



REPRESENTATIVE PROPERTY

**FAMILY DOLLAR TREE**

501 RODEO DR, COMANCHE, OK 73529

30445 Northwestern Highway, Suite 275  
Farmington Hills, MI 48334  
248.254.3410  
fortisnetlease.com

**COREY BUNCH**  
SENIOR ADVISOR  
D: 248.419.3627  
CBUNCH@FORTISNETLEASE.COM

**ANDY BENDER**  
SENIOR ADVISOR  
D: 248.419.3657

ABENDER@FORTISNETLEASE.COM

**BRYAN BENDER**  
MANAGING DIRECTOR  
D: 248.419.3810

BBENDER@FORTISNETLEASE.COM

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## LISTED BY:

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### BRYAN BENDER

MANAGING DIRECTOR

D: 248.419.3810

BBENDER@FORTISNETLEASE.COM

### BRIAN BROCKMAN

BANG REALTY

11427 REED HARTMAN HWY #236

CINCINNATI, OH 45241

513.898.1551

## STATE BROKER OF RECORD:

## INVESTMENT SUMMARY

List Price:	\$1,750,000
Current NOI:	\$115,500.00
Initial Cap Rate:	6.60%
Land Acreage:	1.5+-
Year Built	2023
Building Size:	10,500 SF
Price PSF:	\$166.67
Lease Type:	NN+
Lease Term:	10 Yr

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 10,500 SF Dollar Tree & Family Dollar Hybrid store located in Comanche, OK. The property is encumbered with a ten (10) year NN+ lease, leaving minimal landlord responsibilities. The lease contains four (5) year options to renew, each with \$0.50 PSF rent increase. The lease is corporately guaranteed by Dollar Tree Corporation which holds a credit rating of “BBB” which is classified as investment grade.

This Store is highly visible as it is strategically positioned off of Highway 81 - Rodeo Dr (Which sees 4,700+ Cars Per Day). The building is located on the main retail artery leading into Comanche. The five-mile population is in excess of 4,400 with a three-mile average household income of nearly \$61,000. These are above-average demographics for a Dollar Store.

This investment will offer a new owner success due to the financial strength and the proven profitability of the tenant, one of the nation's top dollar stores. List price reflects a 6.60% cap rate based on NOI of \$115,500.



PRICE \$1,750,000



CAP RATE 6.60%



LEASE TYPE NN+



TERM REMAINING 10 YR

## INVESTMENT HIGHLIGHTS

- **New Dual Tenant Concept | Brand New Lease**
- **10-Year NN+ Lease Requiring Minimal Landlord Responsibilities**
- **Four - (5 Yr) Options | \$0.50 Rental Rate Increase**
- **Located off of Highway 81 (Rodeo Dr) | Main Retail Artery**
- **Investment Credit Tenant | Standard & Poor's: 'BBB'**
- **Three Mile Average Household Income \$60,744**
- **High Traffic Location | 4,721 VPD (Rodeo Dr)**



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## FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$115,500.00	\$11.00
<b>Gross Income</b>	<b>\$115,500.00</b>	<b>\$11.00</b>
EXPENSE		PER SF
Expenses	\$0	\$0.00
<b>Gross Expenses</b>	<b>\$0</b>	<b>\$0.00</b>
<b>NET OPERATING INCOME</b>	<b>\$115,500.00</b>	<b>\$11.00</b>

## PROPERTY SUMMARY

Year Built:	2023
Lot Size:	1.5+- Acres
Building Size:	10,500 SF
Traffic Count:	4,721
Roof Type:	Metal Seamed
Zoning:	Commercial
Construction Style:	Prototypical
Parking Lot:	Cement
HVAC	Ground Mounted

## LEASE SUMMARY

Tenant:	Dollar Tree / Family Dollar
Lease Type:	NN+
Primary Lease Term:	10 Yr
Annual Rent:	\$115,500.00
Rent PSF:	\$11.00
Landlord Responsibilities:	Yes
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	4/1/2023
Lease Expiration Date:	4/1/2033
Lease Term Remaining:	10 YR
Rent Bumps:	In Options (\$0.50 P/Ft)
Renewal Options:	4 - (5 Years)
Lease Guarantor:	Dollar Tree Corp
Lease Guarantor Strength:	BBB
Tenant Website:	DollarTree.com



**GROSS SALES:**  
\$22.5B



**STORE COUNT:**  
15K+



**GUARANTOR:**  
DOLLAR TREE CORP



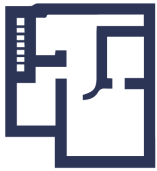
**S&P:**  
BBB



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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Family Dollar Tree	10,500	4/1/2023	4/1/2033	\$115,500.00	100.0		\$11.0
Option 1				\$120,750.00		4/1/2033	\$11.5
Option 2				\$126,000.00		4/1/2038	\$12.0
Option 3				\$131,250.00		4/1/2043	\$12.5
Option 4				\$136,500.00		4/1/2048	\$13.0
<b>Totals/Averages</b>	<b>10,500</b>			<b>\$115,500.00</b>			<b>\$10.93</b>



TOTAL SF  
10,500



TOTAL ANNUAL RENT  
\$115,500.00



OCCUPANCY RATE  
100.0%



INITIAL RENT/SF  
\$11.00



NUMBER OF TENANTS  
1





## OVERVIEW

Company:	Dollar Tree
Founded:	1986
Total Revenue:	\$22.25 Billion
Net Income:	\$1.714 Billion
Headquarters:	Chesapeake, Virginia
Website:	<a href="http://www.DollarTree.com">www.DollarTree.com</a>

## TENANT HIGHLIGHTS

- \$22.5+ Billion Market Capital in 2020
- Same Store Sales Increases 4.4% in 2019
- Ranked #134 on Fortune 500 in 2020
- Recently Opened it's 15,200th store in the USA
- Boasts a staggering TTM revenue exceeding \$24 billion

## RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
1-10	\$115,500	\$9,625	In Options	6.60%
Option 1	\$120,750	\$10,062	\$.50 P/FT	-
Option 2	\$126,000	\$10,500	\$.50 P/FT	-
Option 3	\$131,250	\$10,937	\$.50 P/FT	-
Option 4	\$136,500	\$11,375	\$.50 P/FT	-

## DOLLAR TREE

Dollar Tree, Inc. operates discount retail stores in the United States and Canada. The company operates in two segments, Dollar Tree and Family Dollar. The Dollar Tree segment offers merchandise at the fixed price of \$1.00. It provides consumable merchandise, including candy and food, and health and beauty care products, as well as everyday consumables, such as household paper and chemicals, and frozen and refrigerated food; various merchandise.

This segment operates under the Dollar Tree, Dollar Tree Canada, Deals, and Dollar Tree Deals brands, as well as 10 distribution centers in the United States and 2 in Canada, and a store support center in Chesapeake, Virginia. A Fortune 500 Company, Dollar Tree is headquartered in Chesapeake, Virginia and was founded in 1953. The name of the company Only \$1.00 was changed to Dollar Tree Stores in 1993 and, shortly thereafter, in 1995, the company went public with a market value of \$225 million. Today, Dollar Tree is a \$20+ billion dollar company and a premier operator in its industry.



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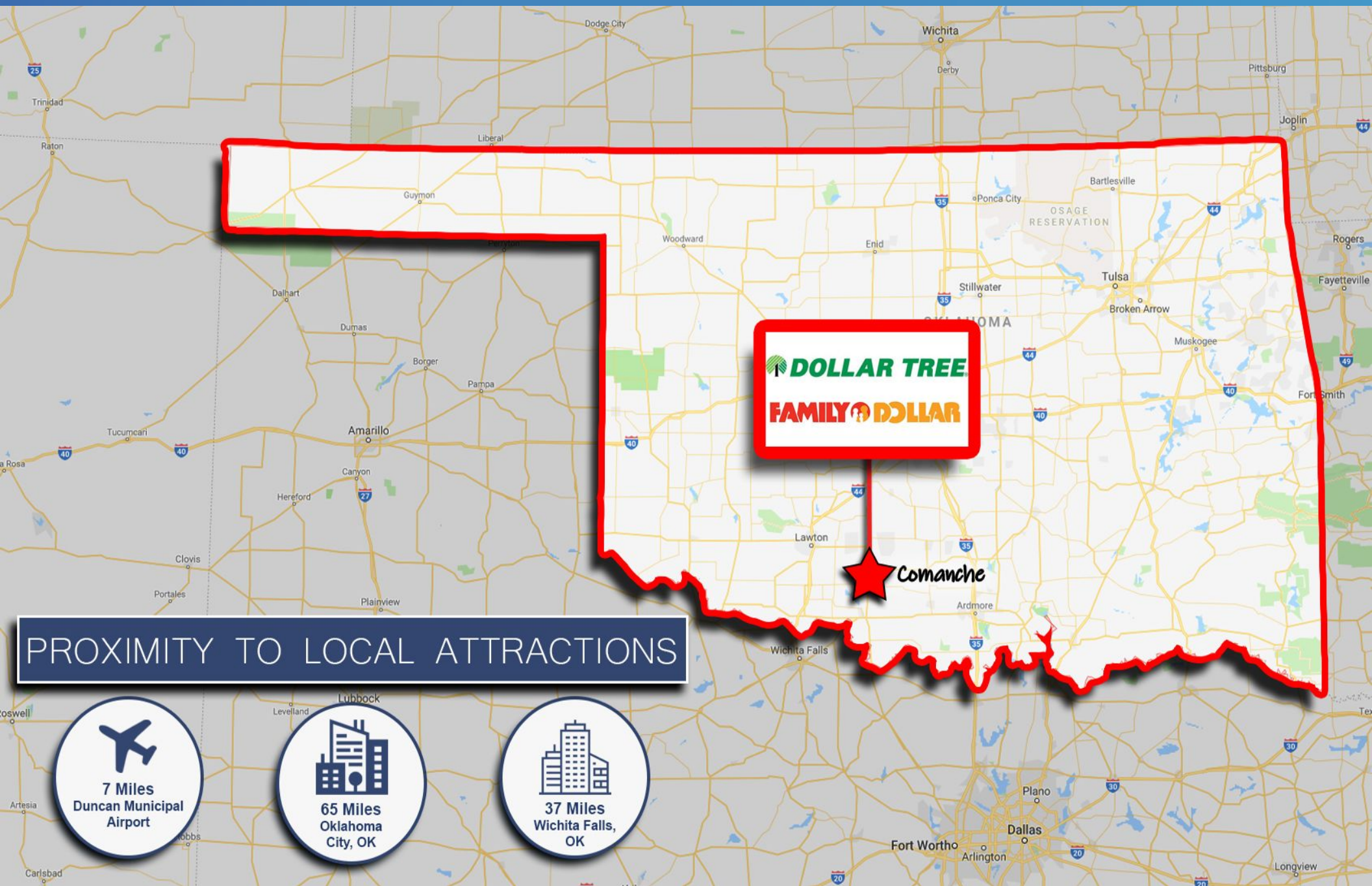
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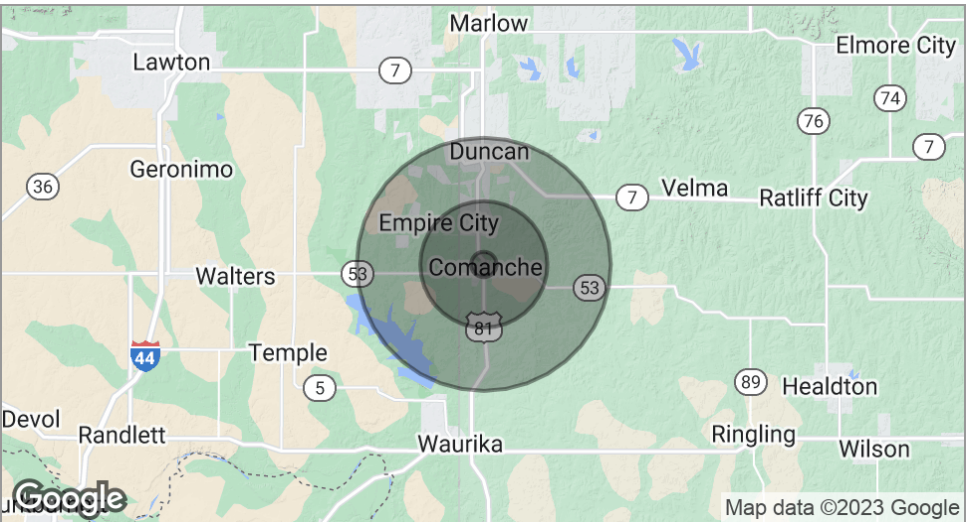




**Comanche** is a small city in southwest Oklahoma, set in rolling prairie land interspersed with oil fields, ranches, farms, pecan orchards, and timbered areas. Comanche is located in what was once the famous Louisiana Purchase, a part of which was later in 1855 designated Indian Territory in, and set aside for the Five Civilized Tribes. Comanche then became part of the Chickasaw Nation and was identified as Comanche, Indian Territory until statehood in 1907.

Comanche has a colorful history that is still reflected in its lifestyle and activities. A western flavor is felt here, and Comanche is often called the "rodeo capital of the world". Certainly, many World Champion Rodeo performers call Comanche home. Racehorse, Quarter Horse owners, and farmers add their influence as do oil companies and oil field workers. Authentic Indian customs and tribal observations are still practiced. Artists, educators, and others add still more variety and culture. Truly, it can be said that Comanche's greatest asset is its diversity of talent and people.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2023	3,387	4,421	21,918
Median Age	41	42	39
# Of Persons Per HH	2.7	2.6	2.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	21	624	3,312
Average HH Income	\$60,744	\$61,399	\$55,796
Median House Value	\$74,926	\$79,670	\$87,209
Consumer Spending	\$37M	\$49M	\$225M





TOTAL SALES VOLUME

\$8.5B

PROPERTIES SOLD

3,750+

BROKER & BUYER REACH

345K

STATES SOLD IN

44

*Click to Meet Team Fortis*

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