



FAMILY DOLLAR TREE TOM BEAN, TX

102 N. BRITTON STREET

Project Photos Taken 6-25-2022



INVESTMENT HIGHLIGHTS

- BRAND NEW 2022 CONSTRUCTION | EXPECTED AUGUST OPENING
- TOM BEAN, TX IS JUST 1 HOUR FROM DALLAS, TX
- NEW FAMILY DOLLAR-DOLLAR TREE COMBINATION STORE PROTOTYPE
- 10+ YEAR INITIAL LEASE TERM | 6, 5-YEAR OPTIONS WITH RENTAL INCREASES
- TEXAS REAL ESTATE | NO STATE INCOME TAX, CONSULT YOUR CPA

FAMILY DOLLAR | DOLLAR TREE

- DOLLAR TREE IS INVESTMENT GRADE STATUS | BBB STABLE ON S&P
- COMBINED ANNUAL REVENUE OF \$26.31 BILLION
- 16,000+ COMBINED LOCATIONS
- LEASE GUARANTY FROM FAMILY DOLLAR STORES, INC.



TENANT SUMMARY

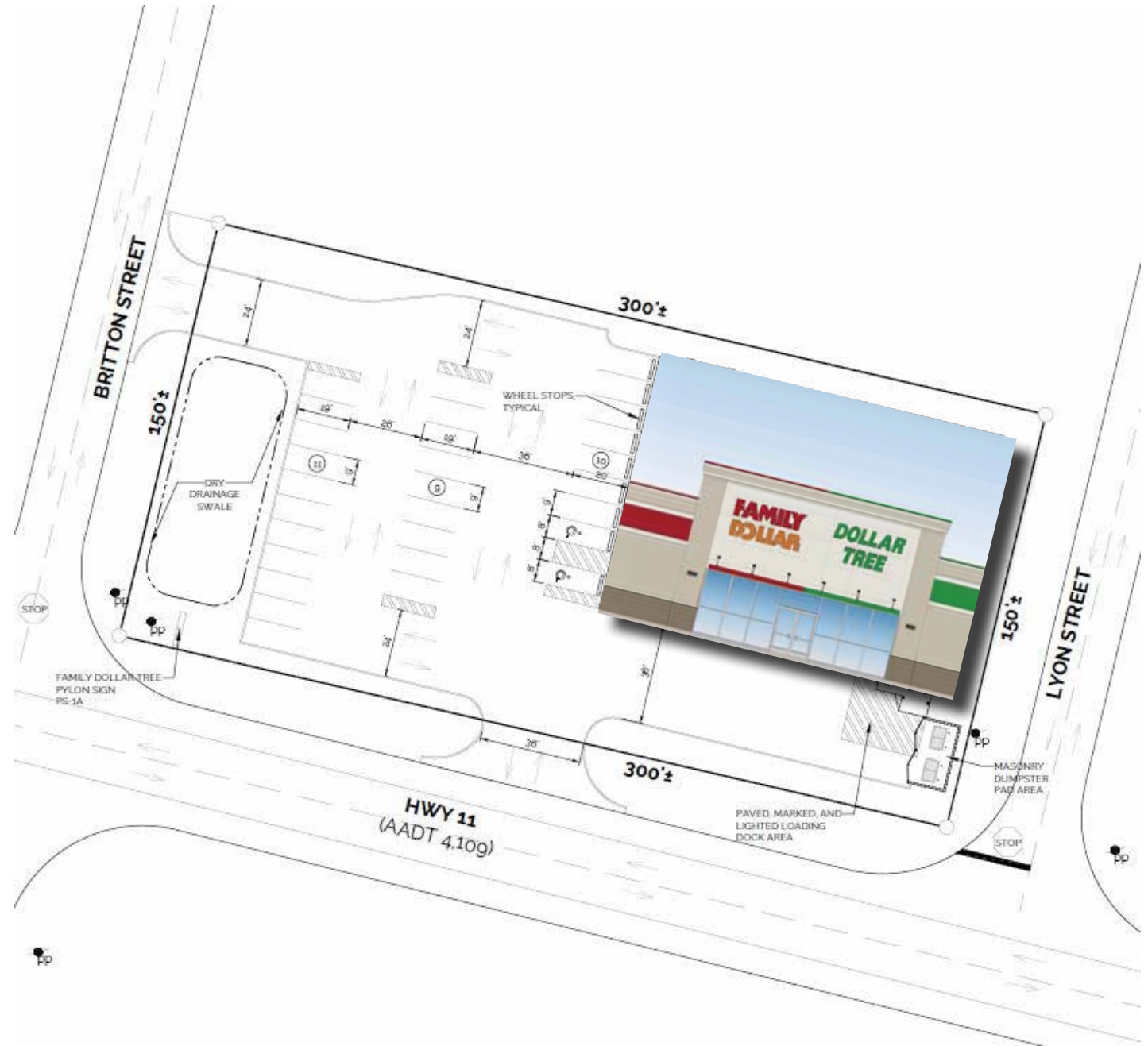


Dollar Tree, Inc., a Fortune 200 company, is a leading operator of discount variety stores that has served North America for more than thirty years. The Company is proudly headquartered in Chesapeake, Virginia and operates 15,500+ stores across the 48 contiguous states and five Canadian provinces, supported by a coast-to-coast logistics network and more than 193,000 associates. Stores operate under the brands of Dollar Tree, Family Dollar, and Dollar Tree Canada.
www.dollartree.com



When it comes to delivering value on family essentials in a convenient neighborhood location, Family Dollar is THE one-stop shop! As one of the nation's fastest-growing retailers, we offer a compelling assortment of merchandise for the whole family. Families will find household cleaners, food, health and beauty aids, toys, apparel, home fashions, and more—all for everyday low prices. Many of our items are \$1 or less, and most items in the store are priced below \$10. We make shopping fun while keeping our shoppers' budgets top of mind.

SITE PLAN



FINANCIAL ANALYSIS

FAMILY DOLALR TREE

PROPERTY ADDRESS	102 N. Britton Street TOM BEAN, TX 75489
PRICE	\$1,870,000
PRICE / SF	\$178.10
CAP RATE	6.15%
LOT SIZE	1.03 +/- Acres
YEAR BUILT	2022
BUILDING SIZE	10,500 +/- SF
TYPE OF OWNERSHIP	Fee Simple

ANNUALIZED OPERATING DATA

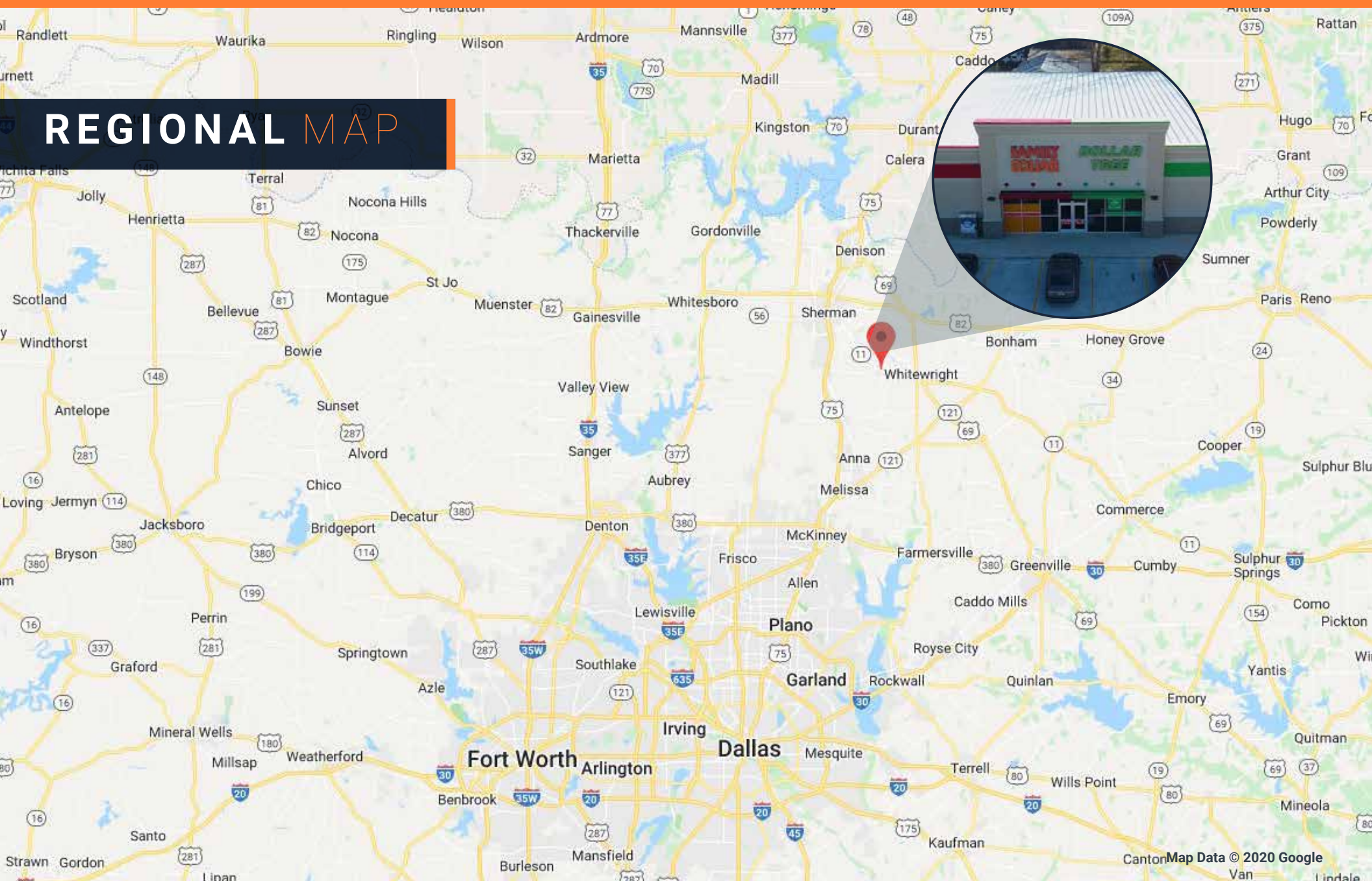
BASE RENT	\$114,975
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INCOME SUMMARY	ANNUAL BASE RENT	MONTHLY RENT	RENT/SF	CAP RATE
Years 1 - 10	\$114,975	\$9,581	\$10.95	6.15%
Years 11 - 15 (Option 1)	\$120,225	\$10,019	\$11.45	6.43%
Years 16 - 20 (Option 2)	\$125,475	\$10,456	\$11.95	6.71%
Years 21 - 25 (Option 3)	\$130,725	\$10,894	\$12.45	6.99%
Years 26 - 30 (Option 4)	\$135,975	\$11,331	\$12.95	7.27%
Years 31 - 35 (Option 5)	\$141,225	\$11,769	\$13.45	7.55%
Years 36 - 40 (Option 6)	\$146,475	\$12,206	\$13.95	7.83%

TENANT SUMMARY

Tenant Trade Name	Family Dollar Tree
Guarantor	Family Dollar Stores, Inc.
Ownership	Fee Simple
Lease Type	Double-Net (NN)
Roof and Structure	Landlord
Lease Term	10 Years
*Lease Commencement Date	August 28th, 2022
Lease Expiration Date	September 30th, 2032
Increases	\$.50 Per SF in Each Option
Renewal Options	6, 5-Year Options
Headquartered	Chesapeake, VA (Dollar Tree)
Number of Locations	16,000+ (Dollar Tree and Family Dollar)
Annual Revenue	\$26.31 Billion (Dollar Tree and Family Dollar)
Credit Rating	BBB- (Dollar Tree, Inc.)
Rating Agency	Standard & Poors (Dollar Tree, Inc.)
Stock Symbol	DLTR (Dollar Tree, Inc.)
Board	NASDAQ
Web Site	www.familydollar.com
	www.dollartree.com
* Estimated Date	

REGIONAL MAP





AREA DEMOGRAPHICS

POPULATION AND INCOME	1 MILE	3 MILES	5 MILES
2021 ESTIMATE	1,393	2,603	6,432
2021 ESTIMATED DAYTIME POPULATION	1,087	1,727	3,711
2021 EST. AVERAGE HOUSEHOLD INCOME	\$64,704	\$72,755	\$82,513
2021 EST. MEDIAN HOUSEHOLD INCOME	\$52,058	\$57,162	\$63,465
2021 EST. PER CAPITA INCOME	\$23,588	\$27,517	\$31,225

2021 HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 or More	0.93%	2.13%	3.68%
\$150,000 - \$199,999	5.90%	6.77%	7.47%
\$100,000 - \$149,999	13.82%	14.11%	14.59%
\$75,000 - \$99,999	13.04%	14.88%	16.87%
\$50,000 - \$74,999	18.17%	18.97%	18.46%
\$35,000 - \$49,999	9.78%	10.49%	12.33%
\$25,000 - \$34,999	16.46%	13.84%	11.53%
\$15,000 - \$24,999	8.39%	8.13%	7.50%
\$10,000 - \$14,999	5.12%	4.50%	3.62%
Under \$9,999	8.39%	6.19%	3.95%

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