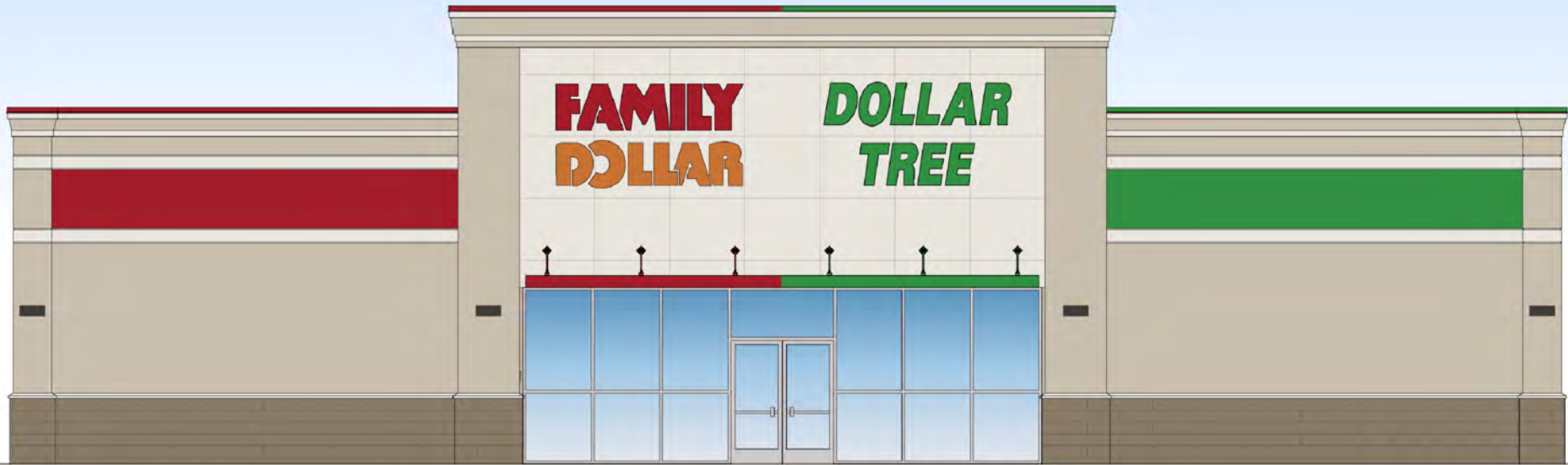


RARE NEW FORMAT STORE FAMILY DOLLAR | DOLLAR TREE

601 EAST US-20
VALENTINE, NEBRASKA 69201



RENDERING PHOTO



Represented By:

JUSTIN ZAHN

justin@ciadvisor.com

COMMERCIAL INVESTMENT ADVISORS, INC.
CIA BROKERAGE COMPANY

9383 East Bahia Drive, Suite 130 | Scottsdale, Arizona 85260
480.214.5088 – Office | 402.730.6021 - Cell | www.ciadvisor.com

**OFFERING
MEMORANDUM**

INVESTMENT OVERVIEW

FAMILY DOLLAR & DOLLAR TREE
VALENTINE, NEBRASKA

FAMILY DOLLAR & DOLLAR TREE

LOCATION	601 East US-20 Valentine, Nebraska 69201
TENANT	FAMILY DOLLAR, INC.
GUARANTY	FAMILY DOLLAR STORES, INC.
PURCHASE PRICE	\$1,730,000
CAP RATE	6.75%
ANNUAL RENT	\$116,760
GROSS LEASABLE AREA	±10,500
RENTAL ESCALATIONS	In Options
LEASE TYPE	NN*
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT	2021
LOT SIZE	±1.24 Acres
LEASE EXPIRATION	October 31, 2031 (Est.)
OPTIONS	Five 5-Year Renewal Options
PARKING LOT	Concrete
ROOF	Standing Metal Seam
CONSTRUCTION	Metal Frame/Panels with Brick Stucco

* Landlord is responsible for Roof, Exterior Walls, Canopy, Gutters, Downspouts, Doors, Door Closures, Glass in Windows & Doors, and also structural portions of the building whether interior or exterior. (Tenant to reimburse up to \$1,000 per annum for Parking Lot Repairs).

POINTS OF INTEREST

RETAIL | ENTERTAINMENT: Valentine has retailers such as **Bomgaars**, **IGA**, **True Value**, **Dollar General**, **Napa Auto Parts**, **Young's Western Wear**, **Verizon**, **US Cellular**, **Viaero Wireless**; Dining options include **McDonalds**, **Pizza Hut**, **Subway**, **Runza**, **Casey's**, **Old Mill Bulk Food**, etc.

PUBLIC EDUCATION: Valentine has 1 elementary, 1 middle & 1 high school within the 1-mile vicinity with a total of 553 students

HEALTHCARE: 1 mile from **Cherry County Hospital** (a voluntary, not-for-profit county owned critical access hospital operated for the residents of North Central Nebraska and South Central South Dakota with 25 beds)

INVESTMENT HIGHLIGHTS

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

TENANT: On July 6, 2015, Dollar Tree (NASDAQ: DLTR | S&P Credit Rating BBB- | Moody's Baa2 Rating) Completed the Acquisition of Family Dollar, Creating Combined Organization **Operating 15,685 Stores Across 48 States & 5 Canadian Provinces as of January 30, 2021** Under the Dollar Tree, Family Dollar & Dollar Tree Canada Brands

RARE UPDATED PROTOTYPE: Latest Dual Branded Format Store (Larger Footprint) Offering Both Family Dollar/Dollar Tree Merchandise Under One Roof!

LARGE PARCEL | TRAFFIC COUNTS: Positioned on a Large ±1.24-Acre Lot with Great Visibility on US-20 where Traffic Counts Exceed 5,890 CPD!

2020 DEMOGRAPHICS: Total Population (5-MI): 3,344 | Average Household Income (3-MI): \$68,008 - Valentine is the Biggest City in Nearly a 70-Mile Radius!

LOW UNEMPLOYMENT RATE: Nebraska's Unemployment Rate at 2.9% - National Unemployment Rate at 6.0% (Bureau of Labor Statistics Mar 2021)



SUMMARY

TENANT	Family Dollar, Inc.	EXPENSE REIMBURSEMENT	This is a NN lease . Landlord is responsible for Roof, Exterior Walls, Canopy, Gutters, Downspouts, Doors, Door Closures, Glass in Windows & Doors, and also structural portions of the building whether interior or exterior. (Tenant to reimburse up to \$1,000 per annum for Parking Lot Repairs).
GUARANTY	Family Dollar Stores, Inc.		
PURCHASE PRICE	\$1,730,000	FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.
CAP RATE	6.75%		
GROSS LEASEABLE AREA	10,500 SF		
LOT SIZE	±1.24 Acres		
YEAR BUILT	2021		



RENT ROLL

TENANT INFO		LEASE TERMS				RENT SUMMARY	
TENANT NAME	SQ FT	TERM*			INCREASE	RENT	ANNUAL INVESTOR RETURN
Family Dollar, Inc.	10,500	Years 1-10: 10/15/21 to 10/31/31			Current	\$116,760	6.75%
RENEWAL OPTIONS		1st Option: 11/01/31 to 10/31/36			\$0.50 PSF	\$122,010	
		2nd Option: 11/01/36 to 10/31/41			\$0.50 PSF	\$127,260	
		3rd Option: 11/01/41 to 10/31/46			\$0.50 PSF	\$132,510	
		4th Option: 11/01/46 to 10/31/51			\$0.50 PSF	\$137,760	
		5th Option: 11/01/51 to 10/31/56			\$0.50 PSF	\$143,010	

* Estimated dates subject to change based on construction timeline.

TENANT OVERVIEW

FAMILY DOLLAR & DOLLAR TREE
VALENTINE, NEBRASKA

CLICK HERE TO SEE VIDEO FROM CEO ON BENEFITS/COMPETITIVE ADVANTAGE OF NEW DUAL BRANDED FORMAT STORES:

<https://youtu.be/-DHQHKekAnw>



TYPE	Public	INDUSTRY	Retail: General Merchandise
TRADED AS	NASDAQ: DLTR (Parent Company)	MARKET CAP	\$27.21B (05/07/21)
S&P CREDIT RATING	BBB Stable (12/10/2020)	# OF LOCATIONS	15,685 Across 48 States & 5 Canadian Provinces (01/30/2021)
MOODY'S RATING	Baa2 Stable (09/28/2020)	WEBSITE	https://familydollar.com

Dollar Tree, Inc. operates discount variety retail stores. It operates through two segments, Dollar Tree and Family Dollar. The Dollar Tree segment 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.

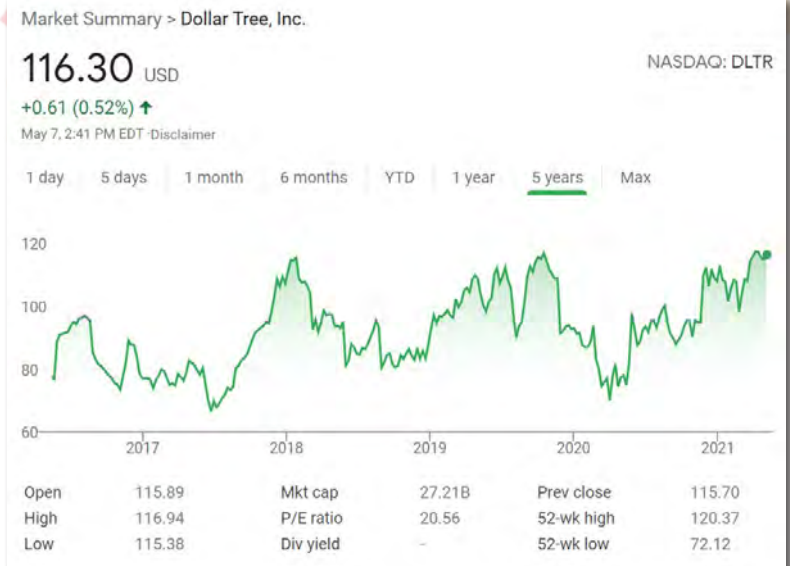
The Family Dollar segment operates general merchandise discount retail stores that offer consumable merchandise, which comprise food and beverages, tobacco, health and beauty aids, household chemicals, paper products, hardware and automotive supplies, diapers, batteries, and pet food and supplies; and home products, including housewares, home décor, and giftware, as well as domestics, such as comforters, sheets, and towels. Its stores also provides apparel and accessories merchandise comprising clothing, fashion accessories, and shoes; and seasonal and electronics merchandise that include Valentine's Day, Easter, Halloween, and Christmas merchandise, as well as personal electronics, which comprise pre-paid cellular phones and services, stationery and school supplies, and toys.

As of January 30, 2021, Dollar Tree operated 15,685 stores across 48 states & 5 Canadian Provinces under the Dollar Tree, Family Dollar & Dollar Tree Canada brands.

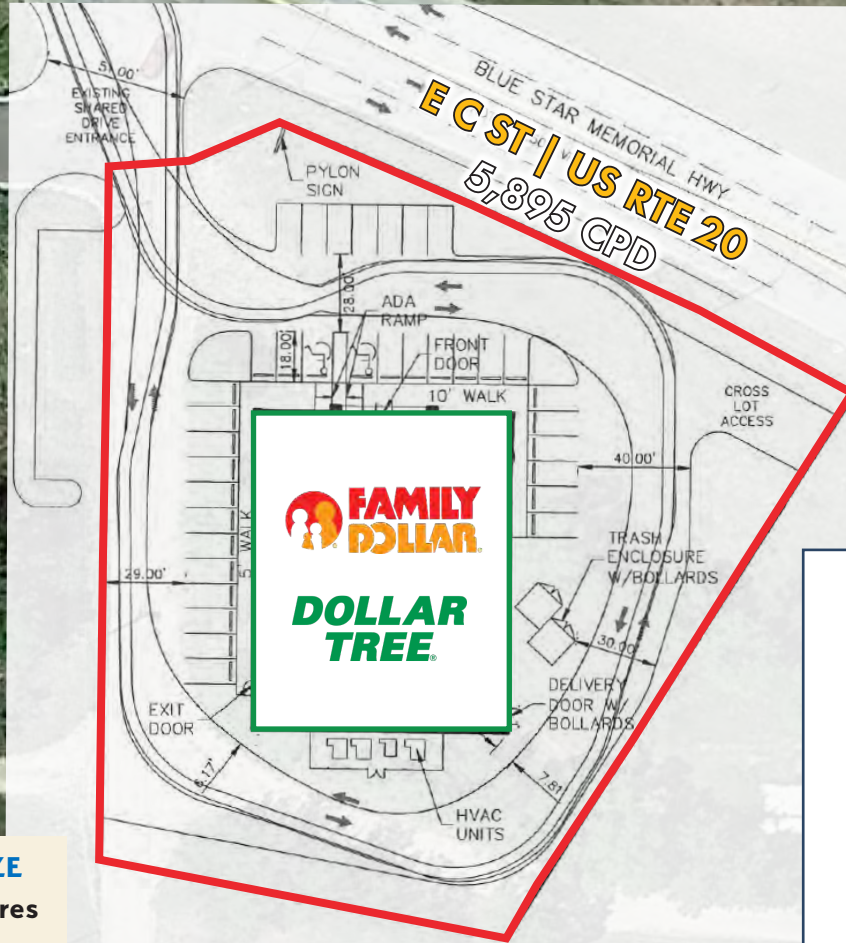
Dollar Tree, Inc. was founded in 1986 and is headquartered in Chesapeake, Virginia.

<https://www.dollartree.com/>

For more than 55 years, Family Dollar has been providing value and convenience to customers in easy-to-shop neighborhood locations. Family Dollar's mix of name brands, and quality, private brand merchandise appeals to shoppers in **more than 8,200 stores in rural and urban settings across 46 states**. Helping families save on the items they need with everyday low prices creates a strong bond with customers who refer to their neighborhood store as "my Family Dollar." Family Dollar, headquartered in Matthews, North Carolina, is a wholly-owned subsidiary of Dollar Tree, Inc. of Chesapeake, Virginia.



SITE PLAN



LOT SIZE
±1.24 Acres
GLA
±10,500 SF



PYLON SIGN



FAMILY DOLLAR & DOLLAR TREE | VALENTINE, NEBRASKA

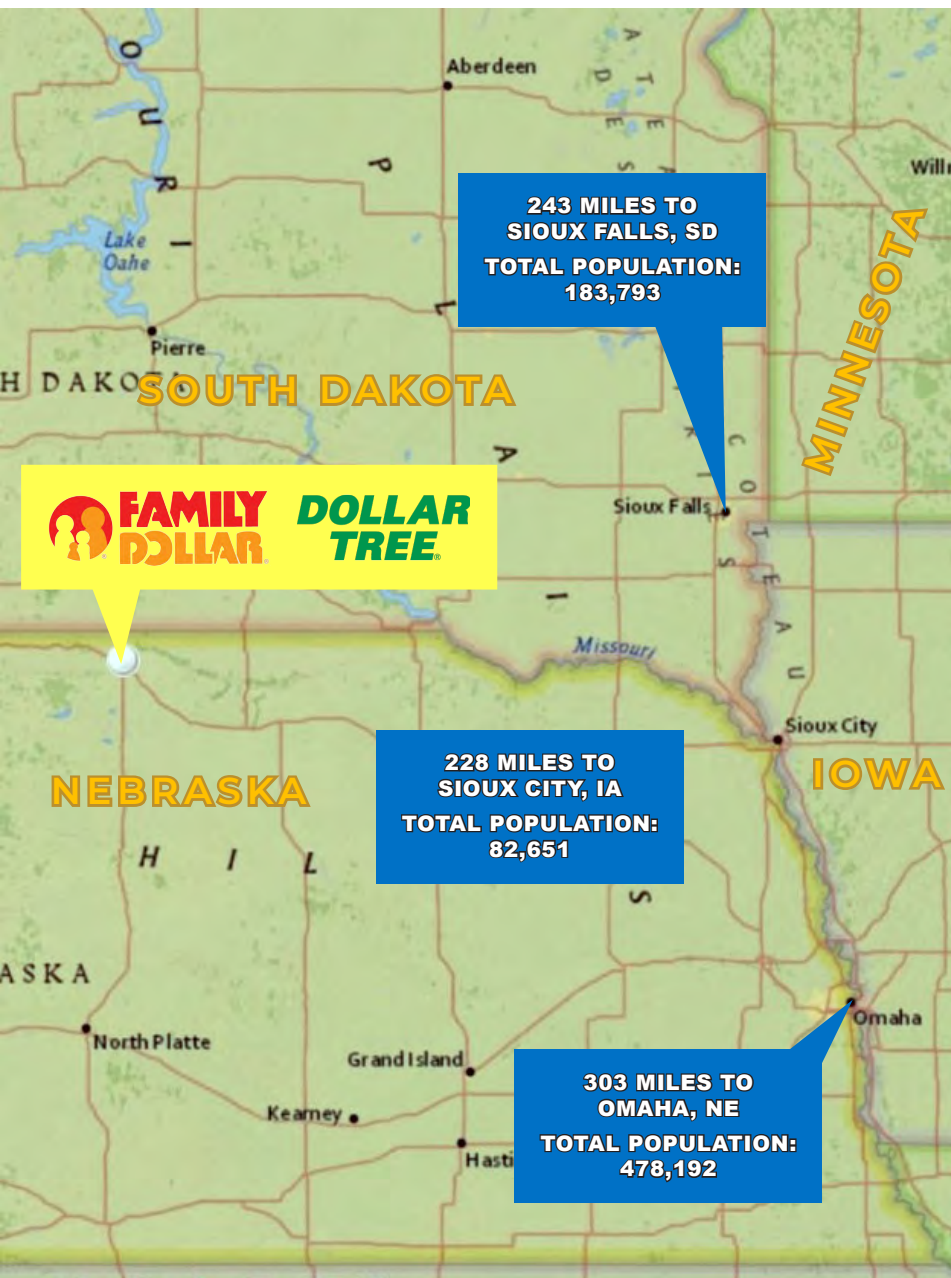
VALENTINE



FAMILY DOLLAR & DOLLAR TREE | VALENTINE, NEBRASKA

LOCATION OVERVIEW

FAMILY DOLLAR & DOLLAR TREE
VALENTINE, NEBRASKA



Valentine is a city in and the county seat of Cherry County, Nebraska. Cherry County is in the **Nebraska's Sandhills** (a region of mixed-grass prairie on grass-stabilized sand dunes), it is the largest county located in the state at nearly 6,000 square miles.

Valentine is immediately north of the Niobrara River, on the northern edge of the Sandhills physiographic region. **Merritt Reservoir**, created by a dam on the Snake River, is approx. 30 miles southwest of Valentine. **Snake River Falls**, the largest waterfall in Nebraska, is 24 miles southwest from Valentine. **Smith Falls**, the tallest waterfall in Nebraska, is 15 miles east of Valentine in Smith Falls State Park.

Fort Niobrara National Wildlife Refuge Park, 5 miles east of Valentine, has 19,131 acres, providing habitat for a variety of wildlife such as bison, elk, and over 230 bird species.

Located 37 miles southwest of Valentine, **Samuel R. McKelvie National Forest** is a 116,000-acre national forest is a fantastic representation of the unique Nebraska Sandhills prairie ecosystem. Popular uses of the forest include hunting, fishing, horseback riding, bicycling camping, and bird watching.

2020 DEMOGRAPHICS

	1-MI	3-MI	5-MI
Total Population	2,321	3,195	3,352
Daytime Demographics Age 16+	2,060	2,661	2,708
Population Median Age	41.9	42.6	42.6
Average Household Income	\$68,975	\$67,418	\$67,784

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FOR MORE INFORMATION:

JUSTIN ZAHN

Vice President

O +1 480 718 5555

C +1 402 730 6021

justin@ciadvisor.com

