



OFFERING MEMORANDUM

Actual Property

UPGRADED CONSTRUCTION FAMILY DOLLAR DOLLAR TREE COMBO STORE

645 TROY ST, DAYTON, OH 45404

CALE POWERS

719.331.4944

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MATTHEW SIMMONS

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TRINITYREIS.COM

TRINITY REAL ESTATE INVESTMENT SERVICES // 917 W VICKERY BLVD., FORT WORTH, TX 76104



DAYTON, OH

\$1,761,242 | 6.35% CAP

- Recently Upgraded Family Dollar Tree Combo Store With New Roof and Parking lot
- Rare Opportunity to Acquire New Dollar Tree Concept in Dense Urban Area
- Strong 5-Mile Demographics of 210K+ Residents
- Situated Directly on Troy St Generating 8,845+ VPD Passing Directly in Front of Subject Property
- Located in a Dense Retail Corridor With Various Big Box Tenants Within 2 Miles Creating Additional Customer Traffic for the Area
- Subject Property is 2 Miles From Downtown Dayton - The 6th Largest City in Ohio With 814K+ Residents
- Corporately Guaranteed by Dollar Tree Inc. an Investment Grade Tenant With an S&P Credit Rating of BBB

EXCLUSIVELY MARKETING BY:

CALE POWERS

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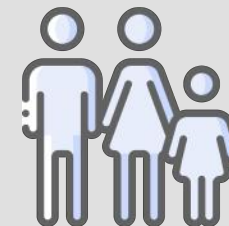
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INVESTMENT OVERVIEW:

Base Annual Rent:	\$111,839
Rent Per SF:	\$10.65
Rent Commencement Date:	6/1/2023
Lease Expiration Date:	5/31/2033
Lease Term Remaining:	10 Years
Lease Type:	NN
Type of Ownership:	Fee Simple



In 2015, Dollar Tree Acquired Family Dollar for \$8.5B, Combining for 13,000+ Stores



For Over 60 Years, Family Dollar has Provided Value and Convenience for Customers



Dollar Tree, Inc. is a Fortune 500 Company and the World-Leader in \$1 Price-Point Stores

PROPERTY DETAILS:

Building Area:	10,500 SF
Land Area:	.95 AC
Year Built:	2023
Guarantor:	Dollar Tree Inc
Price Per SF:	\$167.74

*Landlord has ninety days following the end of each year to reconcile with the Tenant on their monthly reimbursements of taxes and insurance.

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	6/1/2023-5/31/2033	\$111,839	\$10.65	6.35%
Three (3), 5-Year Options; \$0.50/sf Increases	6/1/2033-5/31/2038	\$118,108	\$11.25	6.99%
	6/1/2038-5/31/2043	\$124,377	\$11.85	7.68%
	6/1/2043-5/31/2048	\$130,646	\$12.44	8.45%



RESPONSIBILITIES BREAKDOWN

TAXES & INSURANCE

TENANT

Simultaneously with its regularly scheduled monthly payments of Base Rent, Tenant shall pay to Landlord an amount equal to one-twelfth of Tenant's Proportionate Share of Real Property Taxes for the current tax year as reasonably estimated by Landlord

Tenant shall pay to Landlord Tenant's Proportionate Share of the insurance premiums actually paid by Landlord during the Lease Term

PARKING LOT

LANDLORD/TENANT

Landlord shall be obligated to: maintain, repair and replace the parking areas, drive aisles, parking lot and other exterior lighting.

Tenant shall be obligated to perform routine maintenance and repair of the parking lot, roadways,...., snow removal, replacement of light bulbs for all exterior lighting location on the premises

ROOF & STRUCTURE

LANDLORD

Landlord shall be obligated to: keep the foundations, roof, slab, and structural portions of the outer walls of the Building in good repair and condition

HVAC

TENANT

Tenant, at its sole cost and expense, maintain a service contract for and perform routine, standard HVAC system maintenance

Tenant, at Tenant's sole cost and expense, maintain, repair, and replace the HVAC system

5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



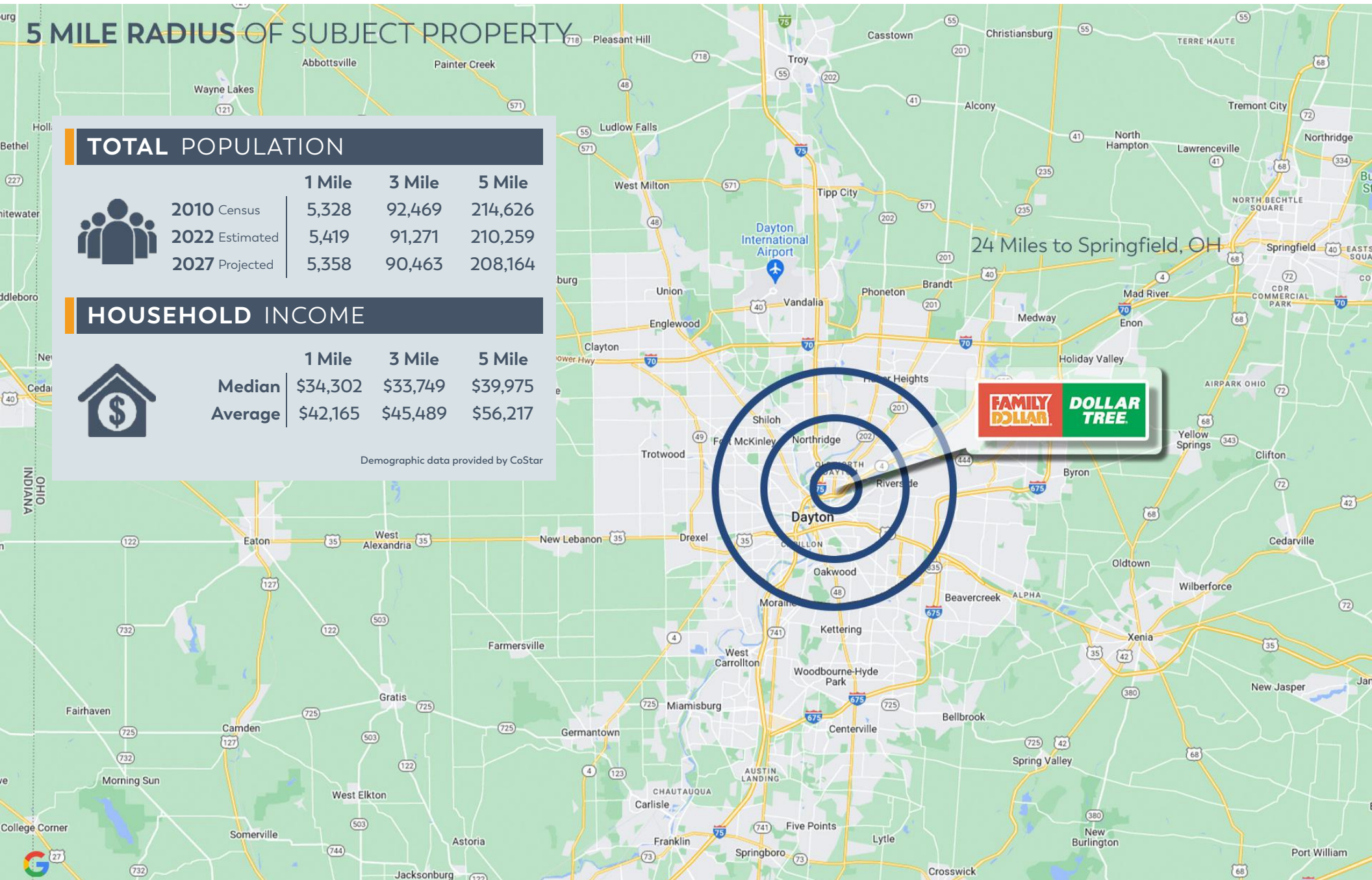
	1 Mile	3 Mile	5 Mile
2010 Census	5,328	92,469	214,626
2022 Estimated	5,419	91,271	210,259
2027 Projected	5,358	90,463	208,164

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$34,302	\$33,749	\$39,975
Average	\$42,165	\$45,489	\$56,217

Demographic data provided by CoStar





DAYTON

Dayton is the third largest MSA in the state of Ohio. The city is located within Ohio's Miami Valley region, 50 miles north of the Greater Cincinnati area. Dayton is a logistical centroid for manufacturers, suppliers, and shippers. Dayton is known for its association with aviation; the city is home to the National Museum of the United States Air Force and is the birthplace of Orville Wright. Additionally, Dayton hosts significant research and development for industrial, aeronautical, and astronautical engineering that have led to many technological innovations.

\$147K
2022 Median Home Value

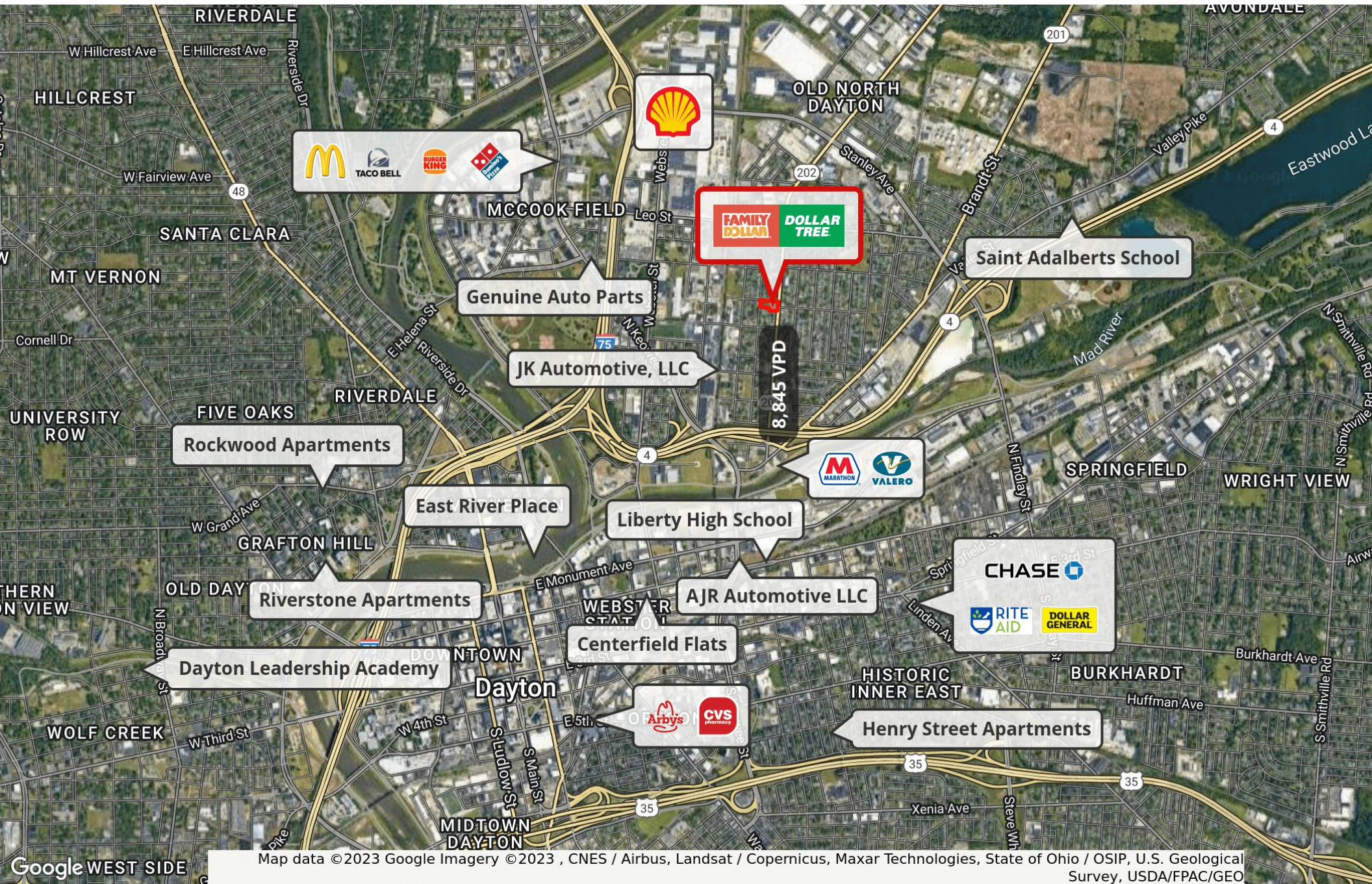


810K+
2022 Total Population



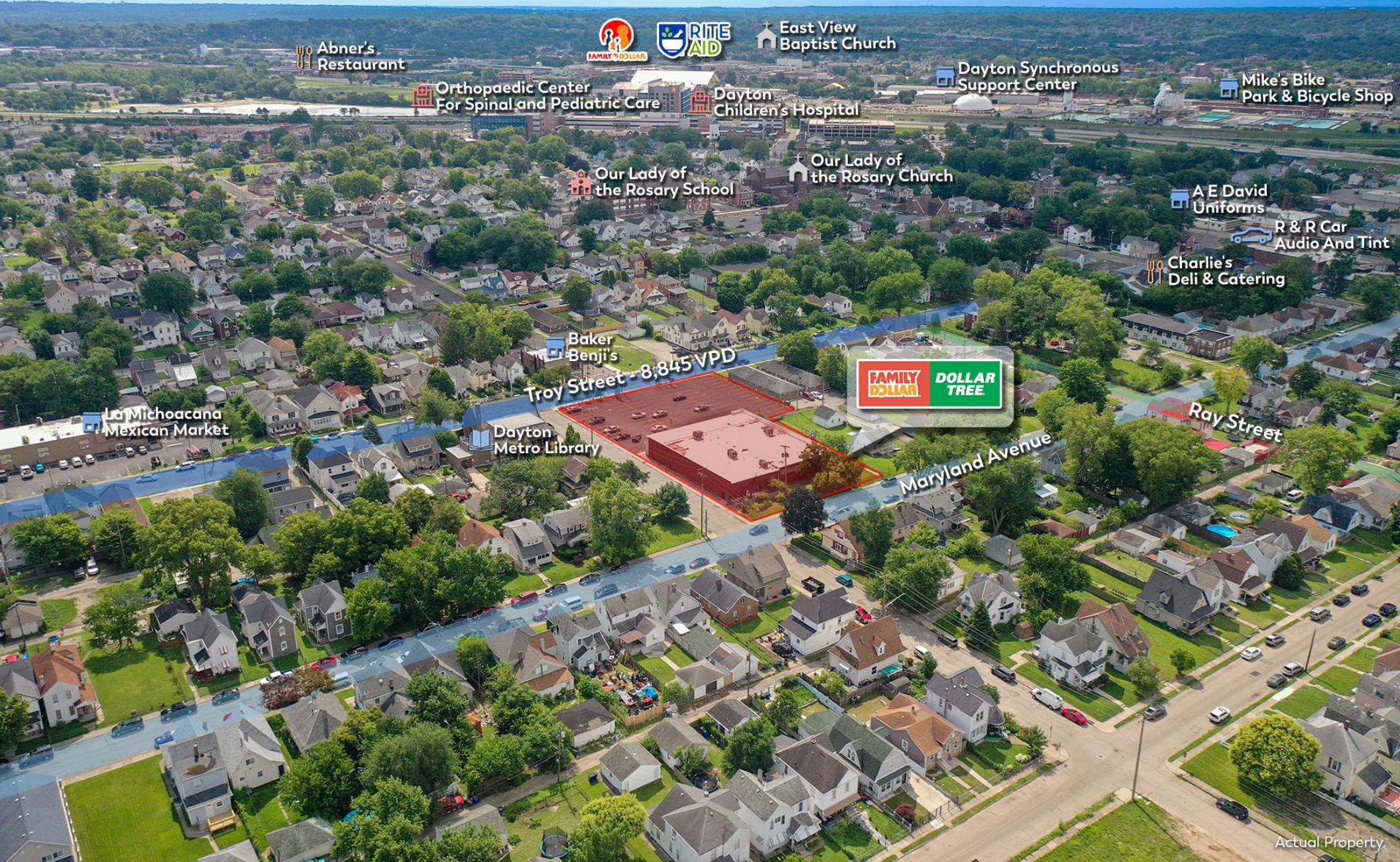
\$69,400
2022 Median Household Income



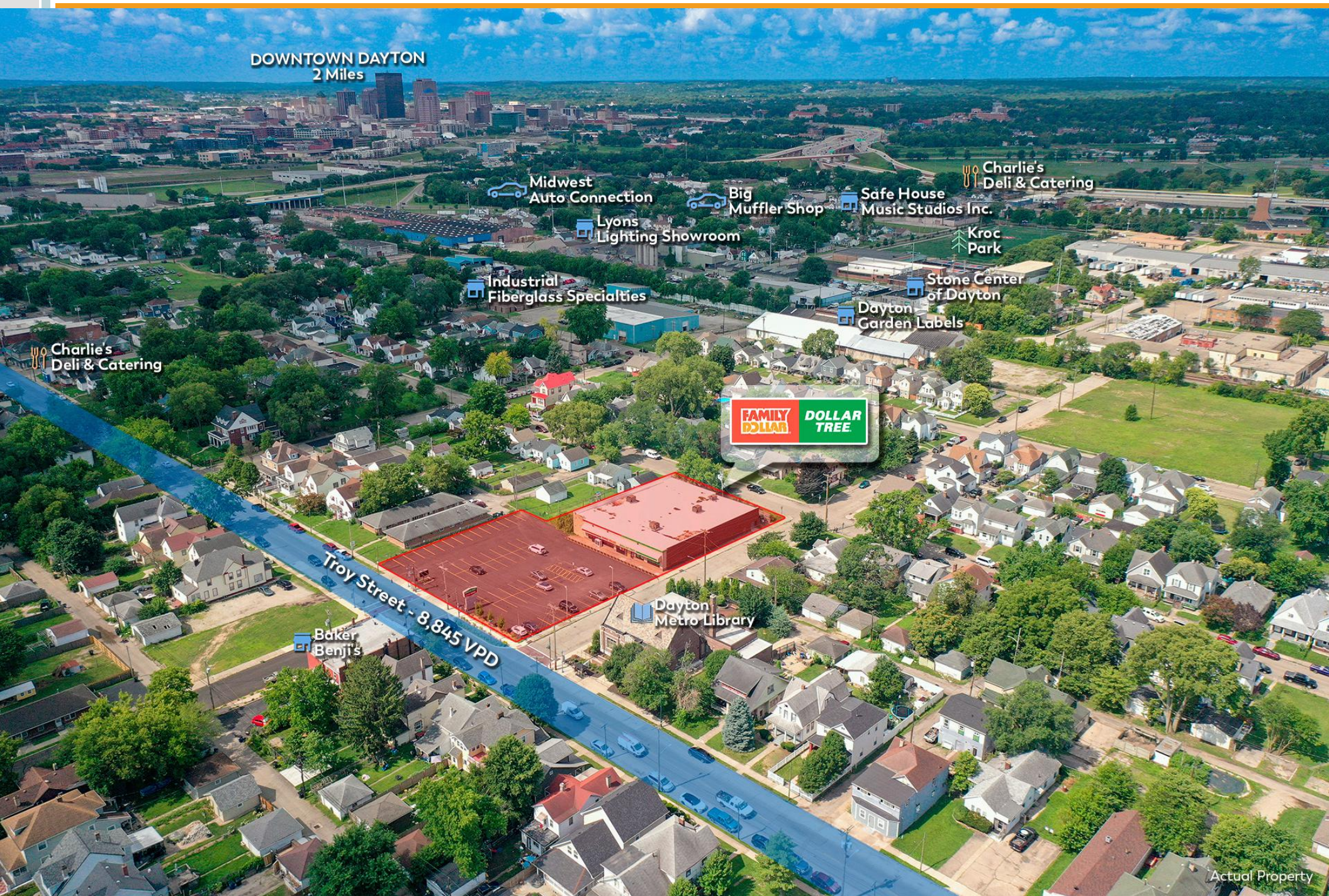




Actual Property



Actual Property





Actual Property





2019
Launched
Combo Stores



**Publicly
Traded Co.**
Dollar Tree, Inc.
NASDAQ: DLTR



BBB
S&P Rated



\$34.57B
Market Cap



16,000+
Dollar Tree
Locations



600+
Combo Store
Locations

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BROKER OF RECORD

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