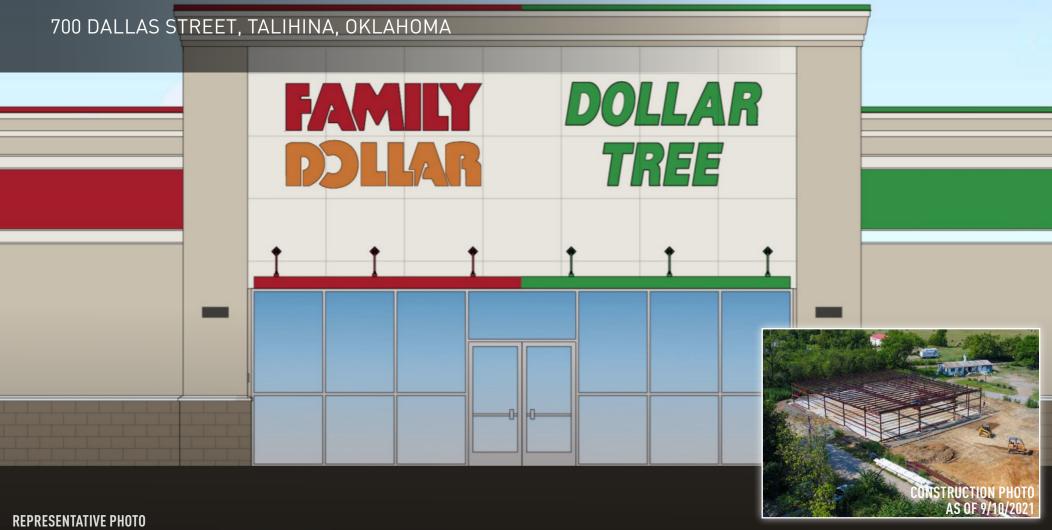
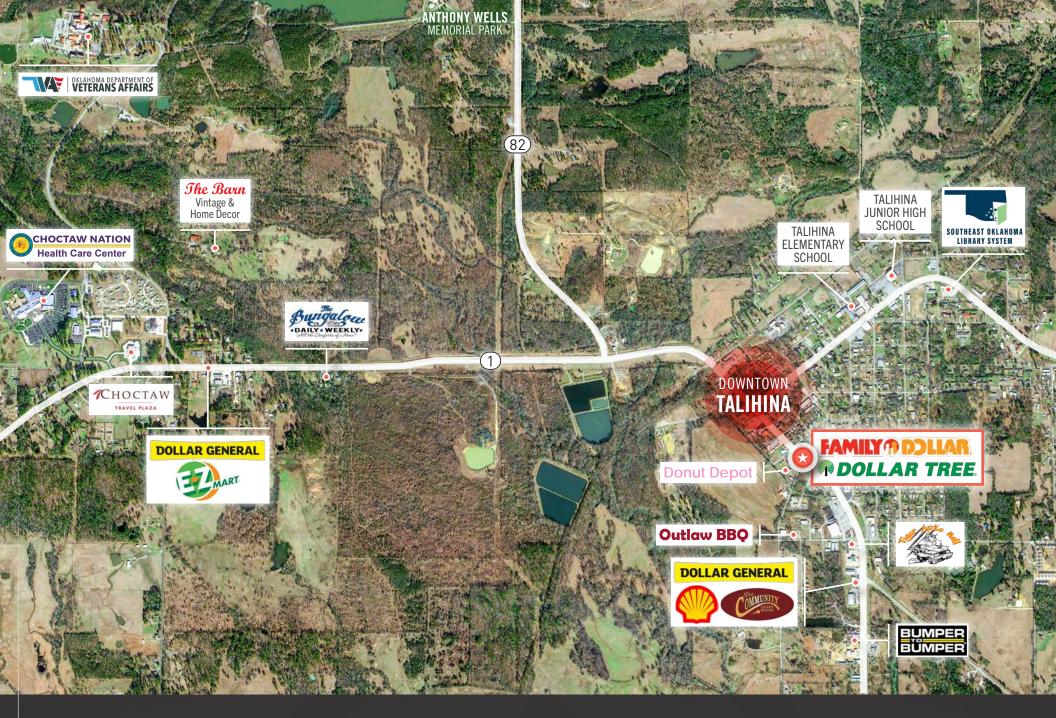
FAMILY DOLLAR | DOLLAR TREE (COMBO STORE)



OFFERING MEMORANDUM



The information in this package has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services.

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Executive Summary

700 Dallas Street, Talihina, OK 74571

FINANCIAL SUMMARY	
Price	\$1,995,000
Cap Rate	6.0%
Building Size	11,400 SF
Net Cash Flow	6.0% \$119,700
Year Built	2021
Lot Size	1.0377 Acres
LEASE SUMMARY	
Lease Type	Double-Net (NN) Lease
Tenant	Family Dollar Stores of Oklahoma, LLC
Guarantor	Corporate
Roof & Structure	Landlord Responsible
Est. Lease Commencement Date	November 2021
Lease Expiration Date	March 31, 2032
Lease Term	11 Years
Rental Increases	Increase to \$125,400 in April 2027; 5% Increases in Each Option Period
Renewal Options	4, 5 Year Options

ANNUALIZED OPERATING DATA			
Lease Years	Annual Rent	Cap Rate	
11/2021 - 3/31/2027	\$119,700.00	6.00%	
4/1/2027 - 3/31/2032	\$125,400.00	6.29%	
Options	Annual Rent	Cap Rate	
Option 1	\$131,670.00	6.60%	
Option 2	\$138,253.50	6.93%	
Option 3	\$145,166.18	7.28%	
Option 4	\$152,424.48	7.64%	
D DI		\$110.700	
Base Rent		\$119,700	
Net Operating Income		\$119,700	
Total Return		6.0% \$119,700	

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3 // Family Dollar | Dollar Tree (Combo Store)







- » Brand New 11-Year Lease with Corporate Guaranty
- » Family Dollar and Dollar Tree Combo Store with Concrete Parking Lot
- » Rare Increased Building Size of 11,400 SF Indicates Strength of Sales Projections
- » Rare \$0.50/SF Bump in Year 6 vs Most 10-Yr Flat Rent Deals 5% Bumps in Renewal
 Options vs Typical \$0.50/SF Bumps in Options
- » Growing Talihina Trade Area Households and Population Projected to Increase 7-9% in the Surrounding Area by 2025
- » Brand New High-Quality 2021 Construction
- » Situated Along Dallas Street, Talihina's Primary Thoroughfare
- » Average Household Income Exceeds \$51,000 within the Trade Area
- » 5 Minutes from Choctaw Nation Health Care Center
- » Talihina is Centrally Located Between Oklahoma City, Little Rock, and Dallas

DEMOGRAPHICS	5-miles	10-miles	15-miles
Population			
2025 Projection	3,205	4,972	8,852
2020 Estimate	2,992	4,619	8,379
Growth 2020 - 2025	7.12%	7.65%	5.64%
Households			
2025 Projection	1,193	1,914	3,474
2020 Estimate	1,105	1,762	3,259
Growth 2020 - 2025	8.01%	8.62%	6.58%
Income			
2020 Est. Average Household Income	\$51,356	\$50,818	\$51,366
2020 Est. Median Household Income	\$36,296	\$36,779	\$36,651
2020 Est. Per Capita Income	\$19,191	\$19,587	\$20,279



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5 // Family Dollar | Dollar Tree (Combo Stor)



FAMILY® DOLLAR

Chesapeake, Virginia Dollar Tree 8,000+ www.familydollar.com

Headquarters Parent Company Locations Website

As 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.

The relatively small footprint of many Family Dollar stores allows the Company to open new stores in rural areas and small towns, as well as in large urban neighborhoods. Within these markets, the stores are located in shopping centers

or as free-standing buildings, all convenient to the Company's customer base.

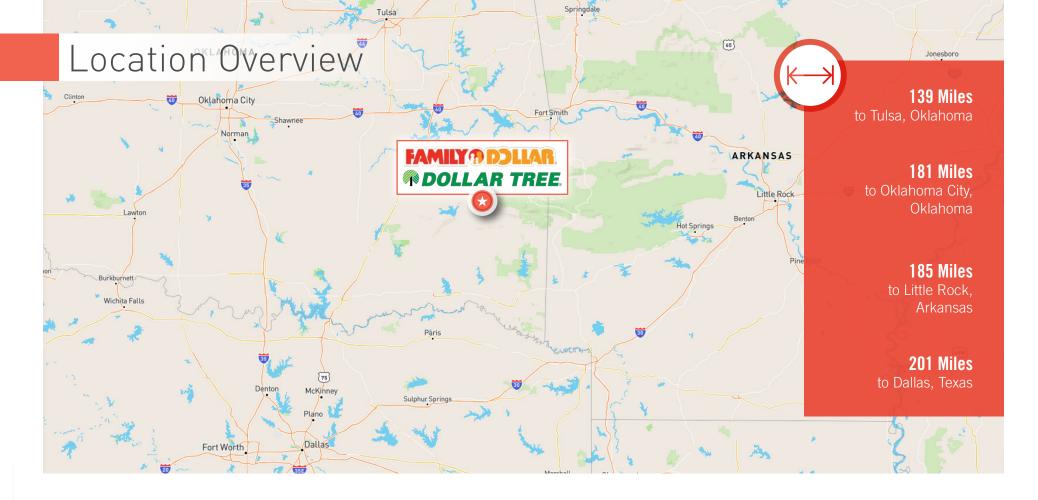
In 2015, Dollar Tree acquired Family Dollar. Headquartered in Chesapeake, Virginia, Dollar Tree is the largest and most successful single price-point retailer in North America, operating thousands of stores across 48 U.S. states and five Canadian provinces. Dollar Tree's strategic rationale behind the Family Dollar acquisition include creating a leading discount retailer in North America, targeting a broader range of customers and geographies, leveraging complementary merchandise expertise, generating significant synergy opportunities, and enhancing financial performance and improved growth prospects.

MARCUS & MILLICHAP 6/1/ Family Dollar | Dollar Tree (Combo Store)

Construction Photos as of 9/10/2021



7 // Family Dollar | Dollar Tree (Combo Store)



Talihina is a thriving community nestled in the heart of the Choctaw Nation and is the gateway to the Talimena Scenic Drive, Oklahoma's only National Scenic Byway, and the Ouachita National Forest. The region is home to scenic spring and fall foliage, abundant wildflowers and an abundance of lakes, rivers, and streams, camping facilities, equestrian camps, and hiking trails, which combine to make Talihina a year-round destination.

Talihina is a town in Le Flore County, Oklahoma with an estimated population of just over 1,000 people. Its name originates from two Choctaw words, *tully* and *hena*, meaning "iron road", which is in reference to the railroad that the town was built around.

There are several points of interest in the town and its surrounding area, including the Kerr Arboretum and Botanical Area, the Talimena Scenic Drive, Cedar Lake, Choctaw Museum, President Kennedy Monument, and Ouachita National Forest. The town offers a variety of accommodations, restaurants, and unique gift shops in the downtown area. Talihina was one of Oklahoma's Main Street towns.

Le Flore County is located along the eastern border of Oklahoma. It is home to nearly 50,000 people and is part of the Fort Smith, Arkansas Metropolitan Area. The region, known as Chocktaw Country, is a destination for all kinds of eco-explorers, fishing, and hunting and boasts nine state park and close to a million acres of wildlife.

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8 // Family Dollar | Dollar Tree (Combo Store)

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