



OFFERING MEMORANDUM



EXCLUSIVELY LISTED BY

SENIOR VICE PRESIDENT

DIR: (214) 692-2289

MOB: (315) 730-6228

JOSH.BISHOP@MATTHEWS.COM

LICENSE NO. 688810 (TX)

KYLE MATTHEWS

Broker of Record

Lic No. 180759 (OK)

TABLE OF CONTENTS

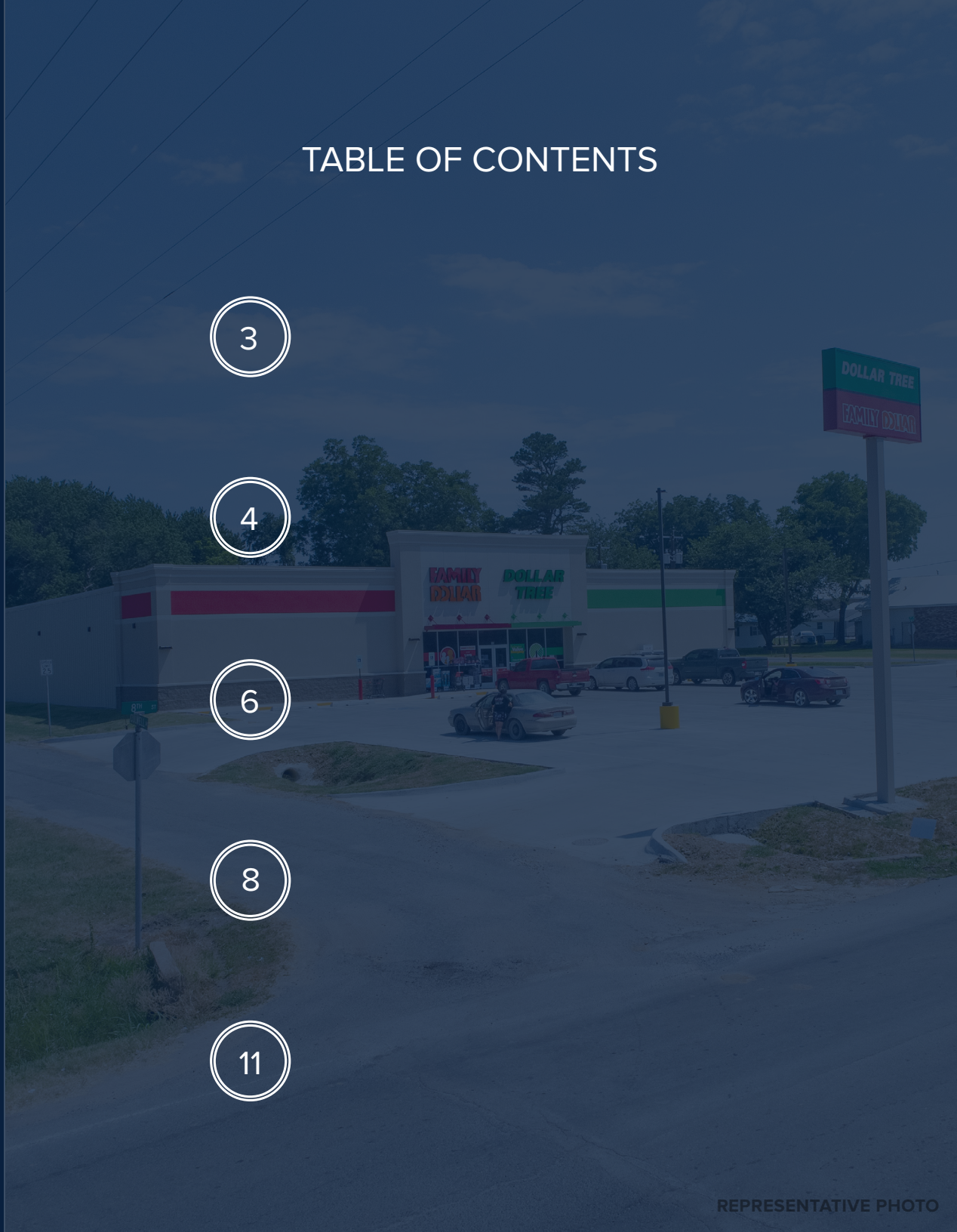
3

4

6

8

11



INVESTMENT HIGHLIGHTS

LEASE & LOCATION

- Brand new 2022 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 will be delivered with a 20-Year transferable roof warranty
- Tenant responsible for HVAC, CAM, Taxes, and Insurance
- Corporately guaranteed lease
- Family Dollar Tree stores have shown a 20% higher sales volume than non co-branded stores
- Average household income of \$62,110 annually (considered to be their “sweet-spot”)

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





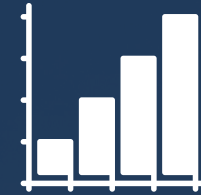
\$1,704,230

LIST PRICE



\$110,775

NOI



6.50%

CAP RATE

BUILDING INFO

Address	110 W Benson Ave Wetumka, OK 74883
GLA	±10,500 SF
Cap Rate	6.50%
Year Built	2022
Lot Size	±1.00 AC

TENANT SUMMARY

Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN±
Roof and Structure	Landlord Responsibility (20 yr Roof Warranty)
Original Lease Term	10 Years
Rent Commencement Date	7/28/2022
Lease Expiration Date	7/31/2032
Term Remaining on Lease	±9.75 Years
Increase	\$5,250 in Options (\$0.50 PSF)
Options	Four, 5-Year Options

ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent	Cap Rate
Current - 7/31/2032	\$9,231.25	\$110,775	6.50%
Option 1	\$9,668.75	\$116,025	6.81%
Option 2	\$10,106.25	\$121,275	7.12%
Option 3	\$10,543.75	\$126,525	7.42%
Option 4	\$10,981.25	\$131,775	7.73%

FINANCING INQUIRIES

For financing options reach out to:

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



WETUMKA MINI STORAGE #1

B J'S & CO SALON

WETUMKA PUBLIC LIBRARY

WILLIAM'S FEED STORE



TYLER HARDWARE

JAKE'S MARKET, INC



CHRISTOPHER HITCHCOCK
GENERAL PRACTITIONER

SUBJECT PROPERTY

WETUMKA PARK



WETUMKA HIGH
151 STUDENTS

WETUMKA MINI STORAGE #2



WETUMKA ELEMENTARY
272 STUDENTS

S MAIN ST



THE MUSCOGEE (CREEK) NATION
DEPARTMENT OF HEALTH

JIMBO'S DISCOUNT
LIQUOR & BEER CAVE

WETUMKA MUNICIPAL
FOOTBALL STADIUM

WETUMKA TIRE
& LUBE, LLC



9

MUSCOGEE (CREEK) NATION
FOOD DISTRIBUTION WETUMKA



MADALYN'S
COUNTRY CAFE



AREA OVERVIEW

WETUMKA, OK

Wetumka is a city in rural Oklahoma, in Hughes County. It is situated just north of Highway 9, on U.S. Highway 75. The population is over just 1,100 and most of the residents in this town are retired homeowners. Many of the businesses in town are locally owned, making the city a close-knit community. Music icon Woody Guthrie was born and raised in Wetumka. One of the city's main attractions is his childhood home. Another popular site is the Okfuskee County Historical Society & Museum features exhibits about the history of Okfuskee County. The exhibits include photographs, artifacts, and memorabilia.

PROPERTY DEMOGRAPHICS

DEMOGRAPHICS	3-MILE	5-MILE	10-MILE
2027 Projection	1,374	1,768	3,719
2022 Estimate	1,432	1,830	3,878
2010 Census	1,604	2,047	4,416
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2027 Projection	580	755	1,602
2022 Estimate	544	702	1,468
2010 Census	629	806	1,707
INCOME	3-MILE	5-MILE	10-MILE
2022 Avg. Household Income	\$60,230	\$62,110	\$61,007



The image is a horizontal composition. The right half shows a vibrant night-time photograph of the Oklahoma City skyline. The most prominent feature is the tall, glass-clad skyscraper, the C Tower, which is brightly lit. Below it and to the left is the SoFi Stadium, illuminated with a mix of red and white lights. Other smaller buildings and city lights are visible in the background under a deep blue twilight sky. The left half of the image is a solid dark blue-grey background. It contains two paragraphs of white, sans-serif text. The first paragraph describes the city's location, population, and growth. The second paragraph lists major industries and employers. The text is left-aligned and occupies the upper two-thirds of the left half.

The image is a horizontal composition. The right half shows a vibrant night-time photograph of the Oklahoma City skyline. The most prominent feature is the tall, glass-clad skyscraper known as the Tower of Pinnacle, which is brightly lit from within and has a distinctive illuminated top. Other buildings of varying heights and architectural styles are visible, some with colorful light displays. The city lights reflect on the surfaces of the buildings, and the sky is a deep blue. The left half of the image is a solid dark blue background with white text. The text is arranged in two paragraphs, providing information about Oklahoma City's location, population, growth, and major industries. The font is a clean, sans-serif typeface.

The image is a horizontal composition. The right half shows a vibrant night-time photograph of the Oklahoma City skyline. The most prominent feature is the One Oklahoma Center, a tall, modern skyscraper with a distinctive triangular top, which is brightly lit. Other buildings of varying heights and architectural styles are visible, some with colorful light displays. The city lights reflect on the surfaces of the buildings, and the sky is a deep blue. The left half of the image is a solid dark blue background with white text. The text is organized into two paragraphs. The first paragraph describes the city's location, population, and growth. The second paragraph lists major industries, government employers, and private companies, along with economic statistics. The overall aesthetic is professional and informative, typical of a corporate or real estate presentation.



SCISSORTAIL PARK

Scissortail Park is Oklahoma City's newest 40-acre outdoor recreation space just steps away from the core of downtown Oklahoma City. Stroll through the gardens and groves, relax on the lawn, catch a concert, or live performance, play like a kid on the Children's Playground, and get on the water with pedal boat, kayak, or stand-up board rentals from the Boathouse.

THE OKLAHOMA CITY NATIONAL MEMORIAL & MUSEUM

The Oklahoma City National Memorial & Museum recently went through a \$10 million renovation upgrading the museum with state-of-the-art technology, hands-on exhibits, and new artifacts. The renovations also included a 40-foot glass overlook creating a seamless connection between the museum and memorial outside, with stunning views of the ever-changing Oklahoma City skyline.

OKLAHOMA CITY UNIVERSITY

Oklahoma City University is a private 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.

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

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar** located at **110 W Benson Ave, Wetumka, OK 74883** ("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 Retail Group, Inc.. The material and information in the Offering Memorandum is unverified. Matthews Retail Group, Inc. 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 Retail Group, Inc. 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 Retail Group, Inc..

Owner and Matthews Retail Group, Inc. 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 Retail Group, Inc. 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.



OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY

JOSH BISHOP

SENIOR VICE PRESIDENT

DIR: (214) 692-2289

MOB: (315) 730-6228

JOSH.BISHOP@MATTHEWS.COM

LICENSE NO. 688810 (TX)

KYLE MATTHEWS

Broker of Record

Lic No. 180759 (OK)