

DOLLAR TREE[®]

612 E Franklin St | Sylvester, GA 31791



Representative Photo

OFFERING MEMORANDUM

MATTHEWS[™]
REAL ESTATE INVESTMENT SERVICES

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REAL ESTATE INVESTMENT SERVICES

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INVESTMENT HIGHLIGHTS

- **Recently Extended Lease** - Dollar Tree recently exercised their first option showing commitment to the location.
- **Strong Investment Grade Credit Tenant** - This is a corporate-backed lease with an S&P investment credit rating of BBB and Moody's Baa2.
- **Rental Increases** - This lease structure offers 10% rental increases every 5 years in the option periods.
- **Net Lease** – This lease offers minimal landlord responsibilities ideal for an investor looking for an extremely passive and secure investment.
- **Essential Retailer** - Dollar Tree continues to prove its resilience against the COVID-19 pandemic and through economic downturn.
- **Nearby Tenants** - McDonald's, CVS, Burger King, Circle K, Family Dollar, Dollar General, O'Reilly Auto Parts, Tractor Supply Company.



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FINANCIAL OVERVIEW

**\$1,679,430**

LIST PRICE

**\$115,115**

NOI

**6.85%**

CAP RATE

BUILDING INFO

Address	612 E Franklin St Sylvester, GA 31791
GLA	±8,320 SF
Cap Rate	6.85%
Year Built	2012
Lot Size	±1.80 AC

TENANT SUMMARY

Tenant	Dollar Tree
Store Number	#6726
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Original Lease Term	10 Years
Lease Expiration Date	3/31/2027
Term Remaining	±5 Years
Increases	10% In options 2-6
Options	5, 5 (Five) Year

ANNUALIZED OPERATING DATA

Term	Lease Years	Annual Rent	Monthly Rent
Current (Option 1)	11-15	\$115,115	\$9,593
Option 2	16-20	\$126,627	\$10,552
Option 3	21-25	\$139,289	\$11,607
Option 4	26-30	\$153,218	\$12,768
Option 5	31-35	\$168,540	\$14,045
Option 6	36-40	\$185,394	\$15,450

DEBT QUOTE

Please contact a Matthews™ Capital Markets Agent for financing options:

KEVIN KERN
Kevin.Kern@matthews.com



PruittHealth
Committed to Caring

Walmart

piggly wiggly

**UNITED STATES
POSTAL SERVICE**

O'Reilly
AUTO PARTS

**Factory
Connection**

McDonald's

**FARMERS
home
FURNITURE**

SUBWAY

**Badcock
HOME FURNITURE
&more**

**MITCHELL
PINE STRAW** **verizon**

**E FRANKLIN ST
± 17,500 VPD**

**SUBJECT
PROPERTY**





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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



\$26.4B

2021 REVENUE



1959

FOUNDED

REGIONAL MAP

MONTGOMERY, AL
± 187 MILES

COLUMBUS, GA
± 106 MILES

SUBJECT PROPERTY

PROPERTY DEMOGRAPHICS

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
2021 Estimate	3,448	7,390	9,611
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2021 Estimate	1,310	2,877	3,743
INCOME	1-MILE	3-MILE	5-MILE
2021 Avg. Household Income	\$56,928	\$64,092	\$66,810

AREA OVERVIEW

SYLVESTER, GA

Located in the heart of Southwest Georgia, Sylvester is a laid back, charming southern city with the heart of a progressive, vibrant community. Sylvester provides options for commuters who prefer a quieter, more close-knit community. This family-friendly village offers some fun activities such as visiting the T.C. Jeffords Park and spending the day golfing at the Pine Knoll Golf Course with family.

TALLAHSSEE, FL
± 88.7 MILES

JACKSONVILLE, FL
± 186 MILES

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar Tree** located at **612 E Franklin St, Sylvester, GA 31791** ("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.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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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