

RARE NEW FORMAT STORE - FAMILY DOLLAR | DOLLAR TREE

510 NORTH STREET | BASIN, WYOMING 82410



REPRESENTATIVE PHOTO

OFFERING MEMORANDUM

Represented By:

BRIAN BROCKMAN

WY@bangrealty.com

BANG REALTY

11427 Reed Hartman Highway, Suite 236 | Cincinnati, Ohio 45241

513.300.0763 – Cell

www.bangrealty.com

WY License # RE-15604

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INVESTMENT OVERVIEW

FAMILY DOLLAR & DOLLAR TREE
BASIN, WYOMING

FAMILY DOLLAR & DOLLAR TREE

LOCATION	510 North Street Basin, Wyoming 82410
TENANT	FAMILY DOLLAR, INC.
GUARANTY	FAMILY DOLLAR STORES, INC.
PURCHASE PRICE	\$1,646,000
CAP RATE	6.50%
ANNUAL RENT	\$106,995
GROSS LEASABLE AREA	±10,500
RENTAL ESCALATIONS	In Options
LEASE TYPE	NN*
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT	December 2021 (Est. Under Construction)
LOT SIZE	±1.24 Acres
LEASE EXPIRATION	December 31, 2032 (Est.)
OPTIONS	Six 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 of Parking Lot Repairs). Tenant responsible for Removal of Snow, Ice, Trash, Restriping Lot & Landscaping.

POINTS OF INTEREST

RETAIL | ENTERTAINMENT: Basin has **Carquest Auto Parts** and locally owned businesses such as **Wheeler's IGA**, **Valley Hardware**, **Basin Pharmacy**, **Copper Corner Cafe**, **Stockman's Bar**, **Wyoming Modern Technologies**, **BluePrint by TCT**, **Russell & Russell Accounting**, **Big Horn Co-Op Marketing Association**

PUBLIC EDUCATION: Basin has **Laura Irwin Elementary** (113 students) & **Riverside Middle/High School** (153 students)

HEALTHCARE: Less than 4 miles from **South Big Horn County Hospital** (a 10-bed critical access hospital serving the county of Big Horn)

INVESTMENT HIGHLIGHTS

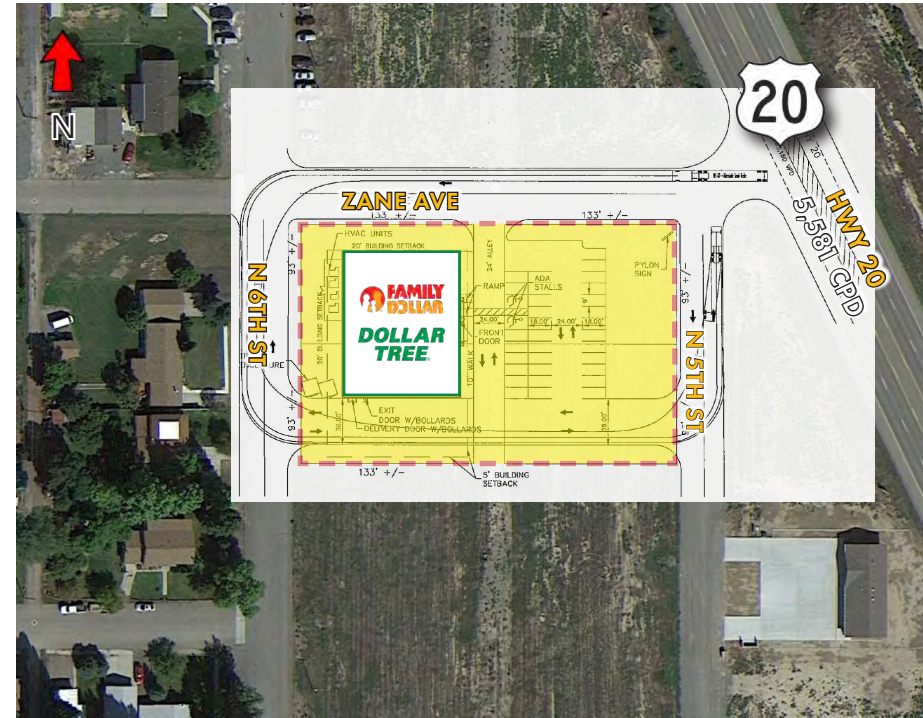
LEASE: Brand New 10-Year NN Lease with \$0.50 PSF Rental Escalations Every 5 Years in Renewal Options

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! Estimated Turnover on December 1, 2021 - Store Opening Approx. January 1, 2022

LARGE PARCEL | TRAFFIC COUNTS: Positioned on a Large ±1.24-Acre Lot with Great Visibility on Hwy 20 where Traffic Counts Exceed 5,580 CPD!

2021 DEMOGRAPHICS (5-MI): Total Population: 1,746 | Average Household Income: \$66,941



FINANCIAL ANALYSIS

FAMILY DOLLAR & DOLLAR TREE
BASIN, WYOMING

SUMMARY

TENANT	Family Dollar, Inc.	EXPENSE REIMBURSEMENT	FINANCING	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 of Parking Lot Repairs). Tenant responsible for Removal of Snow, Ice, Trash, Restriping Lot & Landscaping.
GUARANTY	Family Dollar Stores, Inc.			
PURCHASE PRICE	\$1,646,000			
CAP RATE	6.50%			
GROSS LEASEABLE AREA	±10,500 SF			
LOT SIZE	±1.24 Acres			All Cash or Buyer to obtain new financing at Close of Escrow.
YEAR BUILT	Dec 2021 (Est. Under Construction)			

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: 01/01/22 to 12/31/32	Current	\$106,995	6.50%
RENEWAL OPTIONS		1st Option: 01/01/33 to 12/31/37	\$0.50 PSF	\$112,245	
		2nd Option: 01/01/38 to 12/31/42	\$0.50 PSF	\$117,495	
		3rd Option: 01/01/43 to 12/31/47	\$0.50 PSF	\$122,745	
		4th Option: 01/01/48 to 12/31/52	\$0.50 PSF	\$127,995	
		5th Option: 01/01/53 to 12/31/57	\$0.50 PSF	\$133,245	
		6th Option: 01/01/58 to 12/31/62	\$0.50 PSF	\$138,495	

* Estimated dates subject to change based on construction timeline.

TENANT OVERVIEW

FAMILY DOLLAR & DOLLAR TREE
BASIN, WYOMING

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	\$23.54B (06/23/21)
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 decor, 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.

101.49 USD

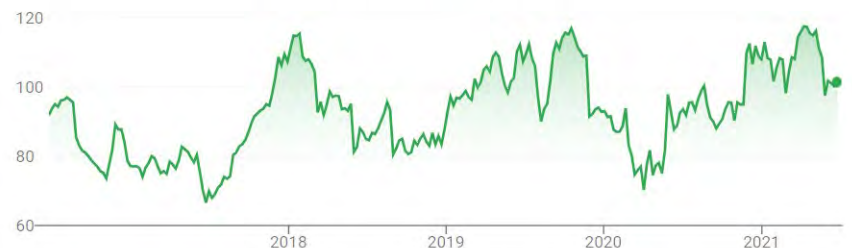
NASDAQ: DLTR

+9.60 (10.45%) ↑ past 5 years

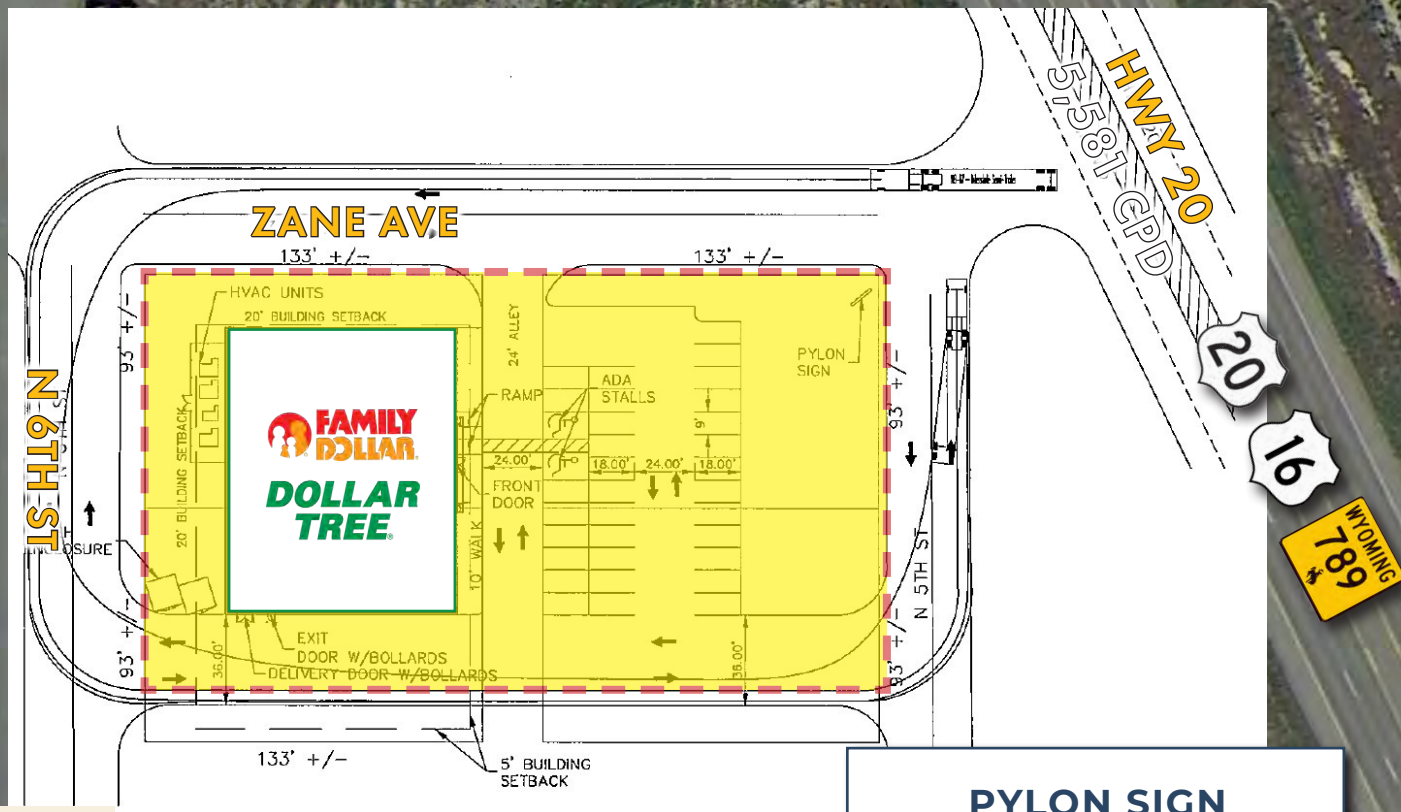
Closed: Jun 23, 5:00 PM EDT · Disclaimer

After hours 101.49 0.00 (0.00%)

1D 5D 1M 6M YTD 1Y 5Y Max



SITE PLAN



LOT SIZE

±1.24 Acres

GLA

±10,500 SF

PLYLON SIGN



FAMILY DOLLAR & FAMILY DOLLAR | BASIN, WYOMING

BASIN



About 3.5 miles from South Big Horn County Hospital Care - a 10-bed critical access hospital, emergency department, outpatient laboratory & radiology, family medicine clinic, walk-in clinic, and nursing home.



DOLLAR TREE

WYOMING
30

WYOMING
36

C ST 1,323 CPD



BIG HORN
CLINIC



113 STUDENTS



RIVERSIDE
MIDDLE/HIGH SCHOOL

153 STUDENTS

MIDWAY
MEDICAL CLINIC



WYOMING
RETIREMENT CTR

US HWY 20 5,581 CPD



BIG HORN CO-OP
MKTG ASSN

BIG HORN
COUNTY FAIR



BIG HORN COUNTY
SHERIFF OFFICE

WYOMING MODERN TECHNOLOGIES,
STOCKMAN'S BAR, VALLEY HARDWARE,
RUSSELL & RUSSELL, COPPER CORNER
CAFE, WHEELER MARKET

J & E
IRRIGATION

EAST BASIN
DRAW

FAMILY DOLLAR & FAMILY DOLLAR | BASIN, WYOMING

LOCATION OVERVIEW

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Basin is a town in, and the county seat of, Big Horn County. The community is located near the center of the Bighorn Basin with the Big Horn River east of the town. Basin hosts the Big Horn County Fair each summer. Known as a “farmer’s town” due to the agricultural endeavors in the area. The principle industries in Big Horn County are bentonite mining, farming, sugar beet & bean processing, and tourism.

Basin offers many attractions in the nearby area including the Big Horn National Forest (44 miles), Antelope Butte Ski Area (42 miles), Pryor Mountain Wild Mustang Center (39 miles), Greybull Museum (7 miles), Red Gulch Dinosaur Tracksite (23 miles), Bighorn National Forest (44 miles), Shell Falls (33 miles), Paintrock Lake (57 miles) and Medicine Wheel (72 miles). Basin is 155 miles from Yellowstone National Park’s east entrance, and 210 miles from Bridger-Teton National Forest.

The largest industries in Big Horn County are Health Care & Social Assistance, Retail Trade, and Manufacturing. The highest paying industries are Wholesale Trade, Mining, Quarrying & Oil & Gas Extraction, and Manufacturing.

2021 DEMOGRAPHICS

	1-MI	3-MI	5-MI
Total Population	1,104	1,557	1,746
Labor Population Age 16+	918	1,297	1,452
Population Median Age	46.9	47.2	47.1
Average Household Income	\$64,937	\$66,308	\$66,941

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FOR MORE INFORMATION:

BRIAN BROCKMAN

Designated Broker
C + 1 513 300 0763
WY@bangrealty.com
WY License # RE-15604

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