



 **DOLLAR TREE**

19233 Vernier Rd | Harper Woods, MI 48225



INTERACTIVE OFFERING MEMORANDUM

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INVESTMENT HIGHLIGHTS

LEASE AND LOCATION

- 2022 retrofit for Dollar Tree
- ±8 Years remaining on an initial 10-Year Term
- Corporately guaranteed lease
- Three, 5-Year renewal options all of which include a \$.50/SF rent increase
- 5-Mile population of 322,931 residents
- Traffic counts in excess of 24,000 vehicles daily
- Average household income of \$72,476 annually

TENANT

- Dollar Tree acquires Family Dollar in 2015 and they are considered to be the second largest discount retailer in the United States with more than 16,000 locations
- Family Dollar is one of the few retailers that thrived through the COVID pandemic and witnessed a sharp increase in samestore sales / profitability
- Investment Grade Credit Tenant – S&P Rated BBB



REPRESENTATIVE PHOTO

FINANCIAL OVERVIEW



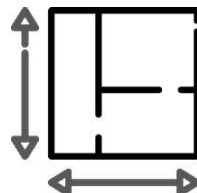
\$1,790,746

PRICE



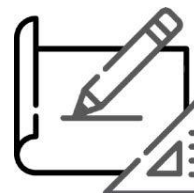
7.10%

CAP RATE



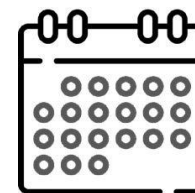
±10,044 SF

GLA



±0.78 AC

LOT SIZE



2022

YEAR BUILT

TENANT SUMMARY

Store #	8940
Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Roof and Structure	Landlord Responsible
Original Lease Term	10 Years
Rent Commencement Date	11/30/2021
Lease Expiration Date	1/31/2032
Term Remaining on Lease	±8 Years
Increase	(\$0.50 Per/sq) in options
Options	Three, 5-Year Options

ANNUALIZED OPERATING DATA

Lease Year	Monthly Rent	Annual Rent	Increases
Current -1/31/2032	\$10,595.25	\$127,143	7.10%
Option 1	\$11,010.75	\$132,129	7.38%
Option 2	\$11,426.25	\$137,115	7.66%
Option 3	\$11,841.75	\$142,101	7.94%



TENANT OVERVIEW

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 ±15,115 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.



15,115+

LOCATIONS



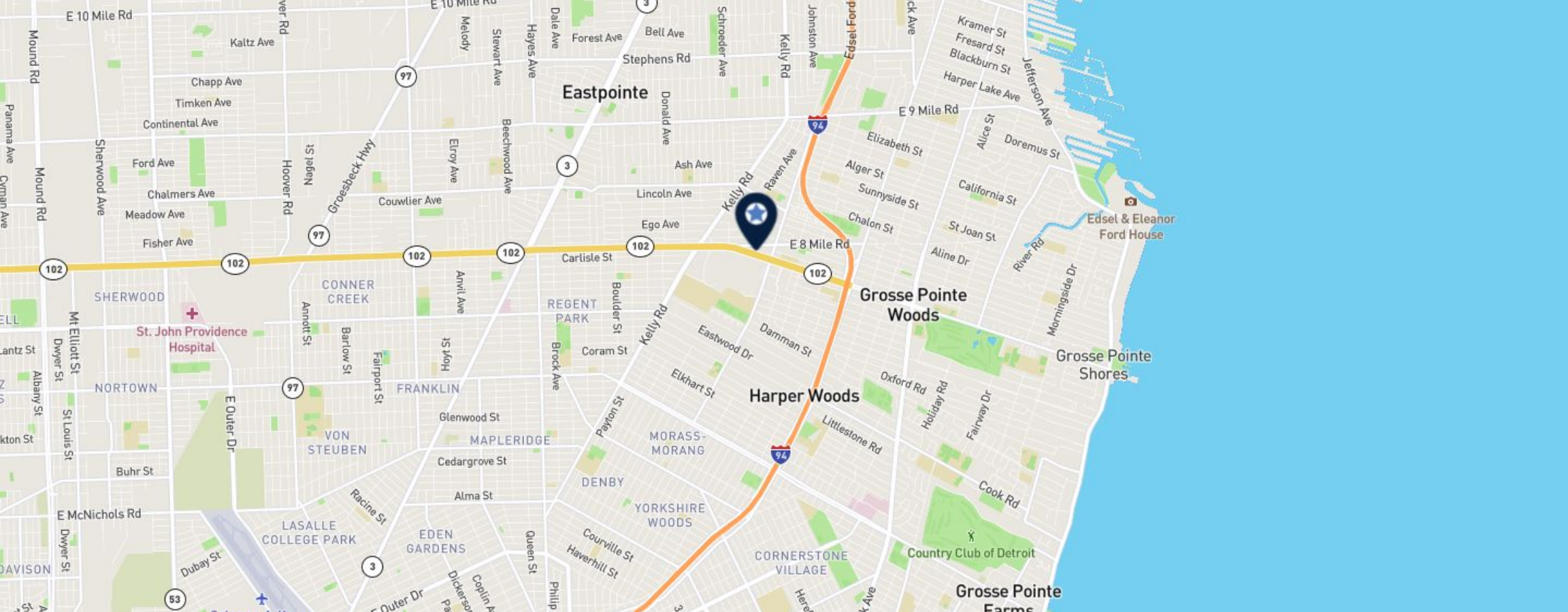
\$23B

2019 REVENUE



1959

FOUNDED



AREA OVERVIEW

Harper Woods, MI

Harper Woods is a culturally diverse city in Wayne County, which sits on the northeastern edge of Detroit along Interstate 94. This highly residential area is close to a plethora of conveniences, including restaurants and local businesses.

Residents find it incredibly easy to shop in Harper Woods, just like it is to relax at Lake Saint Claire. Residents can run errands and pick up food at Eastland Center, and the lake is in walking distance of neighborhood apartments. Parents living here appreciate its great school system. And when you want to travel into the city, a 12-mile car ride affords residents the opportunities to visit museums, concert halls, and sporting events.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	17,469	161,271	320,467
Current Year Estimate	17,843	163,296	322,931
2020 Census	18,012	164,390	324,249
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	7,062	63,965	126,942
Current Year Estimate	7,196	64,575	127,539
2020 Census	7,183	64,313	126,682
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$72,476	\$85,728	\$89,807

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 **19233 Vernier Rd, Harper Woods, MI, 48225** ("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.

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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.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

REPRESENTATIVE PHOTO

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OFFERING MEMORANDUM



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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

APOLLO OM TEMPLATE SECTION

DO NOT DELETE THESE PAGES!!

Use the export to PDF feature and make sure that you've created a Box folder for that proposal in Atlas

[DG Josh Template](#)

FINANCIAL OVERVIEW



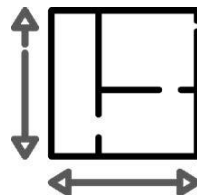
\$1,829,396

PRICE



0.00%

CAP RATE



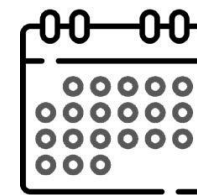
±0 SF

GLA



±33,977.00 AC

LOT SIZE



2003

YEAR BUILT

TENANT SUMMARY

Store #	23287
Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Roof and Structure	Landlord Responsible
Original Lease Term	10 Years
Rent Commencement Date	5/10/2021
Lease Expiration Date	5/31/2031
Term Remaining on Lease	7.66
Increase	10% Every 5 Years In Options
Options	Three, 5-Year Options

ANNUALIZED OPERATING DATA

Lease Year	Monthly Rent	Annual Rent	Increases	Cap Rate
Current - 5/31/2031	\$9,622.18	\$103,700.04	10.00%	7.00%
Option 1	\$9,505.83	\$114,069.96	10.00%	7.70%
Option 2	\$10,456.42	\$125,477.04	10.00%	8.47%
Option 3	\$11,502.06	\$138,024.72	10.00%	9.32%