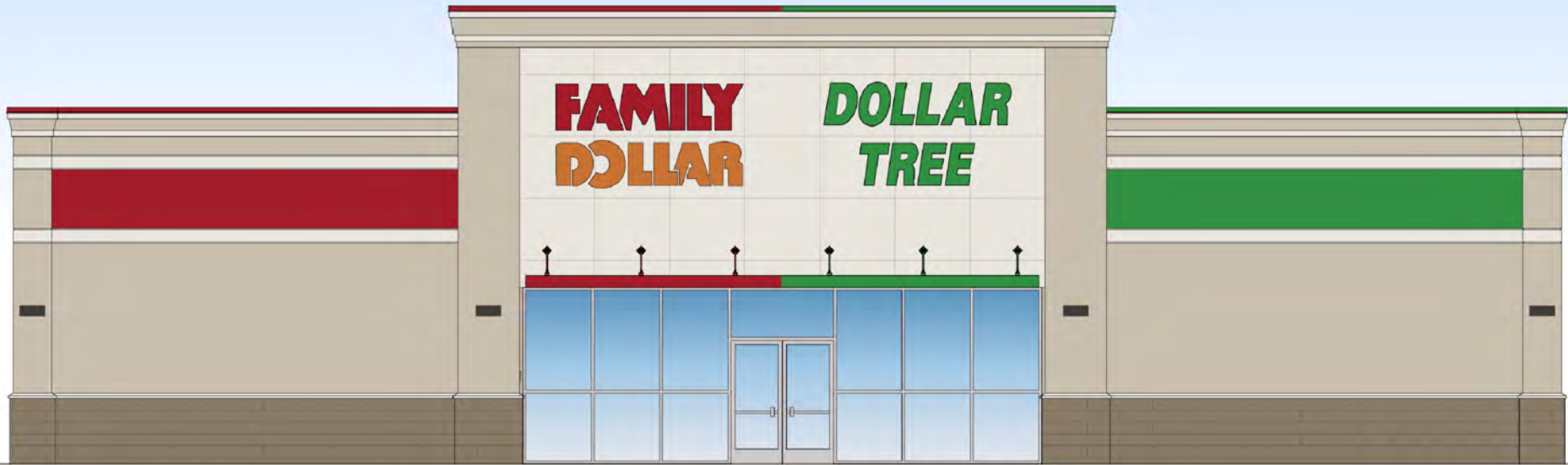


RARE NEW FORMAT STORE FAMILY DOLLAR | DOLLAR TREE

800 NORTH 7TH STREET
KIOWA, KANSAS 67070



RENDERING PHOTO



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COMMERCIAL INVESTMENT ADVISORS, INC.
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480.214.5088 – Office | www.ciadvisor.com

OFFERING MEMORANDUM

In Association with Kansas Designated Broker:
Jessica Zahn Gibson | CIA Brokerage Company
KS License # 226485

In Conjunction with:



INVESTMENT OVERVIEW

FAMILY DOLLAR & DOLLAR TREE
KIOWA, KANSAS

FAMILY DOLLAR & DOLLAR TREE

LOCATION	800 North 7th Street Kiowa, Kansas 67070
TENANT	FAMILY DOLLAR, INC.
GUARANTY	FAMILY DOLLAR STORES, INC.
PURCHASE PRICE	\$1,615,000
CAP RATE	6.75%
ANNUAL RENT	\$108,990
GROSS LEASABLE AREA	±10,500
RENTAL ESCALATIONS	In Options
LEASE TYPE	NN*
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT	2021
LOT SIZE	±1.30 Acres
LEASE EXPIRATION	September 30, 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: Kiowa has about 65 locally owned businesses, some of which include the **NAPA Auto Parts**, **Kiowa's Prescriptions Plus Pharmacy**, **OK Co-Op Grain Company**, **Hometown Market**, **Homer's Wine & Spirits** and **Simpson's Hardware, Appliance & Gifts**

PUBLIC EDUCATION: Kiowa has 1 elementary & 1 junior/senior high school within the 1-mile vicinity with 248 students)

HEALTHCARE: Less than 1 mile from **Kiowa District Hospital** (a 24-bed critical access hospital serving Barber County in providing complete care such as cardiac care, pediatrics, & outpatient surgery)

INVESTMENT HIGHLIGHTS

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

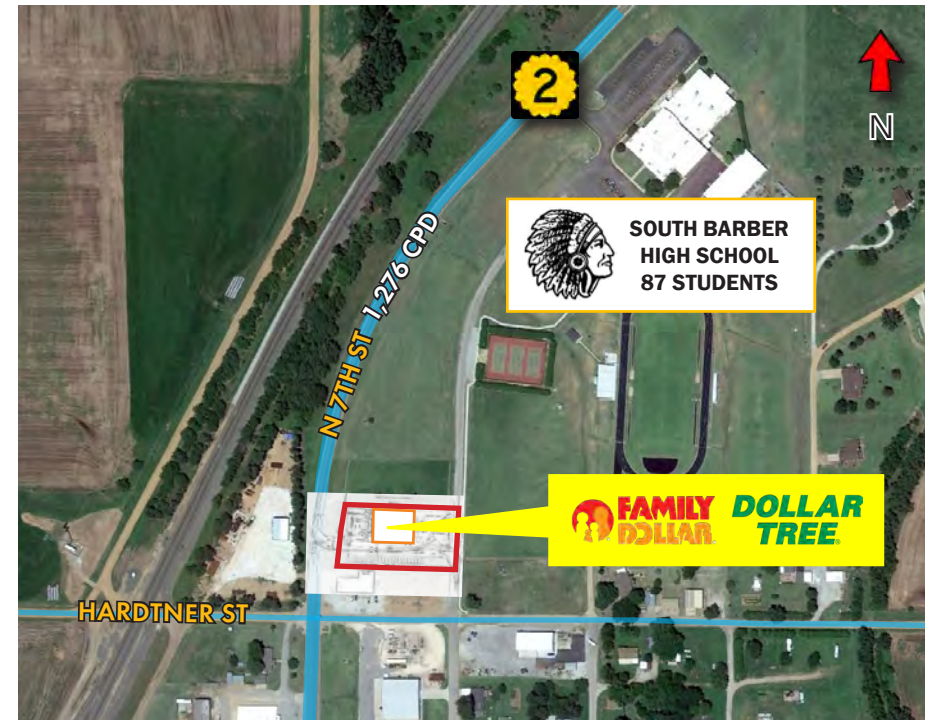
TENANT: On July 6, 2015, Dollar Tree (NASDAQ: DLTR | S&P Credit Rating BBB- | Moody's Baa2 Rating) Completed the Acquisition of Family Dollar, Creating Combined Organization **Operating 15,685 Stores Across 48 States & 5 Canadian Provinces as of January 30, 2021** Under the Dollar Tree, Family Dollar & 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 ±1.30-Acre Lot with Great Visibility on N 7th St where Traffic Counts Exceed 1,270 CPD! (Closest Dollar Store Competition is Nearly 20 Miles Away!)

2020 DEMOGRAPHICS (5-MI): Total Population: 1,010 | Average Household Income: \$77,115

LOW UNEMPLOYMENT RATE: Kansas's Unemployment Rate at 3.7% - National Unemployment Rate at 6.0% (Bureau of Labor Statistics Mar 2021)



FINANCIAL ANALYSIS

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	\$1,615,000	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	±1.30 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: 10/01/21 to 09/30/31				Current	\$108,990	6.75%
RENEWAL OPTIONS		1st Option: 10/01/31 to 09/30/36				\$0.50 PSF	\$114,240	
		2nd Option: 10/01/36 to 09/30/41				\$0.50 PSF	\$119,490	
		3rd Option: 10/01/41 to 09/30/46				\$0.50 PSF	\$124,740	
		4th Option: 10/01/46 to 09/30/51				\$0.50 PSF	\$129,990	
		5th Option: 10/01/51 to 09/30/56				\$0.50 PSF	\$135,240	

* Estimated dates subject to change based on construction timeline.

TENANT OVERVIEW

FAMILY DOLLAR & DOLLAR TREE
KIOWA, KANSAS

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.

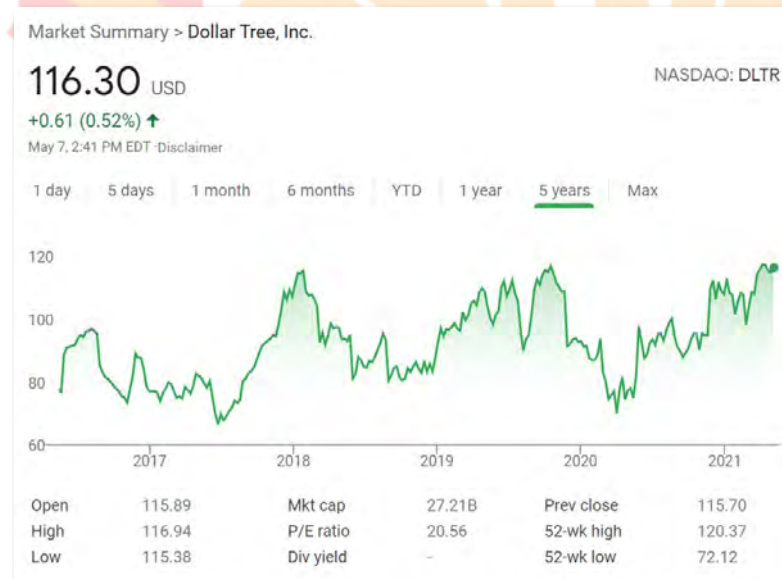
The Family Dollar segment operates general merchandise discount retail stores that offer consumable merchandise, which comprise food and beverages, tobacco, health and beauty aids, household chemicals, paper products, hardware and automotive supplies, diapers, batteries, and pet food and supplies; and 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

±1.30 Acres

GLA

±10,500 SF

PYLON SIGN



FAMILY DOLLAR & DOLLAR TREE | VALENTINE, NEBRASKA

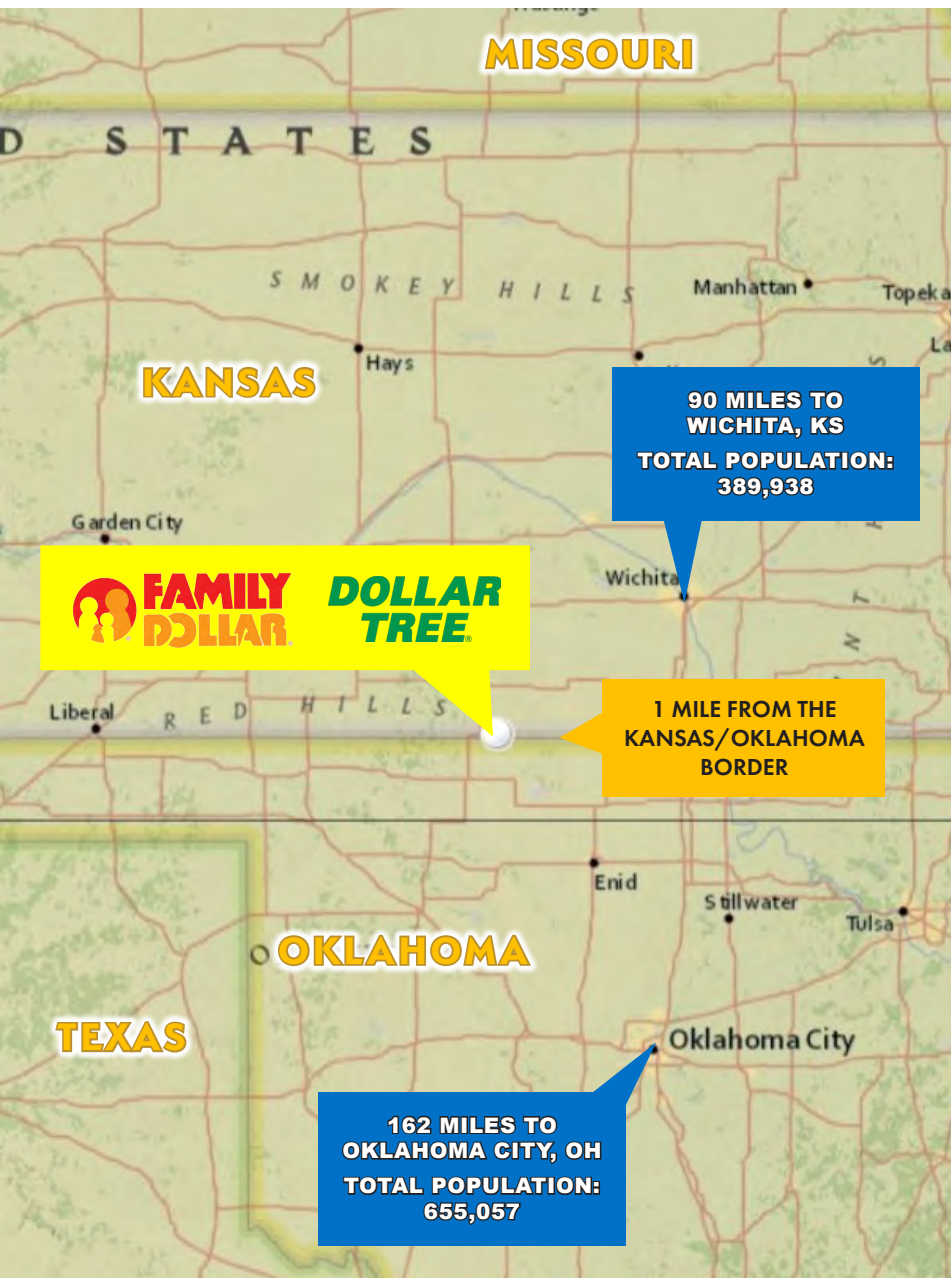
KIOWA



FAMILY DOLLAR & DOLLAR TREE | VALENTINE, NEBRASKA

LOCATION OVERVIEW

FAMILY DOLLAR & DOLLAR TREE
KIOWA, KANSAS



Kiowa is a city of Barber County, Kansas. Barber County is located in south central Kansas and sits directly on the Kansas/Oklahoma border. It is a farming community, primarily agriculture, but the oil industry makes its mark on the area. The city has a total area of 1.07 square miles. Kiowa has about 65 locally owned businesses, some of which include the **NAPA Auto Parts, Kiowa's Prescriptions Plus Pharmacy, OK Co-Op Grain Company, Hometown Market, Homer's Wine & Spirits and Simpson's Hardware, Appliance & Gifts**. Kiowa is also the home of KPAK the Quake radio station as well as 2 family owned restaurants that rival any large city establishments with cuisine ranging from steaks and burgers to pizza and Mexican food.

Kiowa District Healthcare is a 24-bed critical-access medical facility which includes rural health clinics, acute care and home health services. The hospital has been providing care to the residents of Kiowa and Barber County since 1951.

RSI Corporation is a safety compliance consulting firm specializing in the telecommunications industry, located in Kiowa. The company's focus is Radio Frequency compliance and training. RSI Corp. performs safety plans such as RF hazard assessments, provide maximum permissible exposure technical reports and performs other services for numerous companies, including major wireless carriers. RSI Corp. has numerous safety training for both telecom and broadcast personnel and the general public.

2020 DEMOGRAPHICS

	1-MI	3-MI	5-MI
Total Population	878	939	1,010
Daytime Demographics Age 16+	825	913	+40
Population Median Age	47.7	47.7	47.6
Average Household Income	\$74,861	\$75,094	\$77,115

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By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

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