULE

DATE	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Current - 5/31/2024	\$7,911.27	\$94,935.23		6.00%
6/1/2024 - 5/31/2027	\$8,385.95	\$100,631.35	6.00%	6.36%
6/1/2027 - 3/31/2030	\$8,889.10	\$106,669.22	6.00%	6.74%
Six, 5-Year Options	TDB	TBD	CPI Based (6% Max)	TDB

TENANT SUMMARY

TENANT TRADE NAME	Dollar Tree, Inc.
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
LEASE TYPE	Absolute NNN
ROOF AND STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	15 Years
RENT COMMENCEMENT DATE	5/7/15
LEASE EXPIRATION DATE	3/31/30
TERM REMAINING ON LEASE	± 9.25 Years
INCREASE	CPI Based Every 3 Years (6% Max)
OPTIONS	Six, 5-Year Options

*All rent Increases are based off of a CPI formula with a maximum increase of 6%

FINANCING

For more information, please reach out to a
Matthews™ Capital agent.

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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
±15,500

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 ±15,500 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar.

FAMILY DOLLAR OVERVIEW

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation's fastest-growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

GEOGRAPHIC REACH

Family Dollar serves families in more than 8,000 neighborhoods in 46 states. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$23 billion annually with more than 15,115 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

STRATEGY




Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.

MENARD, TX

Menard, Texas is a city located on the banks of the San Saba River in Menard County. Menard's climate makes the land prime for ranching and farming. Eighty percent of the area is ranching and farming land. The economy heavily relies on beef cattle, hay, goats, grain, sheep, and pecans. The area is working on truffles and seeing how effective they are for the economy.

Texas Hill Country is widely known for having amazing scenic views. Menard holds true to this with their amazing views of the San Saba River. There is over 400,000 acres available to hunters. Hunters are encouraged to visit Schwartz Exotic Game Ranch, Hat Creek Cabins, Predator 1 Outdoors, Umbrella Ranch, and Whispering Water Ranch and Resort. The San Saba River is also home to an abundant supply of catfish, panfish, and bass. All experience levels, from amateur to professional are invited. The Whispering Water Ranch and Resort and Pascall Shuttle Trip by San Saba River Adventures are great opportunities for tourists to fish.

2020 DEMOGRAPHICS

	3-MILE	5-MILE	7-MILE
 POPULATION	1,544	1,577	1,607
 HOUSEHOLDS	571	583	599
 HH INCOME	\$84,896	\$84,531	\$83,647



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar** located at **401 Ellis St, Menard, TX 76859** ("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.

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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

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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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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