

FAMILY DOLLAR®

605 Hwy 51 N | Covington, TN 38019



INTERACTIVE
OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY

JOSH BISHOP

FIRST VICE PRESIDENT & DIRECTOR

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BROKER OF RECORD

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INVESTMENT HIGHLIGHTS

LEASE & LOCATION

- Attractive NN+ lease structure w/ minimal Landlord responsibilities
- The subject property is strategically located right off highway 51, which leads to downtown Memphis, TN (38 miles)
- Memphis, TN is ranked 2nd largest MSA in all of Tennessee (630,349 Residents)
- ±8.25 Years remaining on the primary lease term
- Family Dollar signed a brand-new lease 10 -year lease in 2021
- Corporately Guaranteed Lease
- Tenant responsible for HVAC, Taxes, and Insurance
- A larger ±11,270 SF store allows for a much higher sales volume
- Great visibility near the high-traffic signalized intersection (18,939 VPD)
- Strong retail corridor with surrounding neighboring tenants including Save A Lot, Popeye's, Wendy's, McDonald's, Holiday Inn, Quality Inn, Walgreens, AutoZone, Dollar General, Tractor Supply, Taco Bell, Rent-A-Center, Advance Auto Parts, Harbor Freight Tools, and more.
- 5-Mile Population of ±14,182
- Average Household income of \$61,256





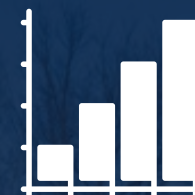
605
\$1,040,307

LIST PRICE



\$67,620

NOI



6.50%

CAP RATE

BUILDING INFO

Address	605 Hwy 51 N Covington, TN 38019
GLA	±11,270 SF
Cap Rate	6.50%
Year Built	2000/2008
Lot Size	±1.94 AC

TENANT SUMMARY

Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Roof and Structure	Landlord Responsibility
Original Lease Term	10 Years
Rent Commencement Date	2/4/2021
Lease Expiration Date	2/28/2031
Term Remaining on Lease	±8.25 Years
Increase	\$0.50 PSF In Options
Options	Two, 5-Year

ANNUALIZED OPERATING DATA

Date	Monthly Fixed Rent	Annual Fixed Rent	Cap Rate
Current - 2/28/2031	\$5,635	\$67,620	6.50%
Option 1	\$6,104.58	\$73,255	7.04%
Option 2	\$6,574.17	\$78,890	7.58%

DEBT QUOTE

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

Patrick Flanagan
patrick.flanagan@matthews.com



SUBJECT PROPERTY



FRAZIER HIGH SCHOOL
340 STUDENTS



COVINGTON ELEMENTARY
812 STUDENTS



COVINGTON HIGH
820 STUDENTS



CRESTVIEW MIDDLE SCHOOL
622 STUDENTS



BAPTIST MEMORIAL HOSPITAL-TIPTON
100 BEDS



CRESTVIEW ELEMENTARY
327 STUDENTS



DYERSBURG STATE COMMUNITY COLLEGE
2,650 STUDENTS



TN-51 + 11,000 VPD

AREA OVERVIEW

COVINGTON, TN

Located about 37 miles northeast of Memphis, Covington is a charming town rich with historic character. Established in the early 1800s, Covington honors its historic legacy with an array of well-preserved buildings, museums, and landmarks. Covington's South Main Street District blends past and present, boasting numerous eateries, shops, and offices in old-fashioned buildings along tree-lined thoroughfares.

Covington offers a wide variety of affordable apartments available for rent. Residents love Covington's small-town feel, along with its close proximity to recreational opportunities. Covington's own Cobb-Parr Memorial Park is a popular spot for outdoor fun as well as the nearby Fort Pillow State Historic Park, Lower Hatchie National Wildlife Refuge, the Hatchie River, and the Mississippi River. Getting around from Covington is simple with convenience to U.S. 51.

PROPERTY DEMOGRAPHICS

DEMOGRAPHICS	3-MILE	5-MILE	10-MILE
2027 Projection	10,199	13,761	29,692
2022 Estimate	10,224	13,835	30,164
2010 Census	10,564	14,367	32,154
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2027 Projection	4,247	5,691	11,424
2022 Estimate	4,058	5,454	10,973
2010 Census	4,001	5,403	10,985
INCOME	3-MILE	5-MILE	10-MILE
2022 Avg. Household Income	\$68,496	\$70,297	\$73,926





ECONOMY

The economy of Covington, TN employs 3.45k people. The largest industries in Covington, TN are Manufacturing (485 people), Educational Services (479 people), and Health Care & Social Assistance (410 people), and the highest paying industries are Professional, Scientific, & Technical Services (\$85,583), Professional, Scientific, & Management, & Administrative & Waste Management Services (\$67,852), and Public Administration (\$40,408).

CITY POINTS OF INTEREST

Covington's close proximity to Memphis opens up a broad range of entertainment and sports venues, as well as easy access to college and professional theater groups, art galleries and sports teams. Here's a list of some of the attractions within a two-hour drive from Covington:

- Discovery Park of America in Union City
- Tennessee Safari Park in Alamo
- Reelfoot Lake State Park in Tiptonville
- Fort Pillow State Park in Lauderdale County
- Pink Palace Museum in Memphis
- Orpheum Theatre in Memphis
- Graceland in Memphis
- National Civil Rights Museum in Memphis
- Grizzlies (NBA team) in Memphis
- Memphis Zoo



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 **605 Hwy 51 N, Covington, TN 38019** ("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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