



1120 11TH STREET | AURORA, NE 68818





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### KYLE MATTHEWS

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LICENSE NO. 35320 (NE)

## TABLE OF CONTENTS

3

5

7

8



# INVESTMENT HIGHLIGHTS

## LEASE & LOCATION

- 2023 Renovation for Dollar Tree
- 10 Year NN lease w/ limited landlord responsibilities
- 20-year roof warranty
- Brand new parking lot
- ±70 Miles West of Lincoln, NE
- Traffic Count exceeds 8,000 vehicles per day
- 5 mile population in excess of 4,939 residents
- Five, 5 Year Options with \$0.50 increases per square foot at each option
- National Tenant with Corporate Guaranty
- Strong average Household income of \$103,317

## 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









### REPRESENTATIVE PHOTO



**\$1,158,657**  
LIST PRICE



**2023**  
YEAR RENOVATED



**±0.58 AC**  
LOT SIZE



### REPRESENTATIVE PHOTO



## TENANT SUMMARY

Tenant Trade Name	Dollar Tree
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Roof and Structure	Landlord Responsibility
Original Lease Term	10 Years
Rent Commencement Date	10/19/2023
Lease Expiration Date	10/31/2033
Term Remaining on Lease	±10 Years
Increase	\$7,813 (\$.50 PSF) In Options
Options	Five, 5-Year Options

## ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent	Cap Rate
Current - 10/31/33	\$6,517.45	\$78,209.40	6.75%
Option 1	\$7,168.53	\$86,022.36	7.42%
Option 2	\$7,819.61	\$93,835.32	8.10%
Option 3	\$8,470.70	\$101,648.40	8.77%
Option 4	\$9,121.78	\$109,461.36	9.45%
Option 5	\$9,772.86	\$117,274.32	10.12%

## FINANCING INQUIRIES

For financing options reach out to:

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



## 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.

## DOLLAR TREE OVERVIEW

At Dollar Tree, customers can expect a shopping environment where fun is guaranteed. The store is renowned for its "thrill-of-the-hunt" experience, enabling customers to discover exciting new items each week, ranging from everyday essentials to seasonal, craft, and party merchandise. The commitment to delivering extreme value to customers remains unwavering, ensuring an exciting shopping experience with fresh thrills, fun, and a constant stream of new items each week.

## GEOGRAPHIC REACH

The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$23 billion annually with more than 16,000 stores across 48 states and five Canadian Provinces. The merger has allowed Dollar Tree to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

## STRATEGY

Dollar Tree has adjusted its primary price point to \$1.25 to continue offering beloved products and introduce hundreds of new ones, all while providing incredible value. Many of the items available in the store are sold at higher prices elsewhere, allowing customers to make the most of their budget and obtain the products they need.



**16,000+**

LOCATIONS



**\$28.3B**

2022 REVENUE



**1959**

FOUNDED

# AREA OVERVIEW

## AURORA, NE

Aurora, NE, is a charming and vibrant city located in Hamilton County, Nebraska. Aurora boasts a mix of modern amenities and preserved historical charm, showcasing a range of architectural styles in its well-preserved downtown area. The city’s rich history is celebrated through various events and landmarks, offering a glimpse into its past.

Nature enthusiasts will find ample opportunities to explore and appreciate the great outdoors, as Aurora is surrounded by scenic landscapes, parks, and recreational facilities. The community takes pride in its excellent school system and abundant recreational activities, ensuring a high quality of life for families and individuals alike.

The city’s historic downtown area showcased well-preserved architecture and quaint shops, offering a pleasant atmosphere for strolling and exploring. Aurora had several parks with facilities for picnicking, sports, and outdoor activities, making it a great spot for relaxation and family gatherings. Aurora occasionally hosted various community events, such as parades, holiday celebrations, and cultural festivals, providing a chance to experience the town’s vibrant community spirit.

The city is easily accessible by major highways, including Interstate 80 and U.S. Route 34, which allows for convenient travel to neighboring towns and cities.



## PROPERTY DEMOGRAPHICS

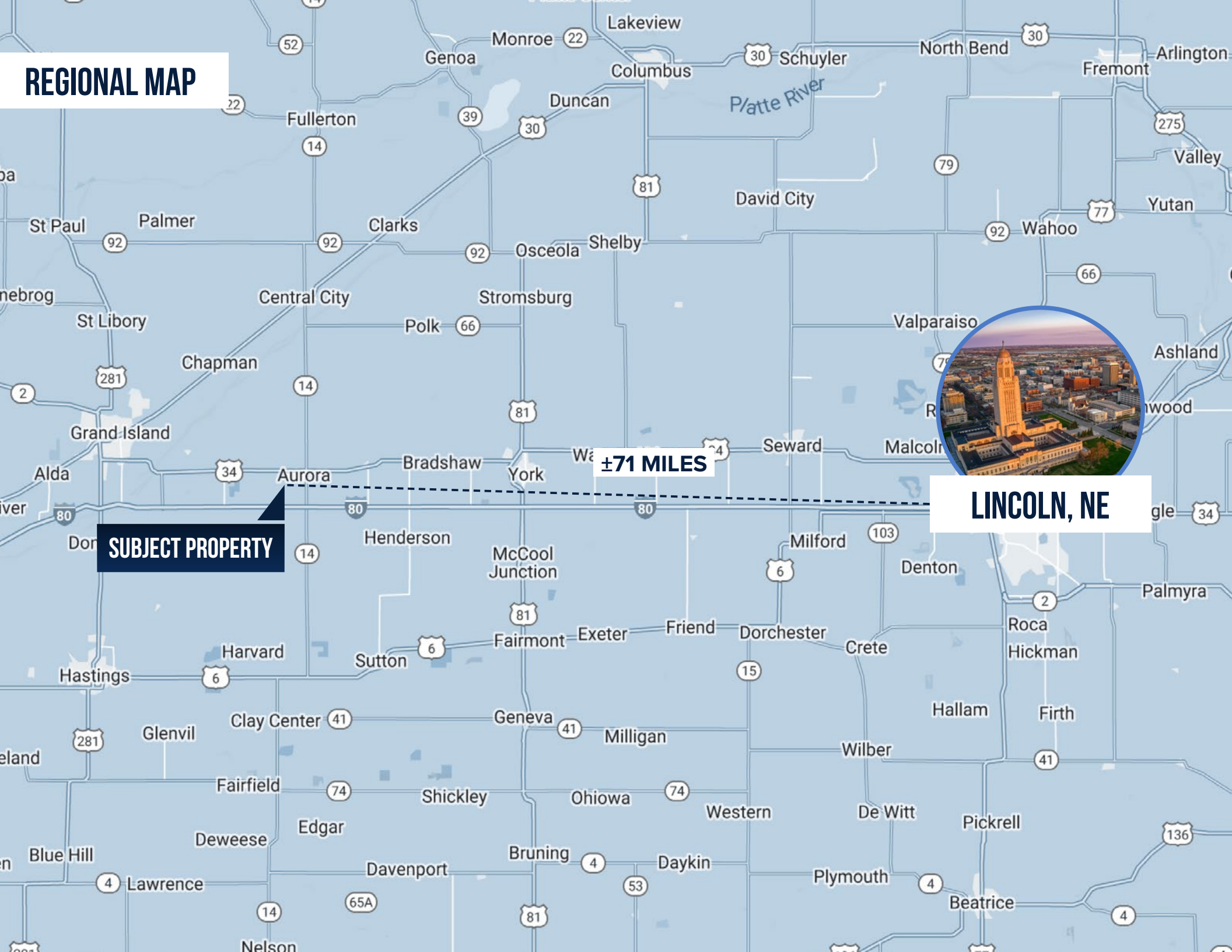
DEMOGRAPHICS	3-MILE	5-MILE	10-MILE
2028 Projection	4,572	4,994	5,217
2023 Estimate	4,521	4,939	5,161
2020 Census	4,523	4,941	5,165

POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	1,803	1,967	2,055
2023 Estimate	1,780	1,942	2,029
2020 Census	1,778	1,941	2,029

INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$103,369	\$103,342	\$103,317



## REGIONAL MAP

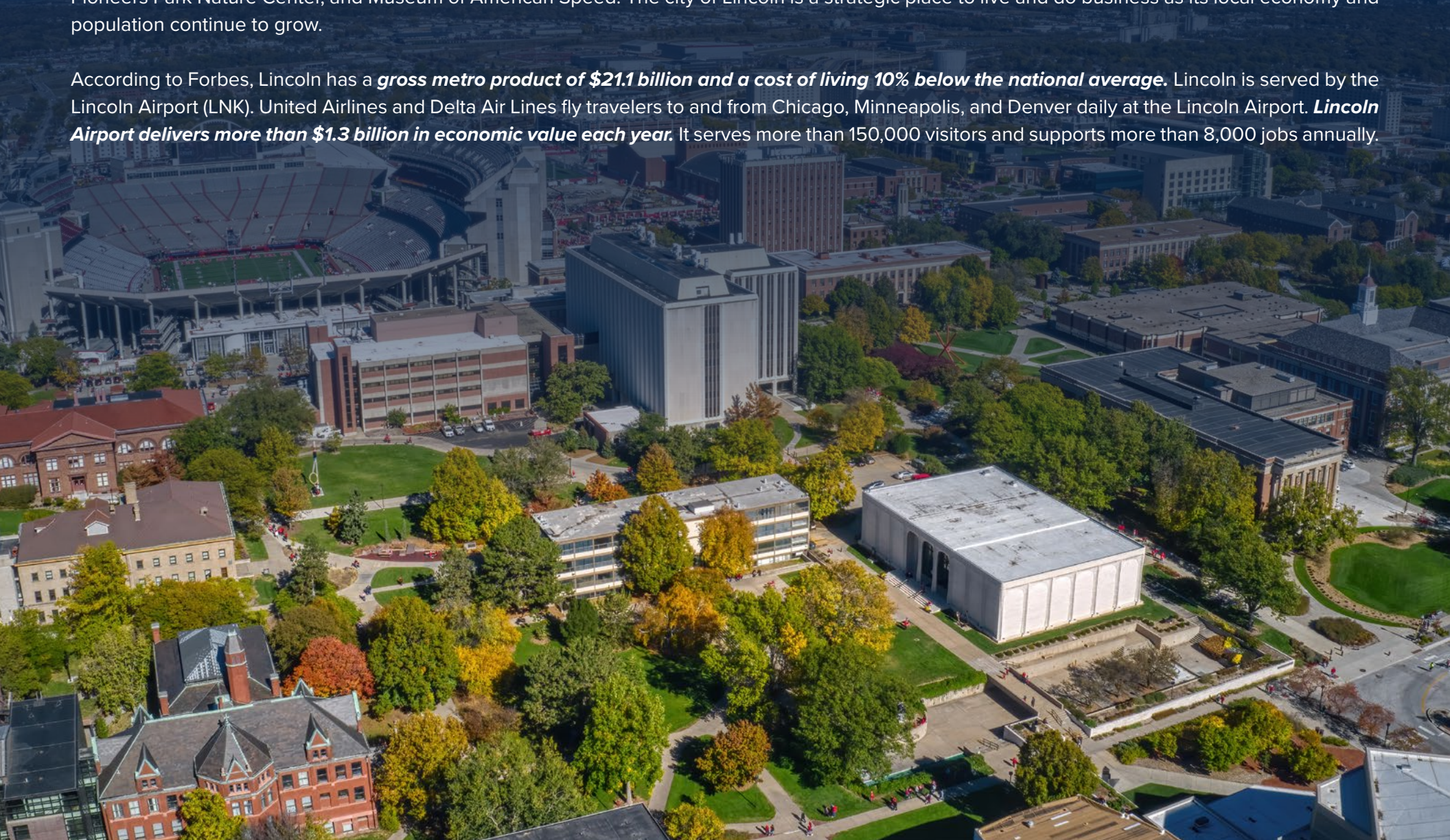




# LINCOLN, NE

Lincoln is a city in Lancaster County, Nebraska. It is the capital city of Nebraska and is **home to over 286,000 people**, making it the second-largest city in the state just behind Omaha. Lincoln is positioned in the southeastern corner of the state and is midway between Chicago and Denver. Currently, it is one of the fastest-growing metropolitan areas in the Midwest. Occupying approximately 99 square miles, Lincoln is the center of Nebraska's governmental and educational activities. Lincoln is home to nine colleges and universities. The University of Nebraska-Lincoln, the largest university in Nebraska, is located within the city. It served more than 25,000 students in Fall 2020. Some points of interest in the city include Sunken Gardens, Pioneers Park Nature Center, and Museum of American Speed. The city of Lincoln is a strategic place to live and do business as its local economy and population continue to grow.

According to Forbes, Lincoln has a **gross metro product of \$21.1 billion and a cost of living 10% below the national average**. Lincoln is served by the Lincoln Airport (LNK). United Airlines and Delta Air Lines fly travelers to and from Chicago, Minneapolis, and Denver daily at the Lincoln Airport. **Lincoln Airport delivers more than \$1.3 billion in economic value each year**. It serves more than 150,000 visitors and supports more than 8,000 jobs annually.





# CONFIDENTIALITY & DISCLAIMER STATEMENT

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By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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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.

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*INTERACTIVE OFFERING MEMORANDUM*

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