

FAMILY DOLLAR DOLLAR TREE

804 N Edmonds Ave | McCrory, AR



REPRESENTATIVE PHOTO

OFFERING MEMORANDUM

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY LISTED BY

JOSH BISHOP

FIRST VICE PRESIDENT & DIRECTOR

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LICENSE NO. 688810 (TX)

KYLE MATTHEWS

BROKER OF RECORD

LICENSE NO. PB00084217-0 (AR)

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INVESTMENT HIGHLIGHTS

- Attractive 6.25% cap rate in today's competitive market
- Brand new 2022 build-to-suit construction
- Estimated rent commencement date of 1/15/2022
- 10-Year NN+ lease with minimal landlord responsibilities
- The subject property comes with a 20-Year roof warranty
- Family Dollar Tree combo prototype
- Larger 10,500 SF building
- Six, 5-Year renewal options, all of which include a rent increase of \$5,250 annually
- The lease is accompanied by a corporate guarantee
- Dollar Tree acquired Family Dollar in 2015 and is are considered to be the second-largest discount retailer in the United States with more than 15,500 locations combined
- Dollar Tree has thrived through the COVID pandemic with a sharp increase in same-store sales and profitability
- Dollar Tree boasts an extremely strong investment-grade credit rating of BBB- (S&P)



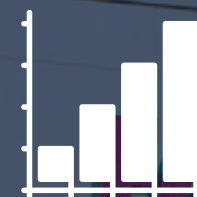
\$1,596,000

LIST PRICE



\$99,750

NOI



6.25%

CAP RATE

BUILDING INFO

Address	804 N Edmonds Ave McCrory, AR 72101
GLA	±10,500 SF
Cap Rate	6.25%
Year Built	2022
Lot Size	±1.01 AC

TENANT SUMMARY

Tenant Trade Name	Dollar Tree
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Roof and Structure	Landlord Responsible (20 Yr Warranty)
Original Lease Term	10 Years
Lease Commencement Date	1/15/22
Lease Expiration Date	1/31/32
Term Remaining on Lease	±10 Years
Increase	\$0.50 / SF in Options
Options	Six, 5-Year Options

ANNUALIZED OPERATING DATA

Lease Years	Monthly Rent	Annual Rent	Cap Rate
Current - 1/31/2032	\$8,312.50	\$99,750	6.25%
Option 1	\$8,750.00	\$105,000	6.58%
Option 2	\$9,187.50	\$110,250	6.91%
Option 3	\$9,625.00	\$115,500	7.24%
Option 4	\$10,062.50	\$120,750	7.57%
Option 5	\$10,500.00	\$126,000	7.89%
Option 6	\$10,937.50	\$131,250	8.22%



SUBWAY

GOOSE GUYS
WATERFOWL HUNTING

Exxon

SONIC

SMOKIN JOES
BBQ

64

SIMPLOT
GROWERS

SMITH
AUTO & TIRE

JOYCE'S
LIQUOR&BEER

CAIN
FISH FARM

64

SERVING SPOON
RESTAURANT

64

DOLLAR TREE
FAMILY
DOLLAR

S&H
PHARMACY

MAD BUTCHER
BUTCHER SHOP

AMERICAN LEGION
POST 112

MCCRORY
HIGH SCHOOL

Gulf

CENTOCO
MANUFACTURING

BUS
64

THREE COUNTY
FAIRGROUNDS

FIRST FINANCIAL
BANK
MIDTOWN NUTRITION
RESTAURANT
MCCRORY
FLOWERSHOP
FIRST BAPTIST
CHURCH

UNITED STATES
POSTAL SERVICE®

MCCRORY
CITY HALL

BUS
64

WORLDWIDE
CLUB

BUS
64

MCCRORY
CORNER STORE

MCCRORY
WAREHOUSE & STORAGE

TENANT PROFILE

COMPANY NAME

Dollar Tree, Inc.

OWNERSHIP

Public

INDUSTRY

Dollar Stores

HEADQUARTERS

Chesapeake, VA

NO. OF EMPLOYEES

±60,000



DOLLAR TREE OVERVIEW

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

2020 REVENUE



1959

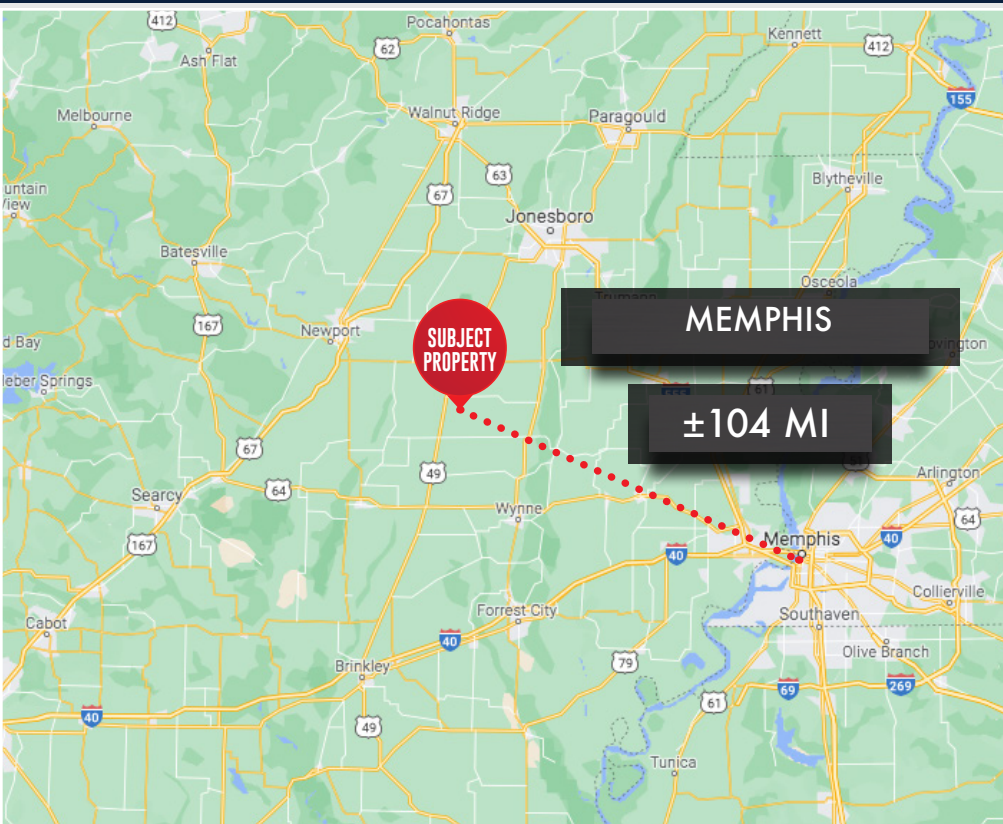
FOUNDED

AREA OVERVIEW

MCCRORY, AR

McCrory is a city in Woodruff County, Arkansas. It is located about 104 miles outside of Memphis Tennessee. Woodruff County is located in the Arkansas Delta. Created as Arkansas's 54th county in 1862, Woodruff County is home to one incorporated town and four incorporated cities, including Augusta, the county seat. The county's population is 7,260 people in 3,531 households. Located in the Arkansas Delta, the county is largely flat with fertile soils. Historically covered in forest, bayous and swamps, the area was cleared for agriculture by early settlers. It is drained by the Cache River and the White River. Along the Cache River, the Cache River National Wildlife Refuge (NWR) runs north–south across the county, preserving bottomland forest, sloughs and wildlife habitat.

Although no Interstate highways are located in Woodruff County, two United States highways (US 49 and US 64) and twelve Arkansas state highways run in the county. Two Union Pacific Railroad lines cross the county.



PROPERTY DEMOGRAPHICS

DEMOGRAPHICS	3-MILE	5-MILE	7-MILE
2026 Projection	1,838	2,092	2,500
2021 Estimate	2,051	2,327	2,781
HOUSEHOLDS	3-MILE	5-MILE	7-MILE
2026 Projection	789	884	1,049
2021 Estimate	896	1,001	1,189
INCOME	3-MILE	5-MILE	7-MILE
2021 Avg. Household Income	\$61,521	\$62,743	\$62,636

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar / Dollar Tree** located at **804 N Edmonds Ave, McCrory, AR 72101** ("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:

1. The Offering Memorandum and its contents are confidential;
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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

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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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