

FAMILY DOLLAR DOLLAR TREE

15710 Arch Street Pike, Little Rock, AR



REPRESENTATIVE PHOTO

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FAMILY DOLLAR

DOLLAR TREE



REPRESENTATIVE PHOTO

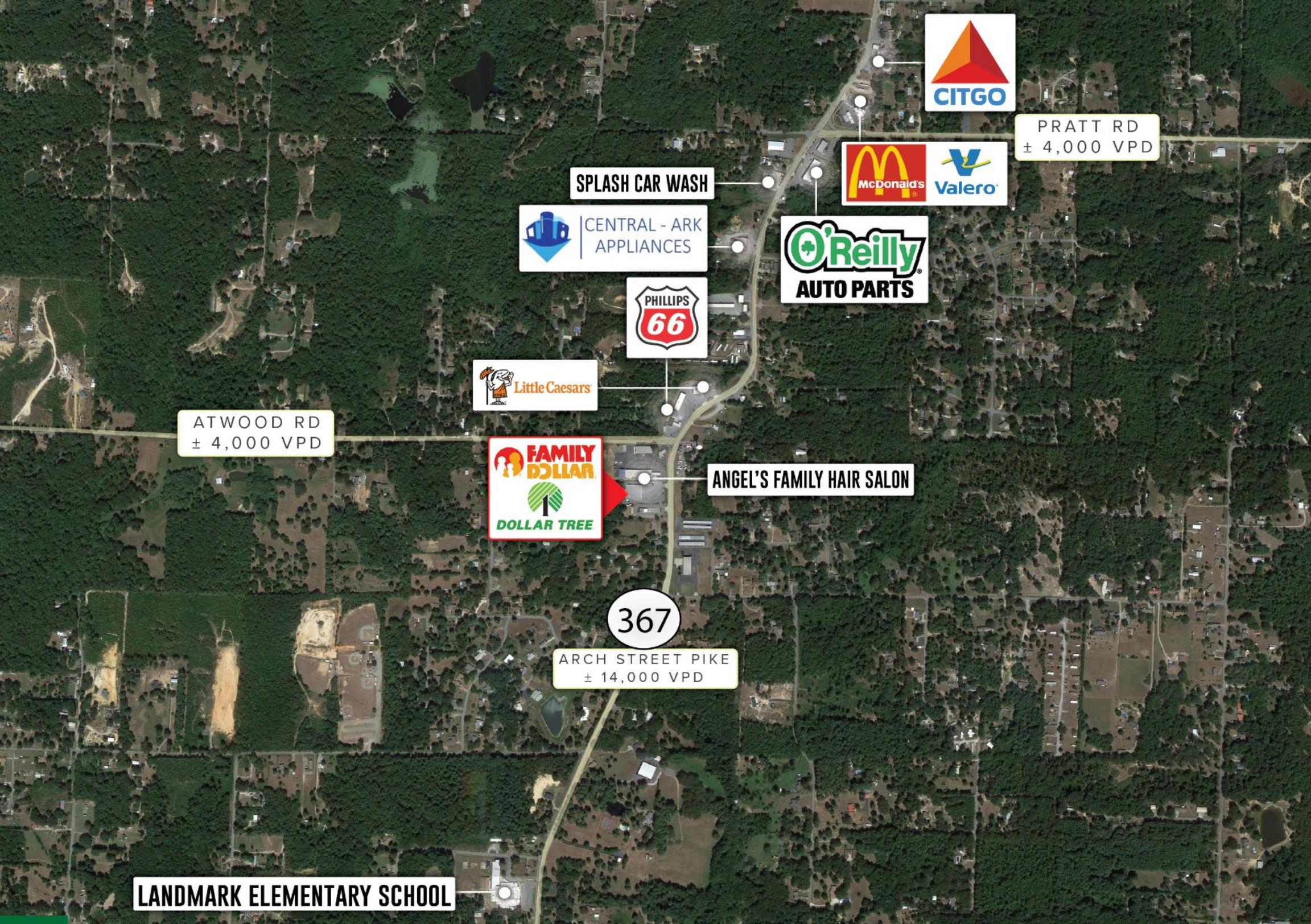
INVESTMENT HIGHLIGHTS

- Extremely Attractive 6.00% cap rate in today's competitive market
- The lease is accompanied by a corporate guarantee
- 2022 renovations including new parking lot, HVAC units, roof repairs and more
- The subject property comes with a 15-Year roof warranty
- Estimated rent commencement date of March 20, 2022
- Brand new 10-Year NN+ lease with minimal landlord responsibilities
- 5-Mile population of 42,638 residents
- New Family Dollar Tree combo prototype which has proven to be extremely successful
- Larger 16,000 SF building
- Six, 5-Year renewal options, all of which include a rent increase of \$8,000

TENANT HIGHLIGHTS

- Dollar Tree acquires Family Dollar in 2015 and is 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)





PRATT RD
± 4,000 VPD



SPLASH CAR WASH



CENTRAL - ARK
APPLIANCES



ATWOOD RD
± 4,000 VPD



ANGEL'S FAMILY HAIR SALON

367

ARCH STREET PIKE
± 14,000 VPD

LANDMARK ELEMENTARY SCHOOL

FINANCIAL OVERVIEW



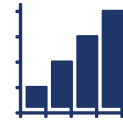
15710 Arch Street Pike
Little Rock, AR
LOCATION



\$1,333,000
LIST PRICE



\$80,000
NOI



6.00%
CAP RATE



±16,000 SF
GLA



2022
YEAR RENOVATED

TENANT SUMMARY

Tenant Trade Name	Dollar Tree
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Roof and Structure	Landlord Responsible (15 Yr Warranty)
Original Lease Term	10 Years
Lease Commencement Date	3/20/2022
Lease Expiration Date	3/30/2032
Term Remaining on Lease	10 Years
Increases	\$0.50 / SF in Options
Options	Six, 5-Year Options



TENANT OVERVIEW



COMPANY NAME

DOLLAR TREE, INC.

OWNERSHIP

PUBLIC

YEAR FOUNDED

1986

INDUSTRY

DOLLAR STORES

HEADQUARTERS

CHESAPEAKE, VA

NO. OF LOCATIONS

±15,115

A DOLLAR TREE COMPANY

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.

Dollar Tree locations carry a mix of housewares, toys, seasonal items, food, health and beauty aids, gifts, and books. At Dollar Tree shop's most goods are priced at \$1 or less while Family Dollar merchandise is usually less than \$10. The stores are located in high- traffic strip centers and malls often in small towns. It purchased fellow discounter, Family Dollar in 2015, bolstering competitive position against Dollar General. The company wants to create a "treasure hunt" type environment where people can bring their whole families.

GEOGRAPHIC OUTREACH

Dollar Tree operates more than 14,000 Dollar Tree, Deal\$, Dollar Bills, and Family Dollar discount stores in 48 US states and the District of Columbia and five provinces in Canada.

STRATEGY

Dollar Tree continues to offer customers products they need at extreme values while keeping their stores bright, clean, organized, and stocked. The company carries a broad mix of merchandise that includes many trusted national and regional brands.



REPRESENTATIVE PHOTO

AREA OVERVIEW



LITTLE ROCK, AR

Little Rock, Arkansas sits on the banks of the Arkansas River in Pulaski County. And with a population of nearly 200,000 people, it's the largest city in Arkansas. Little Rock is a major cultural, economic, government and transportation center within Arkansas and the South. The list of focal points around the city includes the Clinton Presidential Center & Park, neighboring world headquarters of Heifer International with its Heifer Village, and the Central Arkansas Nature Center.

The city includes cultural institutions such as the Arkansas Arts Center, the Arkansas Repertory Theatre, and the Arkansas Symphony Orchestra, in addition to the hiking, boating, and other outdoor recreational opportunities. The Arkansas Repertory Theatre is the state's largest nonprofit professional theatre company. A member of the League of Resident Theatres (LORT D), The Rep has produced more than 300 productions, including 40 world premieres, in its historic building located in downtown Little Rock.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five Year Projection	2,442	8,964	42,638
Current Year Estimate	2,502	8,957	42,387
Growth Current Year-Five Year	-2.40%	0.08%	0.59%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five Year Projection	1,028	3,613	16,144
Current Year Estimate	1,025	3,590	15,920
2010 Census	1,017	3,538	15,744
Growth Current Year-Five Year	0.26%	0.64%	1.41%
Growth 2010-Current Year	0.87%	1.49%	1.12%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$59,656	\$61,872	\$54,789



ECONOMY

Dillard's Department Stores, Windstream Communications and Acxiom, Simmons Bank, Bank of the Ozarks, Rose Law Firm, Central Flying Service and large brokerage Stephens Inc. are headquartered in Little Rock.

Large companies headquartered in other cities but with a large presence in Little Rock are Dassault Falcon Jet near Little Rock National Airport in the eastern part of the city, Fidelity National Information Services in northwestern Little Rock, and Welspun Corp in Southeast Little Rock.

Little Rock and its surroundings are the headquarters for some of the largest non-profit organizations in the world, such as Winrock International, Heifer International, the Association of Community Organizations for Reform Now, Clinton Foundation, Lions World Services for the Blind, Clinton Presidential Center, Winthrop Rockefeller Foundation, FamilyLife, Audubon Arkansas, and The Nature Conservancy.

One of the largest public employers in the state with over 10,552 employees, the University of Arkansas for Medical Sciences (UAMS) and its healthcare partners—Arkansas Children's Hospital and the Central Arkansas Veterans Healthcare System—have a total economic impact in Arkansas of about \$5 billion per year.

The Little Rock port is an intermodal river port with a large industrial business complex. It is designated as Foreign Trade Zone 14. International corporations such as Danish manufacturer LM Glasfiber have established new facilities adjacent to the port



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