

FAMILY DOLLAR®

OFFERING MEMORANDUM



EXCLUSIVELY LISTED BY

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INVESTMENT HIGHLIGHTS

LEASE & LOCATION

- 2015 build-to-suit construction for Family Dollar
- Extremely Rare Absolute NNN lease (zero management responsibilities)
- Attractive 10% rent increase in 2026 (cap rate will increase to 6.60%, assuming a purchase at list price)
- Statesboro is home to Georgia Southern University and is the largest city in Bulloch County
- 5-mile average household income exceeds \$58,692 annually
- 5-Mile population of 50,664 residents
- 10-Mile population of 69,863 residents
- Traffic counts in excess of 16,000 vehicles daily on Northside Drive W
- Corporately guaranteed lease
- Six, 5-Year renewal options, all of which include a 10% rent increase

TENANT

- Dollar Tree acquired Family Dollar in 2015 and is now considered to be the second-largest discount retailer in the United States with more than 16,000 locations
- Dollar Tree boasts an investment-grade credit rating of BBB-
- Dollar Tree has thrived through the COVID pandemic and witnessed a sharp increase in same-store sales and profitability





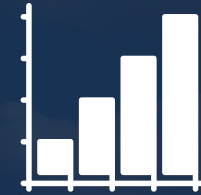
\$1,747,718

LIST PRICE



\$104,863

NOI



6.00%

CAP RATE

BUILDING INFO

Address	2538 Northside Dr W Statesboro, GA 30458
GLA	±8,320 SF
Cap Rate	6.00%
Year Built	2015
Lot Size	±1.17 AC

TENANT SUMMARY

Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	15 Years
Rent Commencement Date	3/1/2016
Lease Expiration Date	3/31/2031
Term Remaining on Lease	±8 Years
Increase	10% in 2026 & Options
Options	Six, 5-Year Options

ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent	Increases	Cap Rate
Current - 3/31/2026	\$8,738.59	\$104,863.08		6.00%
4/1/2026 - 3/31/31	\$9,612.42	\$115,349.04	10.00%	6.60%
Option 1	\$10,573.67	\$126,884.04	10.00%	7.26%
Option 2	\$11,631.09	\$139,573.08	10.00%	7.99%
Option 3	\$12,794.17	\$153,530.04	10.00%	8.78%
Option 4	\$14,073.59	\$168,883.08	10.00%	9.66%
Option 5	\$15,480.92	\$185,771.04	10.00%	10.63%
Option 6	\$17,029.00	\$204,348.00	10.00%	11.69%

FINANCING INQUIRIES

For financing options reach out to:

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



SUBWAY



FAMILY DOLLAR
SUBJECT PROPERTY

Bath & Body Works



MADISON MEADOWS APARTMENTS



BLAKEWOOD APARTMENTS

CITITRENDS



VETERANS MEMORIAL PKWY + 26,000 VPD

NORTHSIDE DR + 17,000 VPD



verizon



JULIA P BRYANT ELEMENTARY
750 STUDENTS



SYNOVUS



MAIN ST + 19,000 VPD



STATESBORO HIGH SCHOOL
1,732 STUDENTS



PARKVUE APARTMENTS



NORTHSIDE DR + 26,000 VPD



AREA OVERVIEW

STATESBORO, GA

Located about an hour from Savannah, Statesboro is a landmark college town marinated in Southern charm. It is home to the flagship campus of Georgia Southern University, occupying the south side of town. The college town atmosphere extends well beyond the campus with over 20,000 enrolled students heavily influencing the city's cultural landscape. Having developed a unique culture, the city created an art scene, music scene and intellectual environment that caters to its creative college town climate. Additionally, Georgia Southern offers a variety of cultural options available both for the university and the wider community: the Georgia Southern Symphony, the Georgia Southern Planetarium, Georgia Southern Museum, and the Botanical Gardens at Bland Cottage. Steeped in history and culture, the city's Downtown district features countless examples of beautifully preserved architecture, with historic storefronts housing numerous restaurants, bars, live music venues, bookstores and coffee shops. There are also a variety of recreational facilities available including Mill Creek Regional Park, which is comprised of athletic fields and a water park.

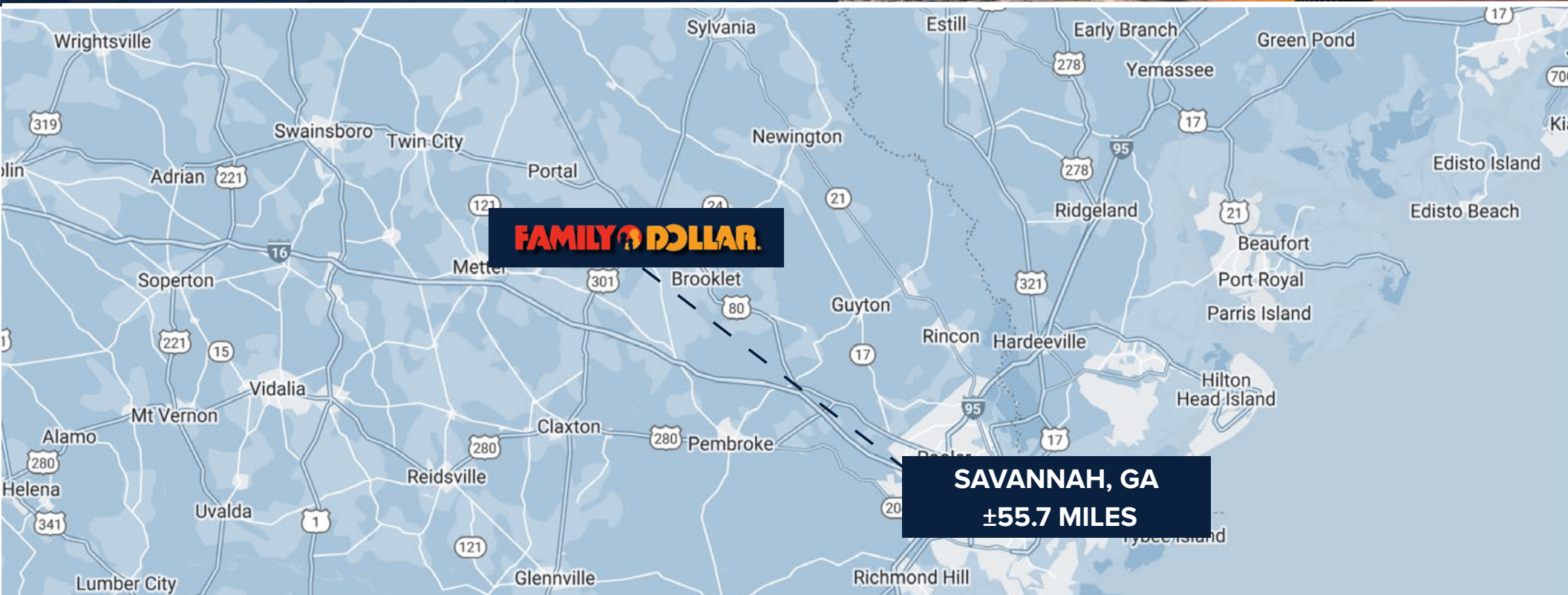
PROPERTY DEMOGRAPHICS

DEMOGRAPHICS	3-MILE	5-MILE	10-MILE
2028 Projection	36,275	55,664	77,073
2023 Estimate	32,956	50,597	69,862
2010 Census	27,040	42,326	58,005
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2028 Projection	12,587	19,898	27,919
2023 Estimate	11,311	17,910	25,082
2010 Census	9,538	15,306	21,101
INCOME	3-MILE	5-MILE	10-MILE
2023 Avg. Household Income	\$54,419	\$58,692	\$63,005



ECONOMY

The primary sectors of the local economy are education, manufacturing, and agribusiness. Statesboro serves as a regional economic hub and has more than one billion dollars in annual retail sales. Georgia Southern University is the largest employer in the city, with 6,700 regional jobs tied directly and indirectly to the campus. The institution has a regional economic impact of almost \$1 billion. Statesboro is also home to multiple manufacturing facilities including Statesboro Briggs & Stratton Plant, which is the third-largest employer in the region with 950 employees. Agriculture is responsible for \$100 million in annual farm gate revenues. Overall, Statesboro boasts a strong economy with a vigorous workforce, attracting many businesses to relocate.





#391
Top Colleges 2021



#186
In Public Colleges



#221
In Research Universities



#84
In The South

Source: Forbes

GEORGIA SOUTHERN UNIVERSITY

With a student population of 26,054, Georgia Southern University is a patriotic public university in Statesboro, GA. Known as the Eagle Battalion, the Georgia Southern ROTC program is one of the top ROTC units in the country, receiving the MacArthur Award four times. The school is also one of the top producers of military nurses in the country. Exercise Science is one of Georgia Southern's most popular majors, offering concentrations in fields such as inclusive physical activity, sport performance and pre-physical therapy. Other popular fields of study are business administration and biology. Continuing in the patriotic spirit, the university's official mascot is a live American Bald Eagle. Country music star Luke Bryan is a Georgia Southern alumnus, majoring in business administration and starting his music career in Statesboro venues.

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 the property owner and its tenant for real property located at **2538 Northside Dr W, Statesboro, GA 30458** ("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. Neither 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.

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 Retail Group Inc.

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 Owner 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 of this Offering Memorandum.



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