



ACTUAL PROPERTY

RELOCATION STORE

609 Division St | Parkersburg, WV 26101



OFFERING MEMORANDUM

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

LISTED BY

KYLE MATTHEWS

BROKER OF RECORD

DIRECT: 886.889.0550

LICENSE NO.: WV0026307 (WV)

841 Apollo St., Suite 105

El Segundo, CA 90245

TABLE OF CONTENTS

3

EXECUTIVE OVERVIEW

4

SURROUNDING TENANTS

6

FINANCIAL OVERVIEW

9

TENANT OVERVIEW

10

AREA OVERVIEW

INVESTMENT HIGHLIGHTS

- 2016 build-to-suit construction for Family Dollar
- Relocation store from a previously existing site within the market
- Relocation stores confirm proven markets with historically strong sales and an existing customer base
- ±10.75-Years remaining on a rare 15-Year absolute NNN lease
- Absolute NNN - Zero management responsibilities
- Rare 10% rent increase in the base term (cap rate will increase to 6.44%)
- Corporately guaranteed lease
- Six, 5-Year renewal options; all of which include a 10% rent increase
- Traffic counts in excess of 23,500 vehicles daily
- 3-mile population of 36,796 residents
- 5-mile population of 58,801 residents
- Average household income of \$62,000 annually
- Dollar Tree acquired Family Dollar in 2015 and they are considered to be the second-largest discount retailer in the United States with more than 15,000 locations
- Family Dollar is one of the few retailers that thrived through the COVID pandemic and witnessed a sharp increase in same-store sales / profitability
- Investment Grade Credit Tenant (S&P Rated BBB-)



WAYNE DUNN
& ASSOCIATES



HOPE HILL MENTAL
WELLNESS CENTER



PARKERSBURG
HIGH SCHOOL



DIVISION ST
± 23,500 VPD



DOWNTOWN PARKERSBURG



± 14,000 VPD



CAMDEN AVE
± 13,200 VPD

DOWNTOWN PARKERSBURG

TENANTS



BURGERS & PIZZA
CADILLAC
JOANN
GABE'S
MANGO LATIN BISTRO
NAPA AUTO PARTS
PIGGY WIGGLY
TEXAS ROADHOUSE
ETC.



DIVISION ST
± 23,500 VPD





\$1,931,147
LIST PRICE



\$112,972.08
NOI



5.85%
CAP RATE

BUILDING INFO

Address	609 Division St Parkersburg, WV 26101
GLA	±8,320 SF
Cap Rate	5.85%
Year Built	2016
Lot Size	±0.64 AC

TENANT SUMMARY

Tenant Trade Name	Dollar Tree, Inc.
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	15-Years
Rent Commencement Date	2016
Lease Expiration Date	3/31/32
Term Remaining on Lease	±10.75 Years
Increase	10% in 2027 & Options
Options	Six, 5-Year

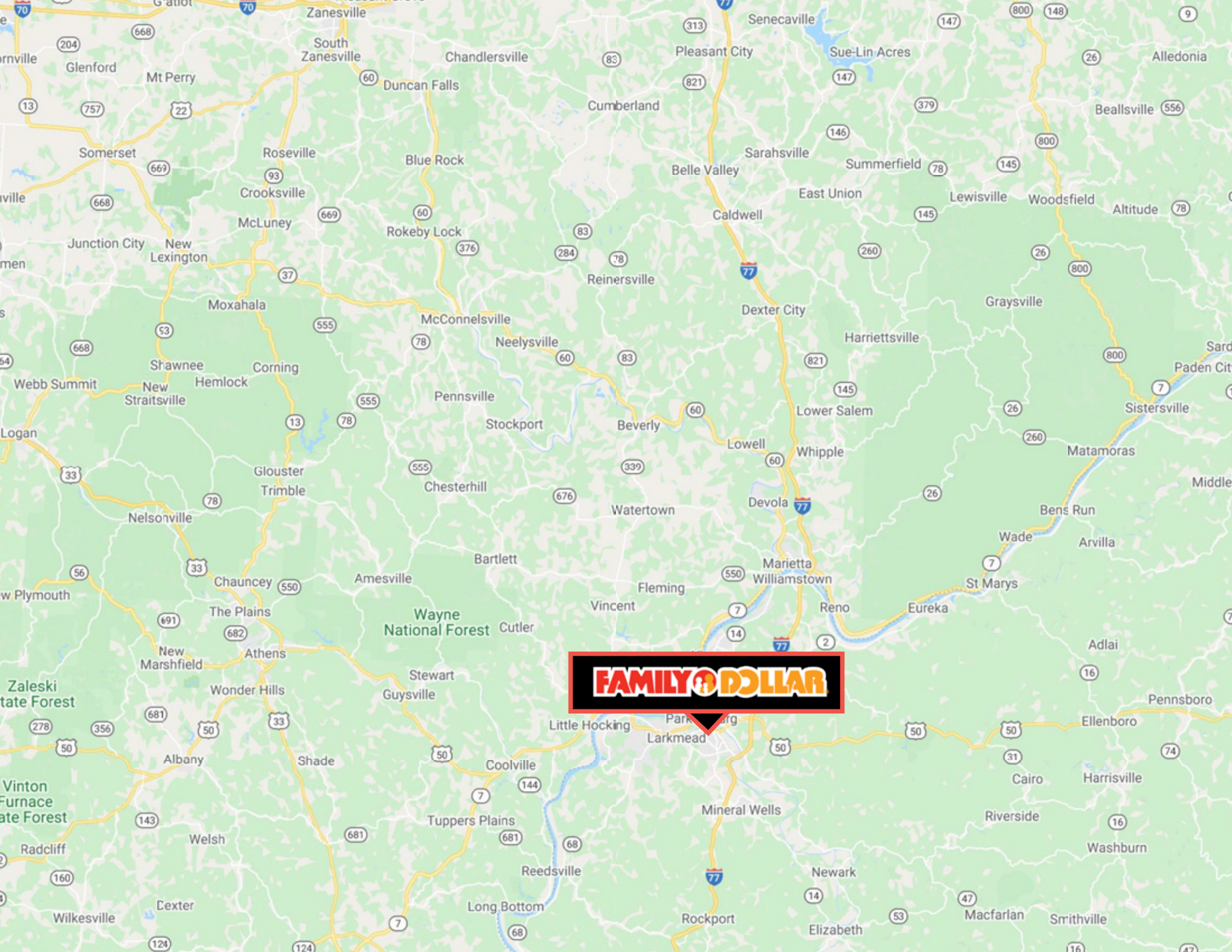
ANNUALIZED OPERATING DATA

Lease Years	Monthly Rent	Annual Rent	Increases	Cap Rate
Current - 3/31/2027	\$9,414.34	\$112,972.08	0.00%	5.85%
4/1/2027 - 3/31/2032	\$10,355.84	\$124,270.08	10.00%	6.44%
Option 1	\$11,391.42	\$136,697.04	10.00%	7.08%
Option 2	\$12,530.50	\$150,366.00	10.00%	7.79%
Option 3	\$13,783.59	\$165,403.08	10.00%	8.57%
Option 4	\$15,161.92	\$181,943.04	10.00%	9.42%
Option 5	\$16,678.17	\$200,138.04	10.00%	10.36%
Option 6	\$18,345.92	\$220,151.04	10.00%	11.40%

Loan quote provided by Matthews™ based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing.

LTV: 65.00%
Rate: 3.850%
Amortization: 30

Jesse Lillard
jesse.lillard@matthews.com



FAMILY DOLLAR

TENANT PROFILE

COMPANY NAME

Dollar Tree, Inc.

OWNERSHIP

Public

INDUSTRY

Dollar Stores

HEADQUARTERS

Chesapeake, VA

NO. OF EMPLOYEES

±60,000



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.

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.



15,115+

LOCATIONS



\$23B

2019 REVENUE



1959

FOUNDED

PARKERSBURG, WV

Parkersburg is a city in and the county seat of Wood County, West Virginia. Located at the confluence of the Ohio and Little Kanawha rivers, it is the state's fourth-largest city and the largest city in the Parkersburg-Marietta-Vienna metropolitan area. The city is about 14 miles south of Marietta, Ohio.

PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2026 Projection	5,544	36,799	57,440
2021 Estimate	5,484	36,796	58,801
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2026 Projection	2,450	16,851	26,117
2021 Estimate	2,338	16,332	25,905
Growth: 2021-2026	4.81%	3.18%	0.82%
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$62,018	\$59,736	\$63,045

ATTRACTIONS

The Annual Mid-Ohio Valley Multi-Cultural Festival is held in June, and is an international festival featuring traditional dance and music and an international marketplace. The Parkersburg Homecoming Festival is held in August and features a parade, fireworks, half-marathon, competitions and entertainment.

The Taste of Parkersburg is an event held around Memorial Day each year since 2006 which features food and drinks from local vendors. The Downtown Throwdown is BBQ and beer festival held in September. It is co-hosted by Downtown PKB and the Parkersburg Area Jaycees and was started in 2014.

Several museums are located in Parkersburg, including the Blennerhassett Museum of Regional History, the Henry Cooper House, the Oil and Gas Museum, the Sumnerite African-American History Museum, the Artcraft Studio and the Veterans Museum of Mid-Ohio Valley.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar** located at **609 Division St, Parkersburg, WV 26101** ("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:

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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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