

DOLLAR TREE **FAMILY DOLLAR**

902 1st Ave | Warner, OK 74469



ACTUAL SITE

OFFERING MEMORANDUM

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY LISTED BY

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INVESTMENT HIGHLIGHTS

LEASE & LOCATION

- Brand new 2021 build-to-suit construction for Family Dollar Tree
- ± 9.75-Years remaining on an initial 10-Year lease
- Attractive NN+ lease with minimal landlord responsibilities
- The subject property comes with a 20-Year transferable roof warranty
- Tenant responsible for CAM, Taxes, and Insurance
- Corporately guaranteed lease
- Family Dollar Tree combo stores have proven 20% higher sales volume than non-co-branded stores
- Traffic counts in excess of 14,000 vehicles daily at the intersection of US-2 & I-40

TENANT

- Dollar Tree acquired Family Dollar in 2015 and they are considered to be the second-largest discount retailer in the United States with more than 16,000 locations
- Family Dollar is one of the few retailers that thrived through the COVID pandemic and witnessed a sharp increase in same-store sales/profitability
- Investment Grade Credit Tenant – S&P Rated BBB-



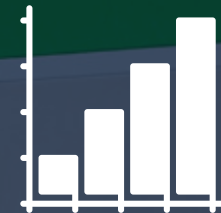
FINANCIAL OVERVIEW



\$1,707,317
LIST PRICE



\$105,000
NOI



6.15%
CAP RATE

BUILDING INFO

Address	902 1st Ave Warner, OK 74469
GLA	±10,500 SF
Year Built	2021

TENANT SUMMARY

Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Roof and Structure	Landlord Responsibility (20 Year Warranty)
Original Lease Term	10 Years
Rent Commencement Date	5/12/2022
Lease Expiration Date	5/31/2032
Term Remaining on Lease	±9.75 Years
Increase	\$437.50 Increase in Options
Options	Four, 5-Year Options

ANNUALIZED OPERATING DATA

Date	Monthly Fixed Rent	Annual Fixed Rent	Cap Rate
Current - 5/2032	\$8,750.00	\$105,000.00	6.15%
Option 1	\$9,187.50	\$110,250.00	6.46%
Option 2	\$9,625.00	\$115,500.00	6.77%
Option 3	\$10,062.50	\$120,750.00	7.07%
Option 4	\$10,500.00	\$126,000.00	7.38%

FINANCING INQUIRIES

For financing options reach out to:

Patrick Flanagan
(214) 550-0277
patrick.flanagan@matthews.com

ACTUAL SITE



TENANT PROFILE

COMPANY NAME

Dollar Tree, Inc.

OWNERSHIP

Public

INDUSTRY

Dollar Stores

HEADQUARTERS

Chesapeake, VA

NO. OF EMPLOYEES

±60,000



A DOLLAR TREE COMPANY

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 ±16,000 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.



16,000+

LOCATIONS



\$26.3B

2021 REVENUE



1959

FOUNDED

AREA OVERVIEW

OKLAHOMA ECONOMY

Home to over 4 million residents, Oklahoma has become a key contributor to the industrial industry. While Oklahoma continues to furnish food, raw materials, and fuels to the North and East, the manufacturing of transportation equipment has been a vital part of Oklahoma's economic growth. Just over one-tenth of its workers are in manufacturing. Oklahoma ranks high nationally in the value of mineral production, which includes petroleum, natural gas, natural gas liquids, coal, and stone. Oil and gas production historically has been the major component of Oklahoma's economy. Networks of pipelines move the petroleum products to refineries and markets throughout the region and elsewhere in the country.

Oklahoma City, the capital, is the largest city in the state. Oklahoma City's major industries include government, energy, information technology, health services, and administration. Oklahoma City showcases one of the top livestock markets in the world. Its oil, natural gas, and petroleum resources are also major components of its thriving economy. Major government employers in the city include Tinker Air Force Base and the U.S. Department of Transportation's Mike Monroney Aeronautical Center. Companies headquartered in the city include Chesapeake Energy, Devon Energy, and Love's. The city is also home to Oklahoma City University, where over 1,700 undergraduate students and 600 graduate students are enrolled. It offers more than 70 undergraduate degrees and more than 20 graduate degrees across 11 schools and colleges. According to Forbes, Oklahoma City has a gross metro product of \$76.8 billion and the cost of living 6% below the national average



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar Tree** located at **902 1st Ave, Warner, OK 74469** ("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.

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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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