



6087 OH-14 | Ravenna, OH 44266

OFFERING MEMORANDUM



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

An aerial photograph of a Dollar Tree retail store. The store is a single-story building with a light-colored metal roof and green trim around the windows and doors. It is situated in a large, paved parking lot. To the left of the store is a blue building with a sign that says "HONEST". To the right of the store is a grassy area and a road. In the background, there are more buildings and a dense line of trees.

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EXECUTIVE OVERVIEW

THE OFFERING

Matthews Real Estate Investment Services™ is pleased to exclusively present the opportunity to acquire the fee simple interest in a newly built free-standing single-tenant Dollar Tree in Ravenna, OH. Completed and opened in January of 2022, this location is a conversion store and is new to the market. This property is directly adjacent to a rapidly evolving and growing retail corridor that has seen the installation of other major retail tenants, including a brand-new Aldi, BP gas station co-branded with Hardee's Burgers, GetGo Market & Café with a GoWash slated for construction, and O'Reilly Auto Parts. This ideally situated property is seen by ±12,500 VPD and is constantly seeing new customers. The Double Net lease creates a very passive ownership situation with a strong Corporate Guarantee (BB+ credit rating) backed by over 15,000 stores across the country and features a rare base term rental rate increase. The property features abundant visibility along State Route 14 and plentiful parking, convenient interstate access, prominent signage, and adjacent land available for sale (contact agent for more details). This property is being offered "free and clear" of any existing financing.

INVESTMENT HIGHLIGHTS

Brand New Retrofit Construction with Long Term Corporately Backed Lease

Dollar Tree, a Fortune 500 company with over 15,000 locations nationally, executed a new 10-year lease with options, showing their long-term commitment to the rapidly growing market

Rare Base Term and Option Increases and Investor Friendly Lease Structure

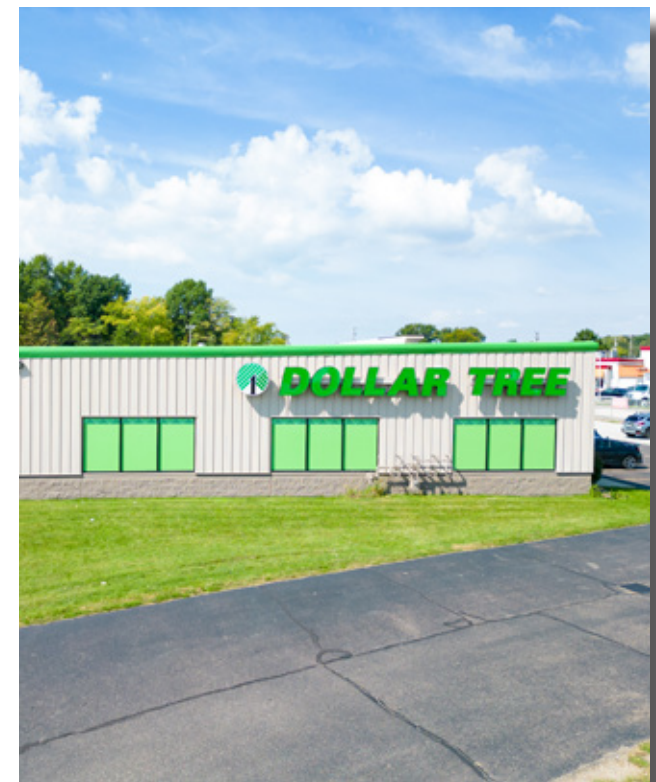
Investment benefits from \$0.50 PSF rental rate increases every five years during base term and options and a Double Net lease, creating an inflation-hedged passive investment for ownership

Located in Rapidly Growing Retail Corridor

Primely located along State Route 14 in Ravenna Ohio, this property has joined other new-to-market national retailers including Aldi, AutoZone, BP, Hardees, O'Reilly Auto, and Tractor Supply

Low Rent and Low Price Point Offering

This offering showcases a rent below the national standard for like-kind single tenant Dollar Tree stores, meaning a smaller price point acquisition and validating the likelihood of long-term occupancy





FINANCIAL OVERVIEW



\$1,292,000

LIST PRICE



\$77,500

NOI



6.00%

CAP RATE

BUILDING INFO

Address	6087 OH-14 Ravenna, OH
Gross Leasable Area	±10,000 SF
Lot Size	±1.60AC
Price PSF (\$)	\$133.60
Year Built	2008/2021R

TENANT SUMMARY

Tenant Trade Name	Dollar Tree
Type of Ownership	Fee Simple
Lease Guarantor	Dollar Tree Stores, Inc.
Lease Type	NN
Roof and Structure	Landlord
Original Lease Term	10 Years
Lease Commencement Date	1/27/2022
Lease Expiration Date	1/31/2032
Term Remaining on Lease	±9.5 Years
Increase(s)	\$0.50 PSF Every 5 Years
Options Remaining	Three, 5-Year Options

ANNUALIZED OPERATING DATA

Date:	Annual Rent	Monthly Rent	\$ PSF/Yr.	Increase %	Cap Rate
Thru 1/31/2027	\$77,500	\$6,458	\$7.75	-	6.00%
2/1/2027 - 1/31/2032	\$82,500	\$6,875	\$8.25	6.45%	6.39%
Options:					
Opt. 1 - 5 Yr	\$87,500	\$7,292	\$8.75	6.06%	6.77%
Opt. 2 - 5 Yr	\$92,500	\$7,708	\$9.25	5.71%	7.16%
Opt. 3 - 5 Yr	\$97,500	\$8,125	\$9.75	5.41%	7.55%

FINANCING

For investors interested in available financing options, please contact the capital markets professional below:

Viante Fruit
+1 (216) 551-8656
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DOWNTOWN RAVENNA
± 1.4 MILES AWAY



SUBJECT PROPERTY



CLEVELAND - EAST LIVERPOOL RD ± 18,000 VPD



CLEVELAND, OH

±40 MI

DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2027 Projection	3,559	18,706	32,235
2022 Estimate	3,513	18,617	32,103
2010 Census	3,500	19,046	32,352
Growth 2022-2027	1.31 %	0.48 %	0.41 %
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2027 Projection	1,732	8,300	13,988
2022 Estimate	1,681	8,115	13,683
2010 Census	1,587	8,019	13,278
Growth 2022-2027	3.02 %	2.28 %	2.23 %
INCOME	1 - MILE	3 - MILE	5 - MILE
Avg HH Income	\$63,879	\$58,384	\$63,611

**SUBJECT
PROPERTY**

RAVENNA, OH

The City of Ravenna is located in Northeast Ohio, approximately 18 miles east of Akron and 35 miles southeast of Cleveland. Ravenna is centrally located in an area surrounded by major transportation modes and routes. Ravenna prides itself on its rich history and heritage. Founded in 1799 and developed throughout the 1800's, much of Ravenna's original downtown architecture remains today. In 1999, Ravenna invested \$3 million in renovating and restoring the downtown area. Today, the community boasts a unique mix of old and new, with numerous industrial facilities thriving within the community. While many communities pour millions into retail/commercial development that tries to recreate a vintage look, Ravenna already offers a tasteful mixture of structurally-sound contemporary and historic buildings in a picturesque downtown and traditional residential neighborhood layout – walking distance from town.

RAVENNA POINTS OF INTEREST

BARREL RUN CROSSING WINERY

Barrel Run Crossing Winery and Vineyard is a meticulous 12-acre vineyard and 4-acres of an apple orchard. All owned by fourth-generation farmers in a scenic, rural setting in Portage County, Ohio. They make handcrafted wines from the vineyard, wines are produced on-site, bottled on-site, labeled on-site, and drank on-site or to go home with you.

WEST BRANCH STATE PARK

West Branch State Park's large 2,650-acre lake (unlimited HP) with its many forks and coves is extremely popular with fishermen, boaters and swimmers. Situated on the glaciated plateau of northeastern Ohio, the park's 5,379-acres of meadows and woodlots provide an excellent backdrop for camping, hiking and horseback riding. The West Branch area contains numerous bogs filled with buttonbush, alder, skunk cabbage and swamp white oak. The campground offers full hookup, electric, and non-electric sites.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar Tree** located at **6087 OH-14, Ravenna, OH 44266** ("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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