



PHOTO OF SUBJECT PROPERTY

DOLLAR TREE

204 S HWY 82, LOCUST GROVE, OK 74352

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Farmington Hills, MI 48334
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STATE BROKER OF RECORD:

JASON WELLS

INSIGHT COMMERCIAL REAL ESTATE BROKERAGE, LLC

OK #148638

622 SW D AVENUE

LAWTON, OK 73501

580.353.6100

INVESTMENT SUMMARY

| | |
|-------------------|-------------|
| List Price: | \$475,000 |
| Current NOI: | \$47,500.08 |
| Initial Cap Rate: | 10.0% |
| Land Acreage: | 1.14 |
| Year Built | 2004 |
| Building Size: | 9,180 SF |
| Lease Type: | NN Lease |
| Lease Term: | 10 Years |

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this free-standing Dollar Tree located at 204 S Hwy 82, Locust Grove, OK. The property is encumbered with a double net (NN) lease, leaving minimal landlord responsibilities. The tenant recently extended the lease through June - 2021 showing commitment to this location. The lease is corporately guaranteed by Dollar Tree Corporation which holds a credit rating of "BBB-" which is classified as investment grade.

This asset is positioned on S Hwy 82 & highly visible to 5,450+ cars per day. The 10 mile population exceeds 16,600+ residents. The average household income within 5 miles is greater than \$58,000. The median home values within 5 miles are \$100,000.

This is an ideal opportunity for an investor to purchase a passive income real estate asset with minimal landlord responsibilities. The list price reflects a 10% cap rate base on an NOI of \$47,500.08.



PRICE \$475,000



CAP RATE 10.0%



LEASE TYPE NN Lease



TERM REMAINING 1 Year

INVESTMENT HIGHLIGHTS

- NN Lease Requires Minimal Landlord Responsibility
- Recent Lease Extension Thru June - 2021
- Investment Credit Tenant | S&P's "BBB-"
- Five Mile Population Exceeds 16,000+
- Average Household Income within 5 Miles is \$58,000
- Median Home Value within 5 Miles is \$100,000
- 5,450+ Vehicles Per Day on S Hwy 82



PROPERTY SUMMARY

| | |
|-------------------------|---------------------|
| Year Built: | 2004 |
| Year Renovated: | 2015 |
| Lot Size: | 1.14 Acres |
| Building Size: | 9,180 SF |
| Traffic Count S Hwy 82: | 5,450+ Cars Per Day |

LEASE SUMMARY

| | |
|----------------------------|--------------------------|
| Tenant: | Dollar Tree |
| Lease Type: | NN Lease |
| Primary Lease Term: | 10 Years |
| Annual Rent: | \$47,500.08 |
| Landlord Responsibilities: | Roof, Structure, Parking |
| Taxes, Insurance & CAM: | Tenant Responsibility |
| Roof, Structure & Parking: | Landlord Responsibility |
| Lease Start Date: | 08/09/2004 |
| Lease Expiration Date: | 06/01/2021 |
| Lease Term Remaining: | 1 Year |
| Lease Guarantor: | Dollar Tree |
| Lease Guarantor Strength: | BBB- |
| Tenant Website: | www.DollarTree.com |



GROSS SALES:

\$22.82 BIL



STORE COUNT:

15,000+



GUARANTOR:

DT CORP



S&P:

BBB-



OVERVIEW

| | |
|----------------|--|
| Company: | Dollar Tree |
| Founded: | 1986 |
| Total Revenue: | \$22.25 Billion |
| Net Income: | \$1.714 Billion |
| Headquarters: | Chesapeake, Virginia |
| Website: | www.DollarTree.com |

TENANT HIGHLIGHTS

- \$20+ Billion Market Capital in 2018
- Same Store Sales Increases 3.7% in 2017
- Ranked #136 on Fortune 500
- Recently Opened it's 15,000th store in the USA
- Boasts a staggering revenue exceeding \$5.5 billion

RENT SCHEDULE

| LEASE YEARS | ANNUAL RENT | MONTHLY RENT | YIELD |
|---------------------|-------------|--------------|-------|
| Current - June 2021 | \$47,500.08 | \$3,958.34 | 10% |

DOLLAR TREE

Dollar Tree, Inc. operates discount retail stores in the United States and Canada. The company operates in 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 products, as well as everyday consumables, such as household paper and chemicals, and frozen and refrigerated food; various merchandise.

This segment operates under the Dollar Tree, Dollar Tree Canada, Deals, and Dollar Tree Deals brands, as well as 10 distribution centers in the United States and 2 in Canada, and a store support center in Chesapeake, Virginia. A Fortune 500 Company, Dollar Tree is headquartered in Chesapeake, Virginia and was founded in 1953. The name of the company Only \$1.00 was changed to Dollar Tree Stores in 1993 and, shortly thereafter, in 1995, the company went public with a market value of \$225 million. Today, Dollar Tree is a \$20+ billion dollar company and a premier operator in its industry.

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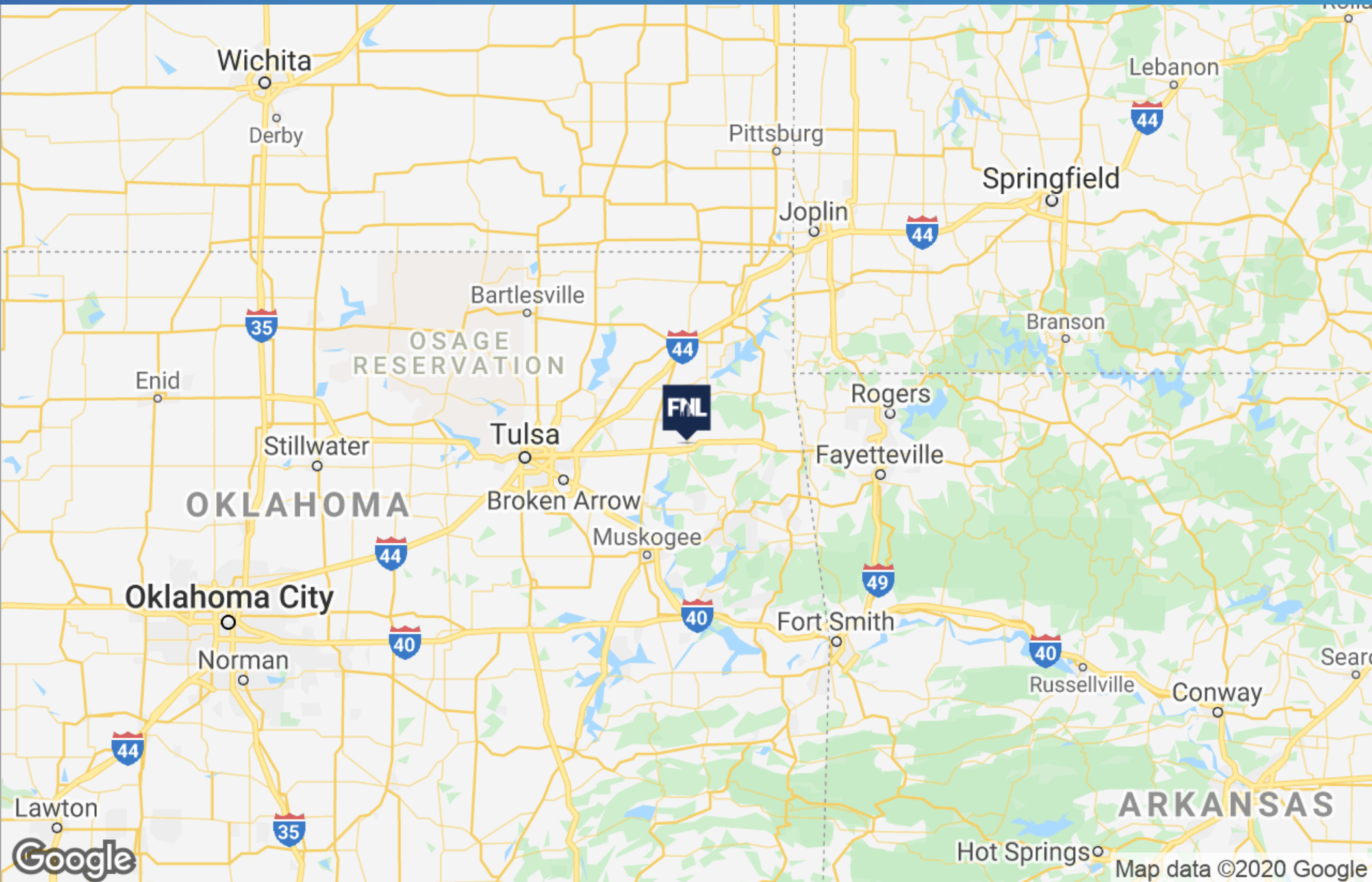
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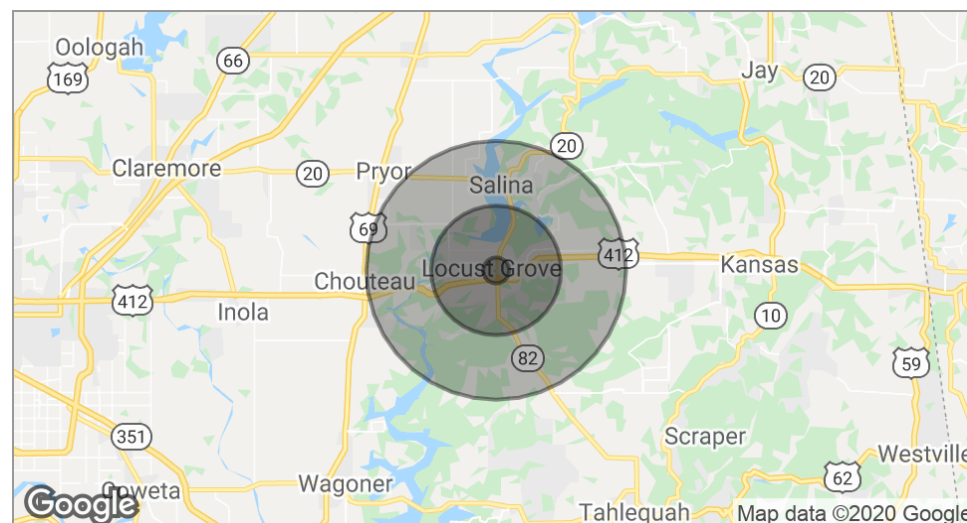


LOCUST GROVE, OK | MAYES COUNTY

Locust Grove is a town in Mayes County, Oklahoma, United States. Locust Grove Public Schools is a K-12 public school system located in Locust Grove, OK. It serves the students from Locust Grove, Rose and Peggs. Locust Grove High School is steeped in tradition. Every year the first football game of the season is Locust Grove versus Salina in the Battle of 82 (highway).

Mayes County is a county located in the U.S. state of Oklahoma. Its county seat is Pryor Creek. Agriculture has long been the primary economic activity in the county. Important crops include: corn, soybeans, sorghum and hay. Cattle raising and dairy farming occur in the more rugged parts of the Ozark Plateau. The Grand River Dam Authority (GRDA) is a major employer. It operates several hydroelectric plants and two coal-fired electric power generators in the county. There is a Google data center in the county.

| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|------------------------|----------|-----------|-----------|
| Total Population 2020 | 1,485 | 5,282 | 16,626 |
| Total Population 2025 | 1,486 | 5,287 | 16,675 |
| Population Growth Rate | 0.07% | 0.09% | 0.29% |
| Average Age | 38.8 | 38.3 | 39.1 |
| # Of Persons Per HH | 2.5 | 2.6 | 2.7 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total Households | 563 | 2,028 | 6,368 |
| Average HH Income | \$43,500 | \$58,700 | \$60,000 |
| Median House Value | \$71,500 | \$100,700 | \$114,900 |





TOTAL SALES VOLUME

\$6B

PROPERTIES SOLD

3,000+

BROKER & BUYER REACH

345K

STATES SOLD IN

43

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