



10 YEAR TERM  
\$1,570,000  
5.96% CAP RATE  
BLACKWELL, OKLAHOMA

OFFERING MEMORANDUM



THE WOODMONT COMPANY

NEW 10 YEAR LEASE IN PLACE

4TH QUARTER 2021 CONSTRUCTION



ACTUAL PROPERTY

## INVESTMENT SUMMARY

|             |                          |
|-------------|--------------------------|
| Price       | \$1,570,000              |
| Cap Rate    | 5.96%                    |
| Annual Rent | \$93,500                 |
| Lease Term  | 10 Years                 |
| Tenant      | Dollar Tree Stores, Inc. |



## INVESTMENT HIGHLIGHTS

- New 10 Year Lease plus Three, 5 Year Options
- #1 Brand National Credit Tenant
- Brand New Construction Completed 4th Quarter 2021
- 15 Year Roof Warranty
- High Profile Real Estate
- Essential Needs Retailer
- Depreciable Asset

[CLICK HERE FOR VIDEO](#)

- **Strategic Location:** Located along the major retail corridor in the market
- **Anchored:** by Wal-Mart Supercenter and United Supermarket
- **National Brand:** Dollar Tree is the largest and most successful single-price-point retailer in the United States
- **New Construction:** Build-to Suit development per Dollar Tree prototype and size requirement



## FIRST IN CLASS CORPORATE CREDIT – FIRST IN CLASS OPERATOR

- 2020 Revenues more than \$25B
- BBB Credit Rating (S&P)
- +15,600 locations
- #1 discount variety chain in the United States
- Nationally recognized and respected brand

## EXCELLENT REAL ESTATE FUNDAMENTALS

- Build-to-Suit development per current Dollar Tree size requirements
- Located along the predominant retail corridor serving an expanded trade area
- Curb cut provides direct access to street - easy in and out for customers
- Shadow-anchored by one of only three Wal-Mart's in a 50 mile radius and United Supermarket, the dominant grocery store in the market. Wal-Mart and United Supermarket generate over 653,000 visits per year

## FREE & CLEAR DELIVERY

Property is being delivered unencumbered, free & clear of any existing debt.

## INVESTMENT HIGHLIGHTS



## SECURE, LONG-TERM INVESTMENT - IDEAL CANDIDATE FOR 1031 EXCHANGE

- **New, 10 Year lease, secured by Dollar Tree Stores, Inc**
- **No early termination right or rent abatement due to force majeure or pandemic related, governmental closings**
- **All new construction - completed 4th Quarter 2021**
- **Fee Simple ownership allows the investor to depreciate the assets improvements**



# SNAPSHOT: BLACKWELL

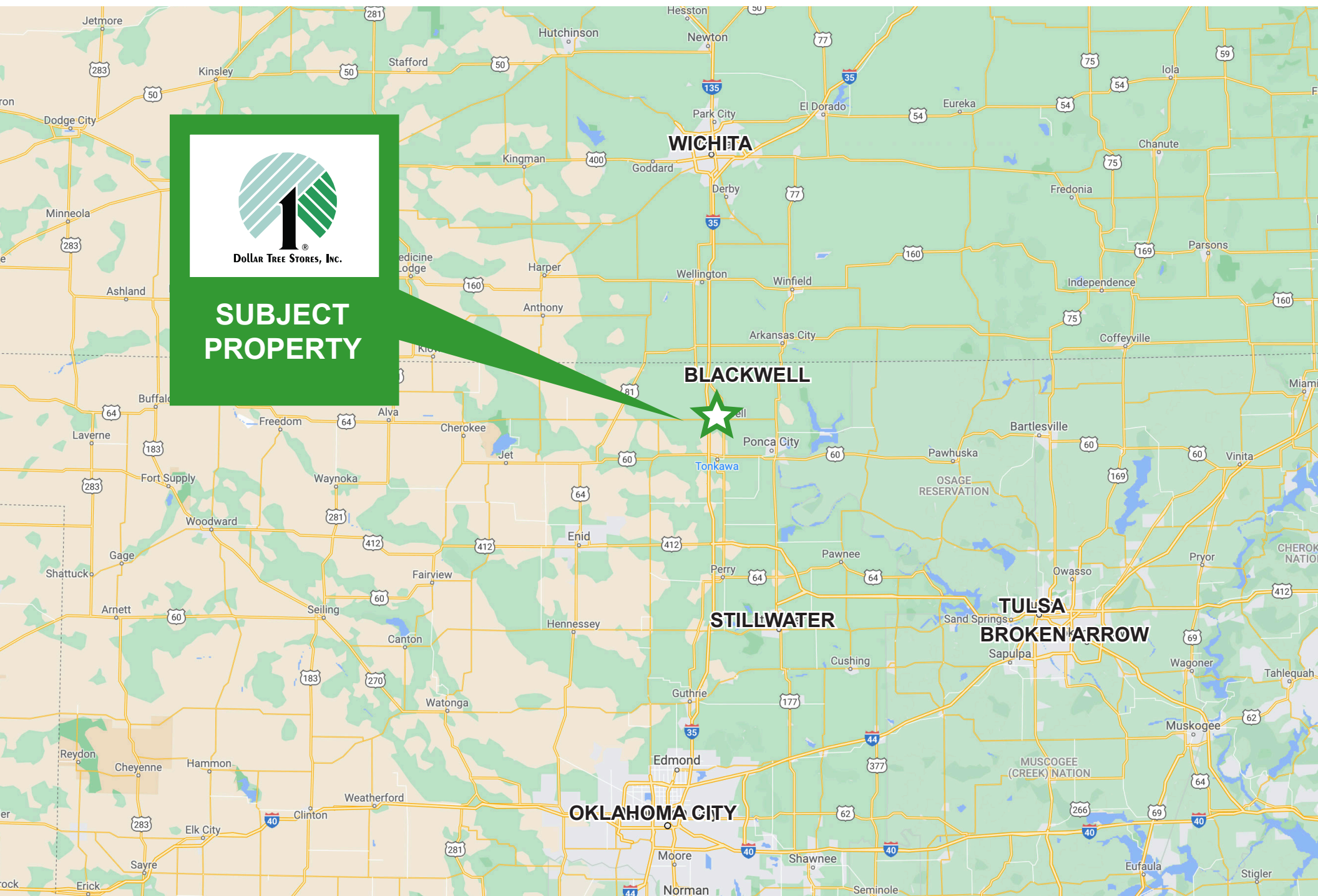
Located in north central Oklahoma in Kay County, The City of Blackwell offers the unique status of being centrally located in north central Oklahoma adjacent to I-35. Blackwell is centrally located within 1 hour of Wichita, Kansas - 1.5 hour to Oklahoma City - 1.45 hours to Tulsa – and serves a trade area and labor pool of approximately 86,000 within 45 minutes.

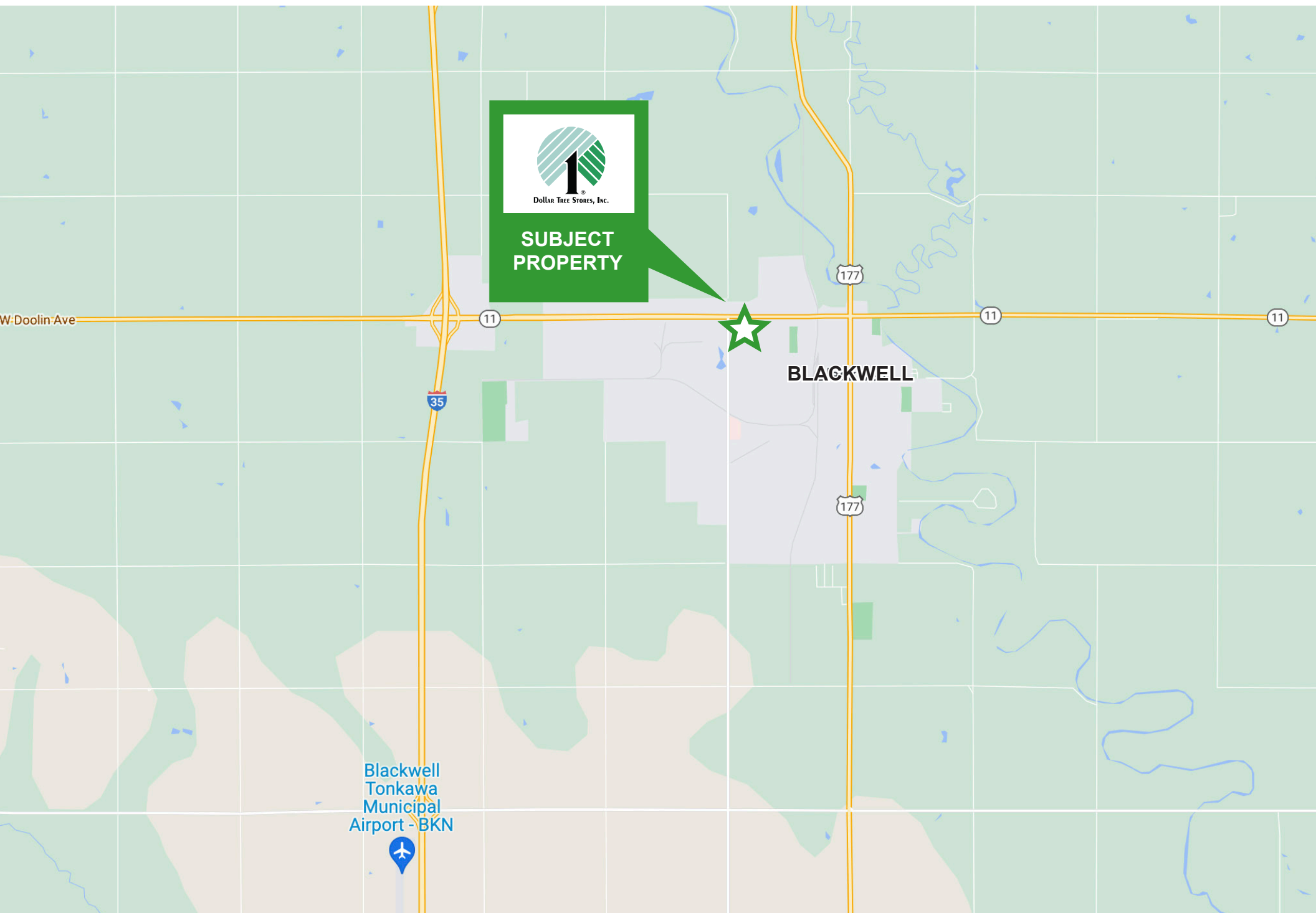
The City of Blackwell, located in Kay County, Oklahoma stands proudly at the intersection of U.S. Highway 177 and State Highway 11 along Interstate 35. Blackwell offers small-town charm that embraces the traditions of the past while boldly carving out an avenue to the future.

The City of Blackwell is home to the Kay County Free Fair every September, as well as numerous events happening throughout the year including grand parades for Christmas, the 4th of July, Homecoming, and more. Blackwell proudly features the Top of Oklahoma Historical Museum (featured on TravelOK), the bustling Blackwell Public Library, and the Blackwell Event Center which is host to conventions, weddings, and ceremonies throughout the year.









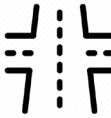


# PROPERTY KEY FACTS



## LOCATION

1301 West Doolin Avenue  
Blackwell, OK 74631



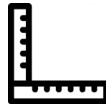
## SITE

Dollar Tree is located at the SEQ  
of Doolin Avenue & N. 13th Street



## LAND AREA

Property consists of approx. 1.59  
Acres



## BUILDING AREA

Property consists of a freestanding  
retail building approx. +/-8,500 SF



## PARKING

There are 32 parking spaces



## COUNTY

Kay



## TRAFFIC COUNTS

W. Doolin Avenue: 5,000 VPD



## BUILT

Ground up construction  
completed in 4th Quarter 2021



## ROOF WARRANTY

15 Years



ACTUAL PROPERTY

BOUNDARY LINES SHOWN ARE APPROXIMATE

The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.

**DOLLAR TREE** / BLACKWELL, OKLAHOMA 7

**Walmart**  
Save money. Live better.

**United**  
Supermarkets

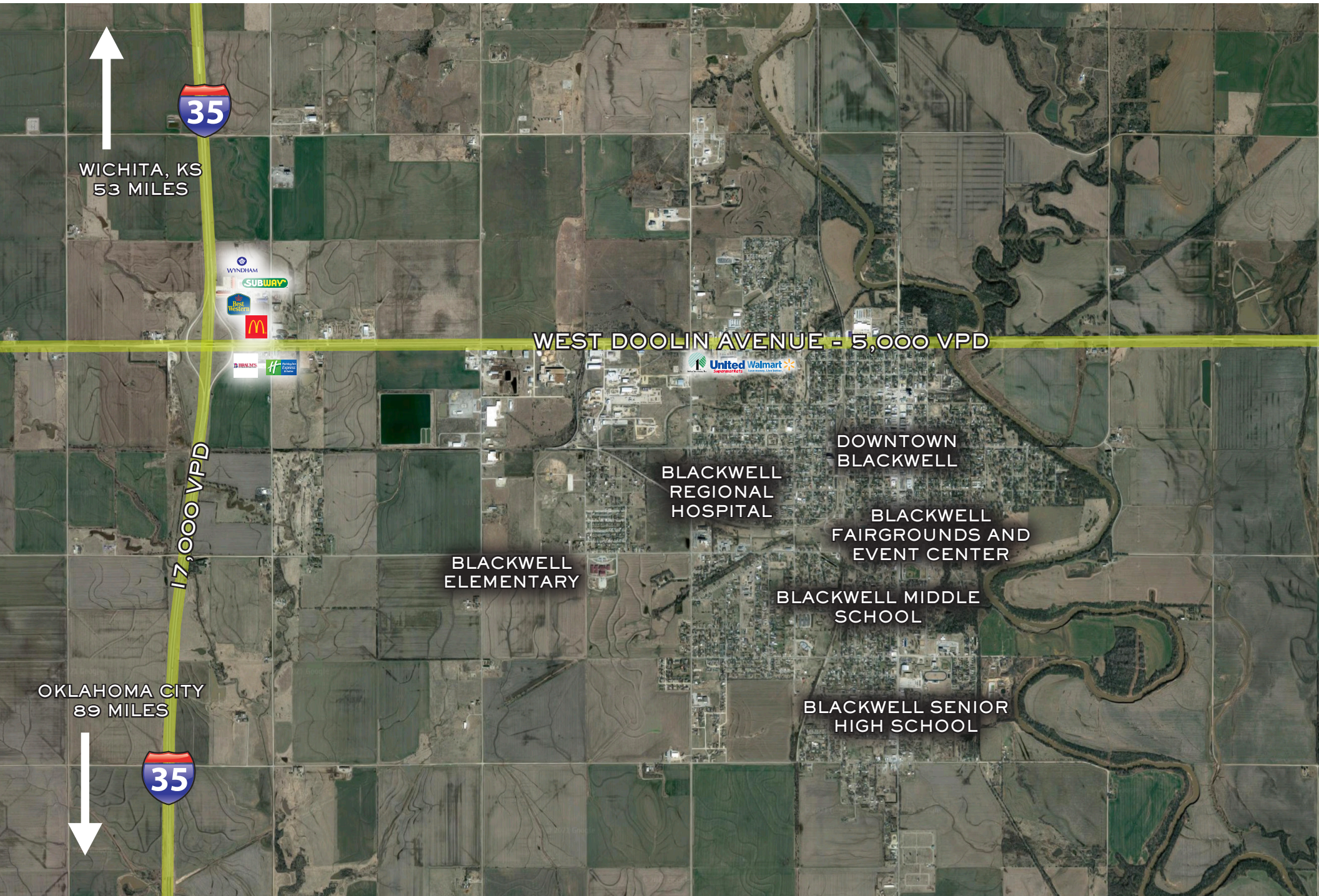
WEST DOOLIN AVENUE



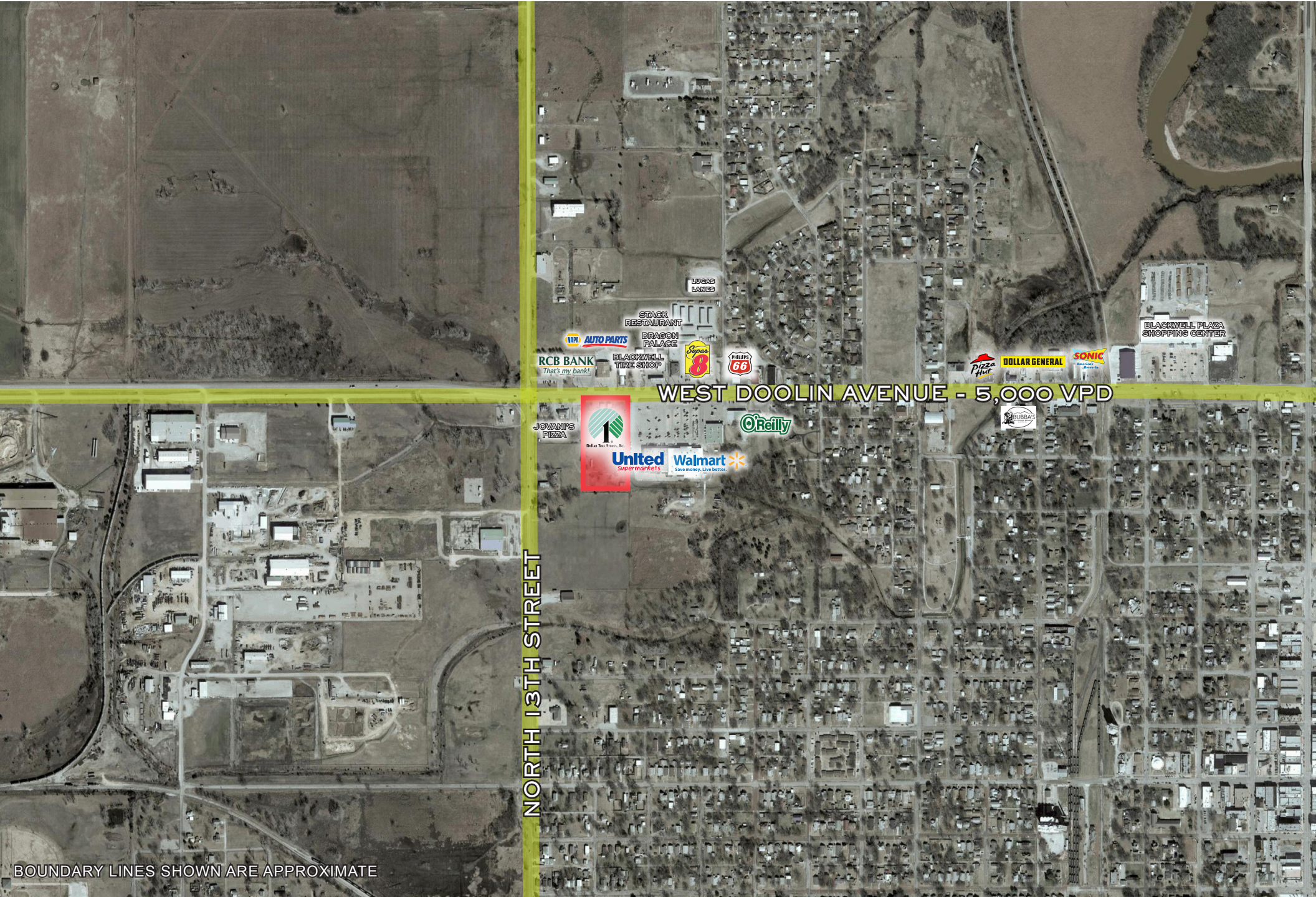
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BOUNDARY LINES SHOWN ARE APPROXIMATE







## DEMOGRAPHIC SUMMARY

|                          | 10 DRIVE<br>TIME | 15 DRIVE<br>TIME | 30 DRIVE<br>TIME |
|--------------------------|------------------|------------------|------------------|
| 2021 Population Estimate | 6,465            | 7,804            | 18,969           |
| 2021 Average HH Income   | \$59,676         | \$60,716         | \$63,580         |

Placer.ai data shows over 653,000  
customer visits per year to



ACTUAL PROPERTY



**TENANT:** DOLLAR TREE, INC.

**PUBLIC/PRIVATE:** PUBLIC

**TICKER SYMBOL:** DLTR (NASDAQ)

**S & P RATING:** BBB

**LOCATIONS:** +15,600

**HEADQUARTERS:** CHESAPEAKE, VA

**WEBSITE:** WWW.DOLLARTREE.COM

**YEAR FOUNDED:** 1986

Dollar Tree, Inc., a Fortune 200 company, is a leading operator of discount variety stores operating under the brands of Dollar Tree, Family Dollar, and Dollar Tree Canada.

Headquartered in Chesapeake, Virginia, Dollar Tree, Inc. operates 15,600+ stores across the 48 contiguous states and five Canadian provinces, supported by a coast-to-coast logistics network and more than 193,000 employees.



**Dollar Tree Stores, Inc.**



NOT  
INCLUDED  
PBA

**ACTUAL PROPERTY**

BOUNDARY LINES SHOWN ARE APPROXIMATE



# LEASE SUMMARY

|   |   |
|---|---|
| TENANT  | DOLLAR TREE STORES, INC.  |
| GUARANTOR   | CORPORATE   |
| TYPE OF OWNERSHIP                                 | FEE SIMPLE (LAND & IMPROVEMENTS)  |
| INITIAL LEASE TERM                                | 10 YEARS  |
| TERM REMAINING                                    | 10 YEARS  |
| LEASE COMMENCEMENT DATE                           | FEBRUARY 8, 2022  |
| EXPIRATION DATE                                   | FEBRUARY 29, 2032   |
| RENEWAL OPTIONS                                   | THREE (3), 5YRS EACH  |
| REAL ESTATE TAXES                                 | TENANT PAYS PROPORTIONATE SHARE   |
| INSURANCE   | TENANT PAYS PROPORTIONATE SHARE   |
| CAM   | TENANT PAYS PROPORTIONATE SHARE   |
| CAM CAP   | 5% OVER PRIOR YEAR, EXCLUDING SNOW & ICE REMOVAL AND INCREASES IN UTILITIES |
| ADMIN FEE   | 10% OF CAM  |
| ROOF, SLAB, STRUCTURAL, PYLON SIGN & COMMON AREAS | LANDLORD RESPONSIBILITY*  |
| UTILITIES & TRASH SERVICE                         | TENANT RESPONSIBILITY   |
| HVAC (MAINT. & REPLACEMENT)                       | TENANT RESPONSIBILITY   |
| BUILDING ELECTRICAL & PLUMBING                    | TENANT RESPONSIBILITY   |
| GLASS & DOORS                                     | TENANT RESPONSIBILITY   |
| REPORTING OF SALES TAX                            | YES, MONTHLY  |
| EARLY TERMINATION RIGHT                           | NONE  |
| FORCE MAJEUR COVID LANGUAGE                       | NONE  |

\*Note: A fifteen (15) year roof warranty is in place

(1) All lease provisions to be independently verified by Buyer during the Due Diligence Period



ACTUAL PROPERTY



# LEASE ABSTRACT

## COMMON AREA MAINTENANCE EXPENSES (CAM)

Tenant shall pay to Landlord, monthly with its regularly scheduled monthly payments of Base Rent, Tenant's Proportionate Share of all CAM costs.

CAM costs may include, but are not limited to the cost of cleaning, lighting (including parking lot lighting and pylon sign lighting), repairing and maintaining all Common Area improvements, paving, roadway maintenance and repair, fire sprinkler system maintenance and repair for systems exclusively serving the Common Areas, including risers and other equipment (monitoring panels, inspections, phone lines, etc.) driveways, sidewalks, curbs, handicap ramps, speed bumps, culverts and drainage facilities, barriers, retaining walls, fences, directional and Shopping Center signage, sewer and water supply lines and related facilities, snow and ice removal, pest control, parking lot striping, painting, landscaping, security, personal property taxes on the Common Areas, fire protection and fire hydrant charges, water and sewer charges for the Common Areas, Common Area utility charges, and any security services for the Common Areas.

CAM Cap:

Following the first year of the Lease Term (i.e. Year 2) Tenant's Proportionate Share of CAM Costs, inclusive of the Administrative Fee, shall not increase by more than 5% over the Base Year CAM costs, excluding the cost of snow and ice removal and utility rate increases. Thereafter, Tenant's Proportionate Share of CAM Costs, inclusive of the Administrative Fee, increase from any one calendar year of the Lease Term to the immediately succeeding calendar year by more than 5% on a non-cumulative basis, excluding the cost of snow and ice removal and utility rate increases.

Tenant's Proportionate Share: a percentage based on the Premises GLA divided by the gross leasable area of all buildings in the Shopping Center. Prior to construction of any other buildings, Tenants Proportionate share shall be 100%, but shall reduce upon the completion of any additional buildings.

(1) All lease provisions to be independently verified by Buyer during the Due Diligence Period

## REAL ESTATE TAXES

Tenant shall pay to Landlord Tenant's Proportionate share of all Real Property Taxes with its regularly scheduled monthly payments of Base Rent. Commencing on the first full tax year following the Rent Commencement Date, Landlord may elect to have Tenant pay all of Tenants Proportionate Share of Real Estate Taxes with regard to Premises directly to the taxing authorities.

## INSURANCE

Tenant shall pay to Landlord Tenant's Proportionate Share of the insurance premiums actually paid by Landlord during Lease term for property insurance Landlord is obligated to maintain.

## MAINTENANCE & REPAIR RESPONSIBILITIES

### LANDLORD MAINTAINS & REPAIRS:

Foundation, roof, floor, floor slab, walls and other structural portions of the Premises, sprinkler system serving the Premises, sidewalks, landscaping parking areas, parking lot lighting, handicap ramps, speed bumps, access ways, common portions of all utility systems and connections located outside of the Premises and other Common Areas, all pylon and monument signs, and for the sweeping and clearing of snow, ice and debris from the Common Areas

### TENANT MAINTAINS & REPAIRS:

Building and fixtures, facilities, equipment, exterior and interior doors, door frames, door openers, windows, plate glass, showcases surrounding the Premises, electrical, plumbing, and sewer systems inside Premises, all portions of the Storefront that aren't part of the Common Area, and plate and window glass. Tenant is responsible for any maintenance, repair and/or replacement (if necessary) of the HVAC systems.

# PROPERTY DETAILS

## RENT SCHEDULE

| PERIOD     |                  | MONTHLY RENT | ANNUAL RENT | CAP RATE |
|------------|------------------|--------------|-------------|----------|
| Year 1-10  | 2/8/22 - 1/31/32 | \$7,792      | \$93,500    | 5.96%    |
| 1st Option | 2/1/32 - 1/31/37 | \$8,146      | \$97,750    | 6.23%    |
| 2nd Option | 2/1/37 - 1/31/42 | \$8,500      | \$102,000   | 6.50%    |
| 3rd Option | 2/1/43 - 1/31/48 | \$8,854      | \$106,250   | 6.77%    |

## PROPERTY INFORMATION

|                            |  |
|----------------------------|--|
| PROPERTY NAME:             | DOLLAR TREE                            |
| PROPERTY ADDRESS:          | 1301 WEST DOOLIN AVE.<br>BLACKWELL, OK |
| COUNTY:                    | KAY                                    |
| YEAR BUILT:                | 2021                                   |
| GROSS LEASABLE AREA (GLA): | 8,500 SF                               |
| LOT SIZE:                  | APPROX. 69,241 SF<br>(1.59 ACRES)      |

ACTUAL PROPERTY





# INVESTMENT ADVISORS

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