



OFFERING MEMORANDUM



INTERACTIVE PDF

EXCLUSIVELY LISTED BY

SCOTTY LATIMER

ASSOCIATE

DIR: (214) 692-2927

MOB: (858) 866-6166

SCOTTY.LATIMER@MATTHEWS.COM

LICENSE NO. 790608 (TX)

BRETT BAUMGARTNER

SENIOR ASSOCIATE

DIR: (214) 692-2135

MOB: (281) 757-2709

BRETT.BAUMGARTNER@MATTHEWS.COM

LICENSE NO. 701324 (TX)

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. 000110253 - 0 (AL)

TABLE OF CONTENTS

3

4

6

8

11

INVESTMENT HIGHLIGHTS

LEASE & LOCATION

- 2015 build to suit construction for Family Dollar
- Store Currently Undergoing H2 Renovations (Paid For By Tenant)
- ±7.5 Years remaining on the base term of an initial 15-Year lease
- Extremely attractive CPI - based rent increases every 3 years (Next increased scheduled for 2024)
- Absolute NNN Lease - Zero Landlord Responsibilities
- Local National Tenants Include Subway, Burger King, Advance Auto Parts, T-Mobile, Tractor Supply, and O'Reilly Auto Parts
- 10 Mile Population of over 14,300 Residents

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





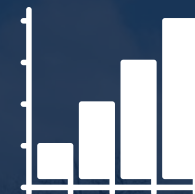
\$1,646,622

LIST PRICE



\$102,913

NOI



6.25%

CAP RATE

BUILDING INFO

Address	371 N Main St Opp, AL 36467
GLA	±8,320 SF
Cap Rate	6.25%
Year Built	2015
Lot Size	±1.6 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	5/1/2015
Lease Expiration Date	6/30/2030
Term Remaining on Lease	±7.5 Years
Increase	CPI Based Increases Every 3 Years (6% Max)
Options	Six, 5-Year Options

ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent	Cap Rate
Current - 12/31/2023	\$8,576.16	\$102,913.89	6.25%
*1/1/2024 - 12/31/26	\$9,090.73	\$109,088.73	6.63%
*1/1/27-6/30/30	\$9,636.17	\$115,634.05	7.02%

**Rent Increases are calculated off of the max 6% (CPI Increases)*

FINANCING INQUIRIES

For financing options reach out to:

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



MIZELL
MEMORIAL HOSPITAL

MAIN STREET



CHANNEL-LEE STADIUM



SUBWAY



OPP JUNIOR HIGH SCHOOL
398 STUDENTS



THE EDGE OVERSEAS EDUCARE

FAMILY DOLLAR
SUBJECT PROPERTY



GROCERY OUTLET
Bargain Market



FinnWay
EXPRESS

T Mobile



Do it Best

Tom Thumb

TSC TRACTOR
SUPPLY CO

Exxon

CUMMING AVE

Walgreens

Advance
Auto Parts



OPP HEAD START CENTER

JACK'S

O'Reilly
AUTO PARTS



AREA OVERVIEW

OPP, AL

Opp, Alabama is located about 80 miles south of Montgomery and has a population of about 7,000 people. The town has an area of 24.59 square miles and is located in Covington County. Opp has tons of economic potential and is known for the Frank Jackson State Park.

The City of Opp currently offers property for both retail and industrial development. At this time, there are open spaces within the city's industrial parks located on the southern bypass to accommodate any size project. Both parks are development ready with most services and infrastructure currently available. The city is perfectly located to provide logistical advantages for the aerospace, various manufacturing, distribution, and construction industries. Situated just twenty miles north of the Florida Panhandle and served by major East/West and North/South corridors, Opp provides an affordable location for any size business seeking a return on investment.

PROPERTY DEMOGRAPHICS

DEMOGRAPHICS	3-MILE	5-MILE	10-MILE
2028 Projection	6,498	8,516	14,326
2023 Estimate	6,549	8,560	14,300
2010 Census	6,850	8,883	14,663
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2028 Projection	2,679	3,499	5,817
2023 Estimate	2,701	3,519	5,809
2010 Census	2,825	3,652	5,957
INCOME	3-MILE	5-MILE	10-MILE
2023 Avg. Household Income	\$54,466	\$56,447	\$59,394

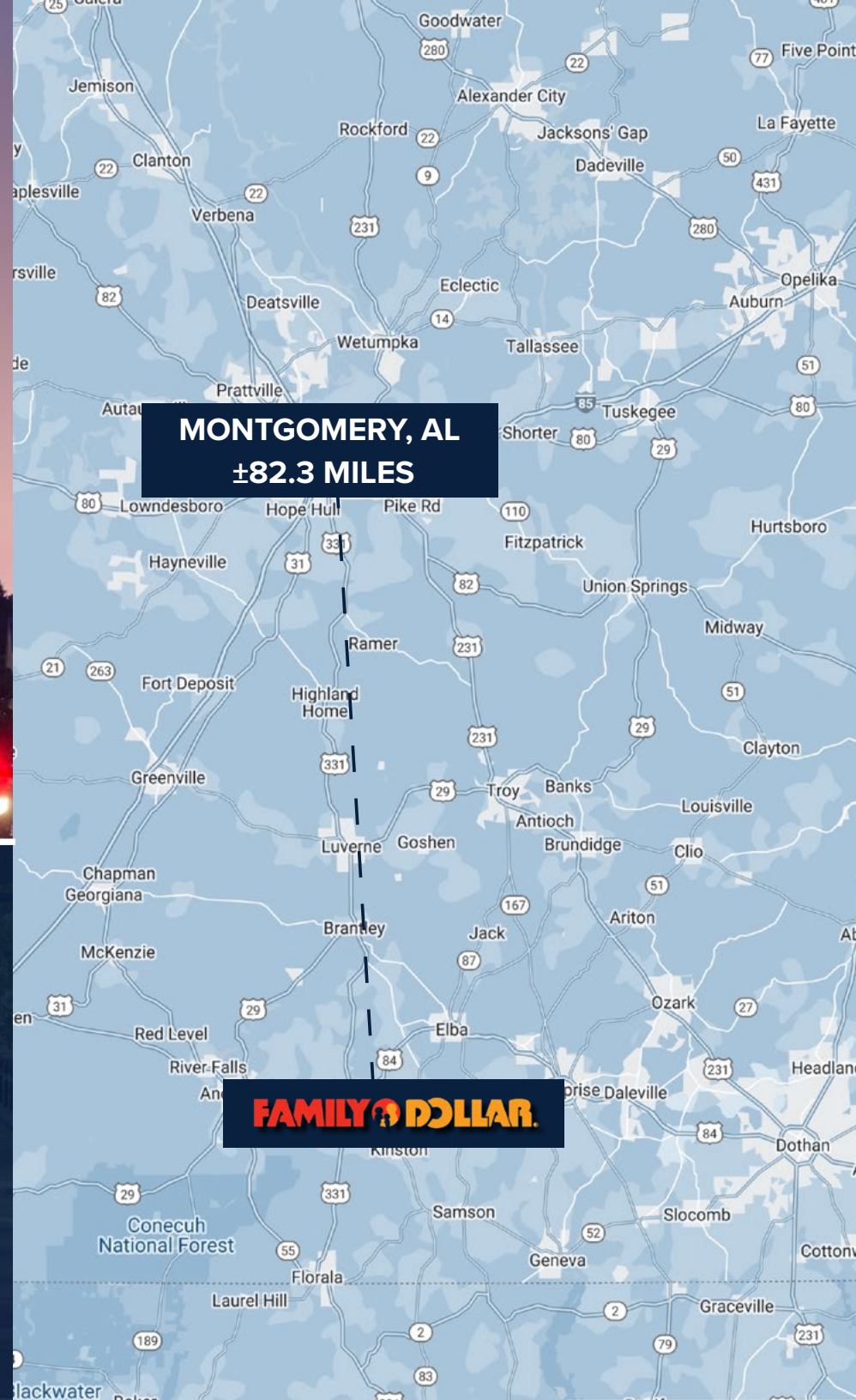




MONTGOMERY, AL

Montgomery is the capital of the state of Alabama and is the county seat of Montgomery County. Named for Richard Montgomery, it is located on the Alabama River, in the Gulf Coastal Plain. The Montgomery MSA has a population of around 367,000 residents. It is the third-largest city in Alabama after Birmingham and Huntsville.

In addition to housing many Alabama government agencies, Montgomery has a large military presence due to Maxwell Air Force Base. It is also home to public universities Alabama State University, Troy University, and Auburn University at Montgomery and private colleges/universities Faulkner University and Huntingdon College. Montgomery has been recognized nationally for its successful and ongoing downtown revitalization and new urbanism projects with it being one of the first cities in the nation to implement Smart Code Zoning.





MONTGOMERY, AL ECONOMY

Montgomery is strategically located at the intersection of Interstate 65 and Interstate 85 at the center of the Black Belt region, making it an economic hub for many industries. Interstate 65 connects the city to Birmingham and Mobile and Interstate 85 connects the city to Auburn, Opelika, and Atlanta. Its central location in Alabama has made it a key processing and shipping hub for products such as cotton, peanuts, dairy, and other farm products.

The city's local economy is supported by the defense and education industries. It is home to many Alabama government agencies but also has a strong military presence due to the Maxwell Air Force Base. Public and private colleges and universities like Alabama State University, Troy University, Auburn University at Montgomery, Faulkner University, and Huntingdon College drive revenue into the local economy.

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 **371 N Main St, Opp, AL 36467** ("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.



OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY

SCOTTY LATIMER

ASSOCIATE

DIR: (214) 692-2927

MOB: (858) 866-6166

SCOTTY.LATIMER@MATTHEWS.COM

LICENSE NO. 790608 (TX)

BRETT BAUMGARTNER

SENIOR ASSOCIATE

DIR: (214) 692-2135

MOB: (281) 757-2709

BRETT.BAUMGARTNER@MATTHEWS.COM

LICENSE NO. 701324 (TX)

JOSH BISHOP

FIRST VICE PRESIDENT & DIRECTOR

DIR: (214) 692-2289

MOB: (315) 730-6228

JOSH.BISHOP@MATTHEWS.COM

LICENSE NO. 688810 (TX)

KYLE MATTHEWS

Broker of Record

Lic No. 000110253 - 0 (AL)