



OFFERING MEMORANDUM

Actual Property

RARE FAMILY DOLLAR - 10% RENTAL INCREASE IN PRIMARY TERM
102 SOUTH 2ND STREET, COCHRAN, GA 31014

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COCHRAN, GA

\$1,676,190 | 5.25% CAP

- Rare Family Dollar With 10% Increase in Primary Term
- Upgraded Construction - Previous Walgreens Location With 4-Sided Masonry Construction
- Very Replaceable Rent at \$6.50 PSF and Price Point at or Near Build Cost at \$120 PSF
- Large 1.4+ Acre Site With Good Ingress/Egress
- Corner Lot Along W Dykes Street and 2nd Street With Combined Daily Traffic Counts Near 15,000 Vehicles/Day
- Corporately Guaranteed Lease - Dollar Tree, Inc. is an Investment Grade Tenant

EXCLUSIVELY MARKETING BY:

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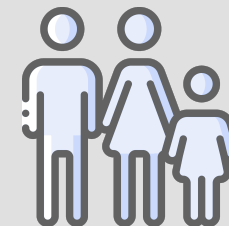
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INVESTMENT OVERVIEW:

| | |
|-------------------------|------------|
| Base Annual Rent: | \$88,000 |
| Rent Per SF: | \$6.48 |
| Rent Commencement Date: | 8/1/2021 |
| Lease Expiration Date: | 7/31/2031 |
| Lease Term Remaining: | 9+ Years |
| Lease Type: | NN |
| Type of Ownership: | Fee Simple |



In 2015, Dollar Tree Acquired Family Dollar for \$8.5B, Combining for 13,000+ Stores



For Over 60 Years, Family Dollar has Provided Value and Convenience for Customers



Dollar Tree, Inc. is a Fortune 500 Company and the World-Leader in \$1 Price-Point Stores

PROPERTY DETAILS:

| | |
|----------------|-------------------------------|
| Building Area: | 13,580 SF |
| Land Area: | 1.43 AC |
| Year Built: | 2008 |
| Guarantor: | Dollar Tree Inc. (NYSE: DLTR) |
| Price Per SF: | \$123.43 |

LEASE ABSTRACT

102 SOUTH 2ND STREET | COCHRAN, GA

ANNUALIZED OPERATING DATA

| | Term | Annual Rent | Rent Per SF | Cap Rate |
|--|--------------------|-------------|-------------|----------|
| Primary Term | 8/1/2021-7/31/2026 | \$88,000 | \$6.48 | 5.25% |
| Rental Increase | 8/1/2026-7/31/2031 | \$96,800 | \$7.13 | 5.78% |
| Three (3), 5-Year Options 10% Increase | 8/1/2031-7/31/2036 | \$106,480 | \$7.84 | 6.35% |
| | 8/1/2036-7/31/2041 | \$117,128 | \$8.63 | 6.99% |
| | 8/1/2041-7/31/2046 | \$128,841 | \$9.49 | 7.69% |



RESPONSIBILITIES BREAKDOWN

TAXES & INSURANCE

PAID BY TENANT

Taxes: Commencing as of the Commencement Date, simultaneously with its regularly scheduled monthly payments of Base Rent, Tenant shall pay to Landlord an amount equal to on-twelfth (1/12th) of Tenants proportionate share of Real Property Taxes for the current tax year...

Insurance: Subject to the limitations of this Lease, Tenant shall pay to Landlord Tenant's Proportionate Share of the insurance premiums actually paid by Landlord (or the imputed cost thereof reasonably determined by Landlord's Risk Management department) during the Lease Term for the property insurance Landlord is obligated to maintain...

PARKING LOT

PAID BY TENANT

Tenant shall (a) be obligated to keep (i) the interior of the Building (excluding Landlord's Systems) and any fixtures, facilities or equipment contained in the Building in good condition and repair, including, but not limited to...the exterior areas of the Premises (excluding Landlord's Systems) in good condition and repair, including, but not limited to the parking lot, roadways, pedestrian sidewalks, loading docks, and delivery and trash areas, landscaping and exterior lighting; and (b) be obligated to replace, if necessary, any of the interior or exterior portions of the Premises that Tenant is obligated to maintain in the preceding clause (a) as and when needed.

ROOF & STRCUTURE

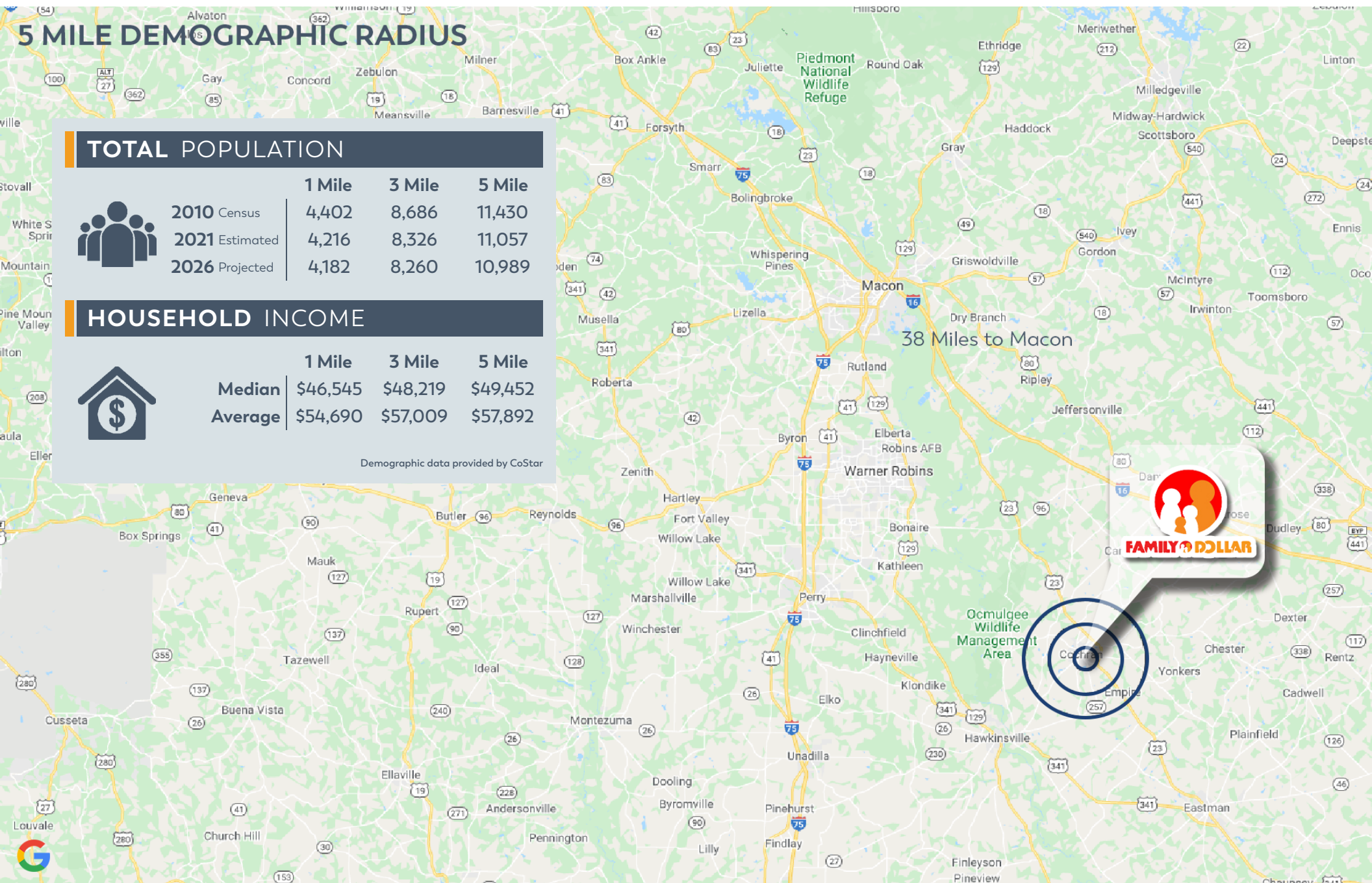
PAID BY LANDLORD

Landlord shall, at its sole cost and expense during the Lease Term, be responsible for (a) the routine maintenance of the roof and structure (which for the avoidance of doubt includes the foundations, floor slab, fire sprinkler system, and load-bearing walls) of the Building ("Landlord's Systems"), and (b) the replacement, if necessary, of the Landlord's Systems.

HVAC

PAID BY TENANT

Tenant shall (a) be obligated to keep (i) the interior of the Building (excluding Landlord's Systems) and any fixtures, facilities or equipment contained in the Building in good condition and repair, including, but not limited to, the HVAC System, exterior and interior doors, windows, plate glass, and showcases surrounding the Building, electrical, plumbing, fire alarm and monitoring system (excluding any repair to the fire sprinkler system) and sewer systems, and all portions of the storefront area...









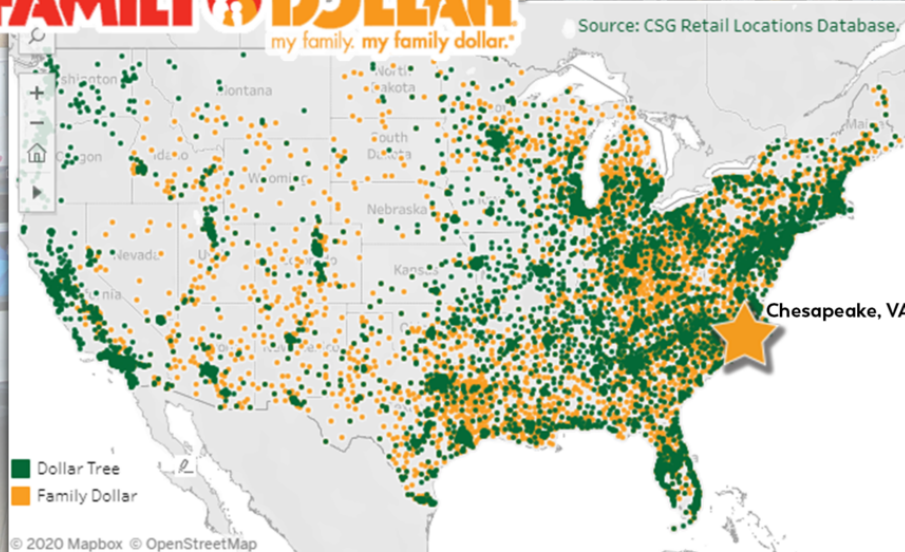
Actual Property





TENANT OVERVIEW

102 SOUTH 2ND STREET | COCHRAN, GA



62 Years
of Success



**Parent
Company**
NASDAQ: DLTR



BBB
S&P Rated



\$23.5B
Market Cap



8,200+
Family Dollar
Locations

All materials and information received or derived from Trinity Real Estate Investment Services its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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BROKER OF RECORD

BRIAN BROCKMAN

Bang Realty-Georgia, Inc.

GA #378952

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