



NEWMARK



606 HOLLY STREET | MCGEHEE, AR



POINT OF CONTACT



D. Andrew Ragsdale, Esq.
Senior Managing Director
(918) 878-9535
andrew.ragsdale@nmrk.com

OUR TEAM

Ken Hedrick
Executive Managing Director
(918) 878-9540
ken.hedrick@nmrk.com

Phillip Butts
Associate Director
(918) 878-9534
phillip.butts@nmrk.com

Hayden Ashley
Analyst
(918) 878-9541
hayden.ashley@nmrk.com

Broker of Record
Tim McKay
Senior Director
(405) 879-4768
tim.mckay@nmrk.com

NMRK Net Lease Dallas
2601 Olive Street, Suite 1600
Dallas, TX 75201

NMRK Net Lease Tulsa
4521 East 91st Street, Suite 201
Tulsa, OK 74137

AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

Newmark's Net Lease Practice Group (the "Agent") has been engaged as the exclusive sales representative for the sale of (the "Property") by 'Ownership' (the "Seller").

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

NEWMARK



PRICE/CAP RATE

Price	\$1,615,400
Cap Rate	6.50%

EXECUTIVE SUMMARY

Address	606 Holly Street
City, State	McGehee, AR
Tenant/Guarantor	Dollar Tree (Nasdaq: DLTR)
Primary Lease Term	10 Years
Rent Commencement	February 2023
Option Periods	Three (3), Five (5) Year Options
Rent Increases	\$0.50 PSF Every 5 Years (In Options)
Lease Type	NN - Roof and Structure
Rentable Building Area	+/- 10,500 SF
Interest	Fee Simple - Land & Building
Year Built	2023

INVESTMENT HIGHLIGHTS



REDEVELOPMENT OF PROVEN MARKET LOCATION | BRAND NEW 10 YEAR LEASE EXTENSION

Family Dollar has operated at this location since 2011 and just recently expanded and redeveloped the Subject Property to include Family Dollar/Dollar Tree's new Dual Branded concept. In conjunction with this redevelopment, Tenant extended the lease for a brand new 10-year term, showing commitment to the McGehee market and this proven location.



NEW COMBO STORE FORMAT

According to Dollar Tree, the combined Family Dollar and Dollar Tree format store sales are on average 20% higher than in Family Dollar stores without the Dollar Tree features. With the success of the combination format, in 2022 Dollar Tree added 400 new or relocated combo stores and a total of 700 renovations into combo stores.



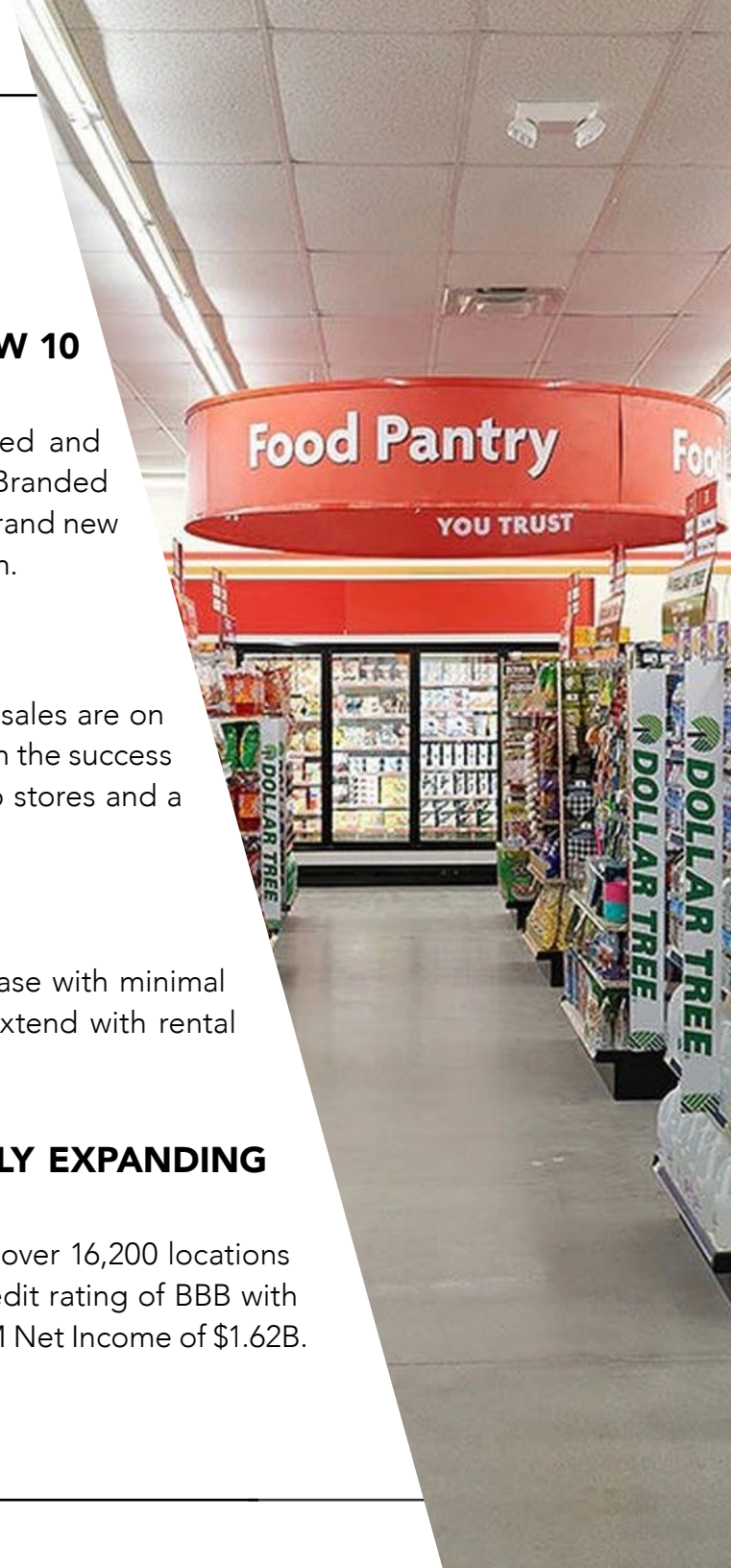
HIGHLY PASSIVE LEASE | MINIMAL LANDLORD OBLIGATIONS

The subject property is operating under a highly passive corporate guaranteed lease with minimal landlord obligations. The subject lease offers Three (3), Five (5) year options to extend with rental increases of \$0.50/SF in the option periods.



INVESTMENT GRADE CREDIT| FORTUNE 150 COMPANY | RAPIDLY EXPANDING RETAILER

In 2015, Dollar Tree acquired Family Dollar, now the Fortune #137 company boasts over 16,200 locations and opened 590 new locations in 2022. Dollar Tree boasts an investment grade credit rating of BBB with Standard & Poor's and has TTM Revenue of \$27.69B, TTM EBITDA of \$2.96B, and TTM Net Income of \$1.62B.



TENANT OVERVIEW



Family Dollar was founded in 1959 in Charlotte, North Carolina by Leon Levine. Eleven years later, the company went public and began being traded on the NYSE and shortly after, they opened their 100th store.

Dollar Tree was founded in 1986 in Norfolk, Virginia by Doug Perry, Macon Brock and Ray Compton. Nine years later, the company went public and began being traded on Nasdaq. In the 2000's, Dollar Tree experienced tremendous growth through acquiring competition and growing their store count.

Fast forward to 2015, **Dollar Tree acquired Family Dollar and now the retailer is a wholly owned subsidiary of Dollar Tree.** Today, the company is the largest and most successful single-price-point retailer in North America, operating 15,685 stores (7,808 Family Dollars locations) across 48 U.S. states and five Canadian provinces.

Family Dollar's corporate strategy is to target suburban and rural communities underserved by other retailers. These low-cost locations, commonly referred to as "food deserts," are intended to provide convenience and discount shopping to area residents that have no nearby access to grocery stores, pharmacies or big-box discount retailers. Family Dollar thrives in middle-America markets where incomes may be modest, proving the tenant to be a resilient and recessions-resistant retailer.



STOCK SYMBOL: DLTR
NYSE



LOCATIONS
16,293



STANDARD & POOR'S
BBB



FORTUNE 500 RANK
#137



TTM REVENUES
\$27.69 Billion

TTM GROSS PROFIT
\$8.69 Billion

TTM NET WORTH
\$7.72 Billion

TTM EBITDA
\$2.96 Billion



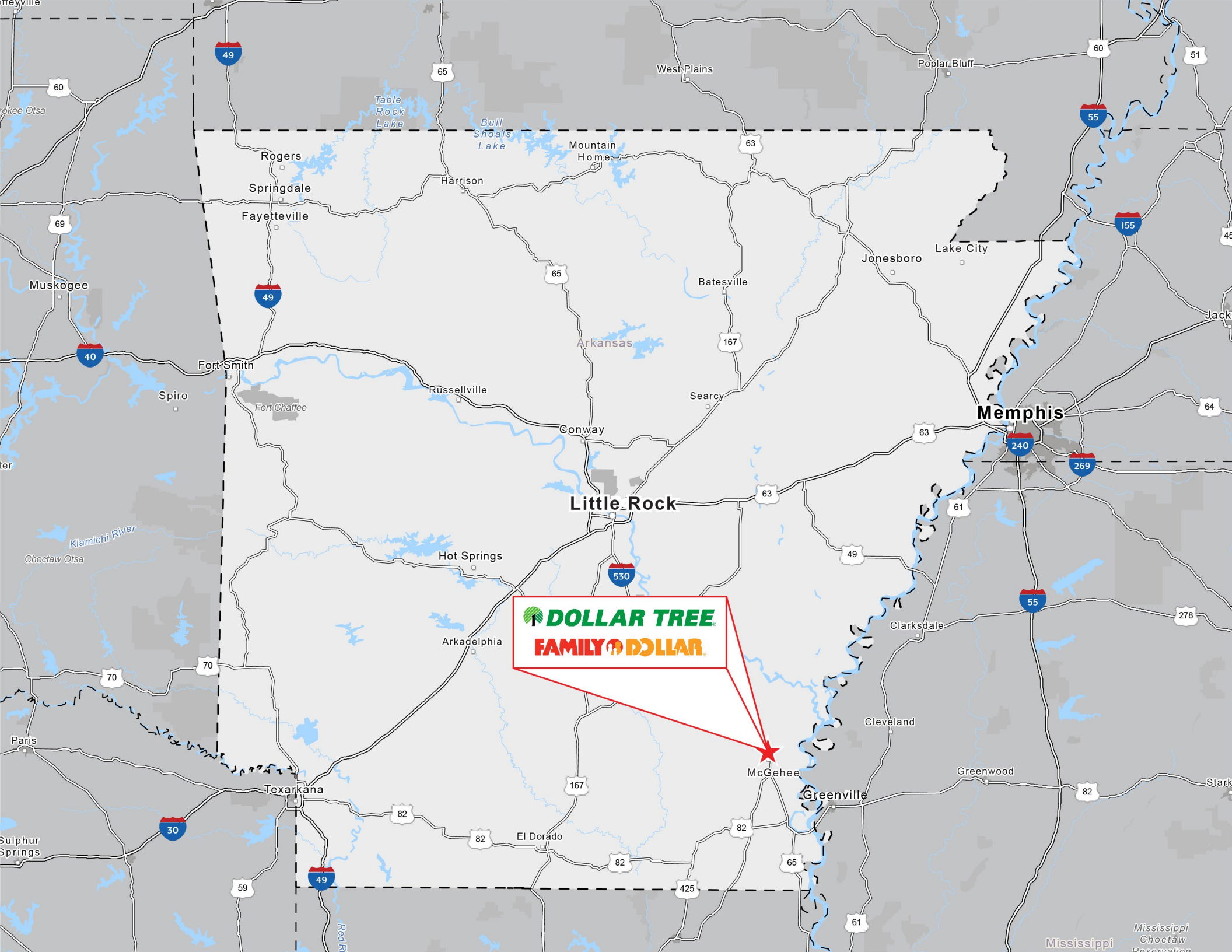
WEBSITE
www.familydollar.com
www.dollartree.com

LEASE

Price	\$1,615,400
Cap Rate	6.50%
Address	606 Holly Street
City, State	McGehee, AR
Tenant/Guarantor	Dollar Tree (Nasdaq: DLTR)
Annual Rent	\$105,000
Primary Lease Term	10 Years
Rent Commencement	February 2023
Option Periods	Three (3), Five (5) Year Options
Rent Increases	\$0.50 PSF Every 5 Years (In Options)
Lease Type	NN - Roof and Structure
Utilities	Tenant
Taxes	Tenant
Insurance	Tenant
Acreage	+/- 1.21 AC
Rentable Building Area	+/- 10,500 SF
Estoppel	Yes - 30 Day Response
Right of First Refusal	Yes - 10 Day Response
Interest	Fee Simple
Year Built	2023

Holly St



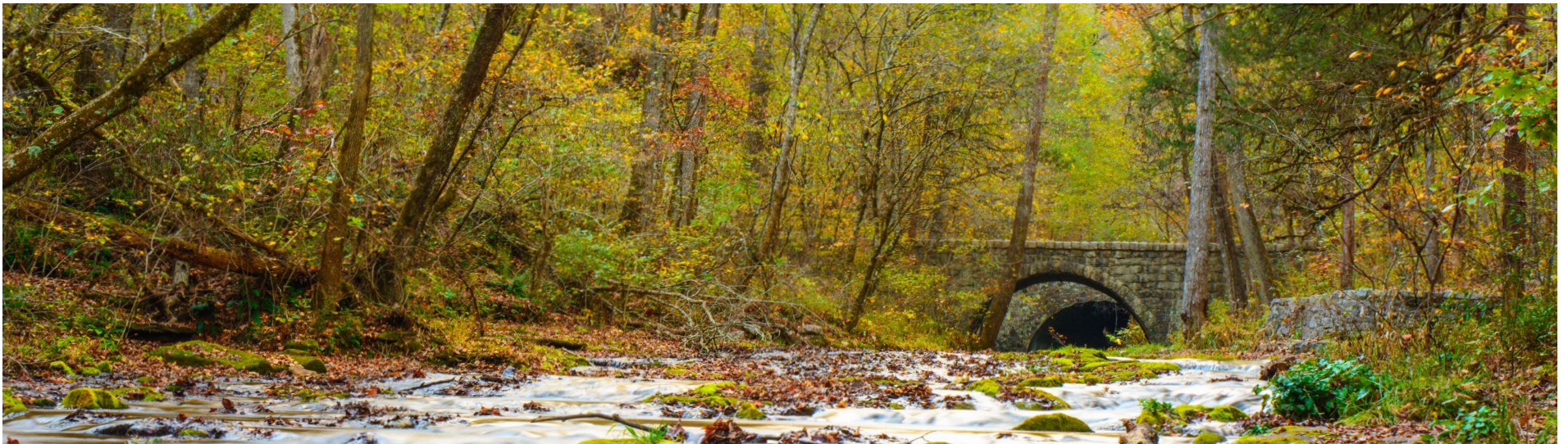


MCGEHEE LOCATION OVERVIEW

McGehee is one of the largest cities in Desha county, Arkansas with a total population of almost 5,000 people supporting many surrounding communities. The county of Desha has over 11,000 people which sits on the eastern border of the Mississippi River.

From a population of 400 in 1879, McGehee has grown into a community of about 5,000 citizens. Port facilities on the Mississippi River are being developed, and the present highway system is rebuilt to accommodate increased traffic. Today the economy of the area is largely dependent upon agriculture. The railroads have been a huge economic driver for McGehee along with many trucking companies that have a presence in McGehee. Trucks haul farm products from the gins and grain bins of the area to their destination.

The city of McGehee maintains its connections with the railroads, with both the North Louisiana and Arkansas Railroad and the Arkansas Midland Railroad directly serving McGehee, and the Union Pacific indirectly serving it through interchange with the Arkansas Midland. U.S. Route 278 passes through the center of town, leading west 26 miles to Monticello and intersecting U.S. Routes 65 and 165 on the southeast side of town. US 65/165 leads north 19 miles to Dumas. The three highways lead south together for 4 miles before splitting; US 65 and 278 continue south 17 miles to Lake Village, while US 165 turns southwest and leads 19 miles to Montrose. There are multiple national retailers that have a presence in McGehee including: Walmart, O'Reilly, Sonic, among others.



DEMOGRAPHICS

3 Miles

5 Miles

10 Miles

POPULATION SUMMARY:

2010 Total Population	4,320	4,695	8,150
2020 Total Population	3,934	4,284	7,411
2022 Total Population	3,815	4,167	7,231
2027 Total Population	3,650	3,997	6,947
2022 Total Daytime Population	4,248	4,511	7,308

HOUSEHOLD SUMMARY:

2010 Households	1,776	1,931	3,401
2020 Households	1,633	1,778	3,123
2022 Households	1,601	1,745	3,061
2027 Households	1,550	1,693	2,972

MEDIAN HOUSEHOLD INCOME:

2022	\$28,976	\$30,798	\$33,905
2027	\$34,225	\$37,676	\$40,306

MEDIAN HOME VALUE:

2022	\$75,825	\$77,893	\$74,494
2027	\$79,827	\$81,848	\$77,606

MEDIAN AGE:

2010	38.1	38.5	40.4
2022	39.8	40.2	42.0
2027	41.2	41.6	43.3

2022 POPULATION BY RACE/ETHNICITY:

White Alone	41.8%	43.8%	39.7%
Black Alone	50.3%	48.3%	53.2%
American Indian Alone	0.6%	0.6%	0.5%
Asian Alone	0.6%	0.7%	0.6%
Pacific Islander Alone	0.1%	0.1%	0.0%
Some Other Race Alone	2.4%	2.3%	2.0%
Two or More Races	4.2%	4.3%	3.9%
Hispanic Origin	4.4%	4.3%	3.5%



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