



OFFERING MEMORANDUM

**DOLLAR TREE**

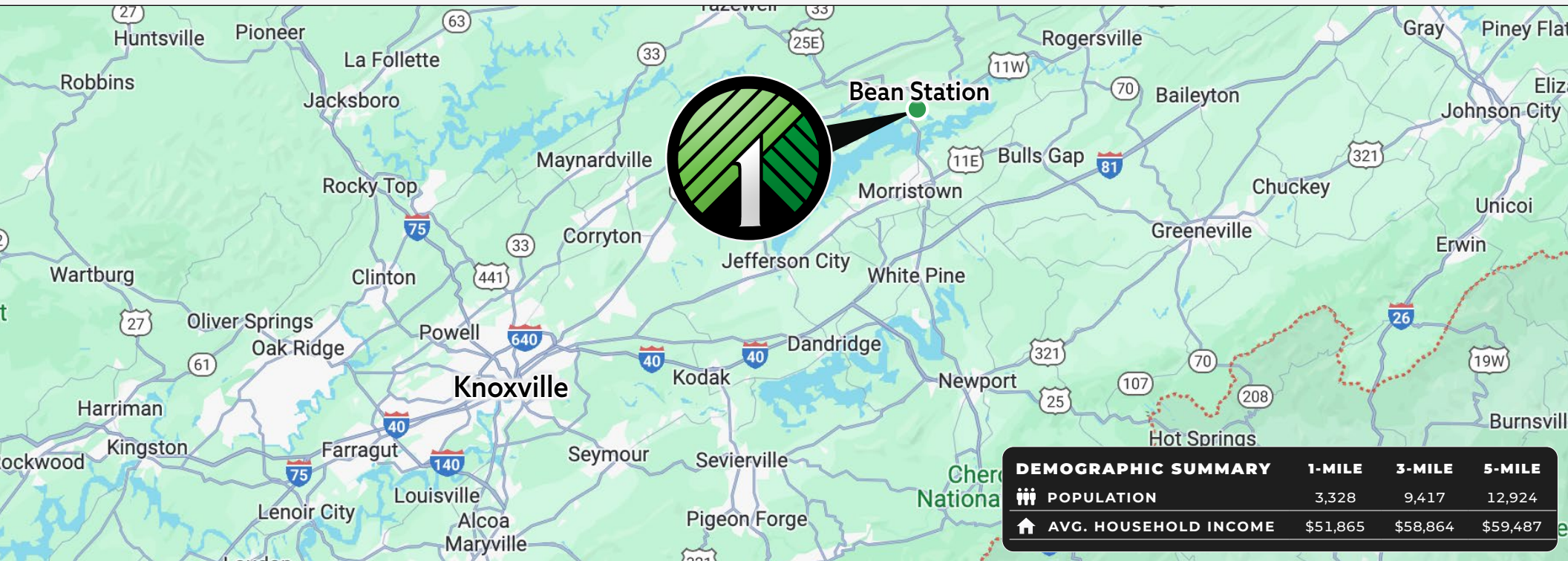
**BEAN STATION, TN (KNOXVILLE MSA)**

**Marcus & Millichap**  
TAYLOR MCMINN  
RETAIL GROUP



**1255 US-11W BEAN STATION, TN 37708**

<b>LEASE TERM</b>	10 Years		
<b>RENT COMMENCEMENT DATE</b>	May 2024		
<b>LEASE EXPIRATION DATE</b>	May 2034		
<b>TERM REMAINING ON LEASE</b>	10 Years		
<b>INCREASES</b>	\$.50/SF Increases in the Options		
<b>OPTIONS</b>	Five, 5-Year Options		
<b>BASE RENT</b>	Years 1-10		\$ 98,770
<b>OPTION RENT</b>	Years 11-15	(Option 1)	\$102,920
	Years 16-20	(Option 2)	\$107,070
	Years 21-25	(Option 3)	\$111,220
	Years 26-30	(Option 4)	\$115,370
	Years 31-35	(Option 5)	\$119,520
<b>TENANT RESPONSIBILITIES</b>	Parking Lot Maintenance, Taxes, Insurance, HVAC, Utilities		
<b>LANDLORD RESPONSIBILITIES</b>	Roof & Structure and Parking Lot Replacement		





# INVESTMENT HIGHLIGHTS

## LOW RENT & PRICE POINT

- This Dollar Tree has a lower rent of \$98,770 which equates to a lower price point compared to the majority of new Dollar Tree stores.

## KNOXVILLE MSA | 3RD LARGEST CITY IN TN

- Bean Station is located about 1 hour northeast of downtown Knoxville on Hwy 11 (10,699 VPD) and a part of the Knoxville MSA.
- Knoxville is the largest city in the East Tennessee Grand Division and the state's third largest city after Nashville and Memphis.
- Home to the University of Tennessee which has 36,304 students enrolled and nearly 10,000 staff members.
- The largest company based in Knoxville is the privately-held Pilot Flying J, the nation's largest truck stop chain and sixth largest private company.
- Over 700 manufacturing establishments are scattered throughout the Knoxville area. Sea Ray Boats is the city's largest manufacturer, employing 760 residents.
- The Knoxville area is home to 182 shopping centers and factory outlets, and over 2,400 retail establishments.

## ACROSS FROM MANUFACTURING FACILITY WITH 350 EMPLOYEES

- This Dollar Tree is directly across the street from a Clayton Homes Manufacturing Facility. Clayton Homes is the largest builder of manufactured housing and modular homes in the US.
- This location supports approximately 350 employees.

## NEWLY RENOVATED DOLLAR TREE | 10-YEAR CORPORATE NN LEASE

- The subject property is a newly renovated 8,300 SF Dollar Tree. The scheduled rent commencement date is May 2024.
- Dollar Tree made a significant investment retrofitting this store demonstrating their confidence and dedication to this market.
- Dollar Tree backfilled a former Walgreens that relocated down the street.
- Dollar Tree signed a new 10-year corporate guaranteed NN Lease.
- The roof was replaced in 2019 and has 16 years remaining on the roof warranty.
- Tenant is responsible for Parking lot Maintenance (repair, striping, sealing, etc), taxes, Insurance, HVAC, and Utilities.
- There are limited Landlord responsibilities which include Roof, Structure and Parking Lot replacement
- The rent increases by \$.50/SF every 5 years in each of the five, 5-year option periods.

## INVESTMENT GRADE TENANT

- Dollar Tree is a publicly traded (NYSE: DLTR) Fortune 500 company with an S&P investment grade credit rating of BBB-.
- Dollar Tree/Family Dollar operate 23,000+ stores across 48 states and five Canadian provinces and are expanding by 600 stores each year.
- Dollar Tree has been in business for 70 years and has a current net worth of over \$33 billion.







**DOLLAR TREE®**

**BBB-**  
CREDIT  
RATING

**1953**  
YEAR  
FOUNDED

**\$33 B**  
NET  
WORTH

**16,340+**  
STORE  
COUNT

**PUBLIC**  
NASDAQ: DLTR  
TRADED

**CHESAPEAKE, VA**  
HEADQUARTERS  
LOCATION

**Dollar Tree, Inc.** is a leading operator of discount variety stores that has served North America for more than thirty years. The company, which includes Family Dollar operates 16,340+ stores across the 48 contiguous states and five Canadian provinces, supported by a coast-to-coast logistics network and more than 193,000 associates. Headquartered in Chesapeake, VA, Dollar Tree operates thousands of stores in North America across 48 contiguous states and five Canadian provinces, supported by a solid and scalable logistics network. The company roots go back more than 60 years. Over half a century ago, K.R. Perry and a Ben Franklin opened a variety store in Wands Corner, Norfolk, Virginia, and Macon Brock's, Doug Perry's (son of K.R. Perry), and Ray Compton began experimenting with \$1.00 retailing. A highly successful concept was created using this single price point to build a national chain of stores.



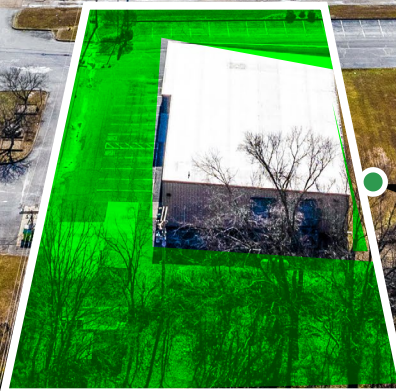


**SEXTON**  
FURNITURE MANUFACTURING  
200 EMPLOYEES

**Clayton**  
homes  
350 EMPLOYEES  
160,000 SF FACILITY

**11W**  
US-11W  
10,699 VPD

**Cherokee**  
HEALTH SYSTEMS



**Steph & Andy's**  
**PIZZA**  
**PLUS**





**SEXTON**  
FURNITURE MANUFACTURING  
200 EMPLOYEES

**Clayton**  
homes  
350 EMPLOYEES

**CLINCHVIEW GOLF CLUB**

**US-25E**  
17,873 VPD

**IGA**

**O'Reilly**

**Citizens Bank**

**Walgreens**

**SUBWAY**

**Pizza Plus**



**Cherokee**  
HEALTH SYSTEMS

**LAKEWAY**  
COSMETIC & FAMILY DENTISTRY

**Dual-Tech**  
PROGRESSIVE SOLUTIONS  
FILM tech

**UNITED STATES POSTAL SERVICE**  
**MARATHON**





SUMMERS  
TAYLOR

BEAN STATION  
FARMERS' MARKET

RICHARD'S REPAIR

Clayton  
homes

350 EMPLOYEES



LAKEWAY  
COSMETIC & FAMILY DENTISTRY

Cherokee  
HEALTH SYSTEM

FAMILY DOLLAR

US-11W  
10,699 VPD

Sparks & Andy's  
PIZZA PLUS

SUBWAY

Walgreens

CLINCHVIEW  
GOLF CLUB





**Great Smoky Mountains National Park**  
14 MILLION Visitors/Year

MORRISTOWN AREA IS HOME TO 109  
MANUFACTURING & DISTRIBUTION FACILITIES



**THE UNIVERSITY OF TENNESSEE**  
KNOXVILLE  
27,039 STUDENTS



**The Country Club**  
**Morristown-Hamblen Healthcare System**

**WALTERS STATE COMMUNITY COLLEGE**  
5,379 STUDENTS

**Cherokee Lake**  
2.5 M Visitors/Year



**Clayton**  
CLAYTON HOMES MANUFACTURING FACILITY  
350 EMPLOYEES



**Underwood Golf Complex**



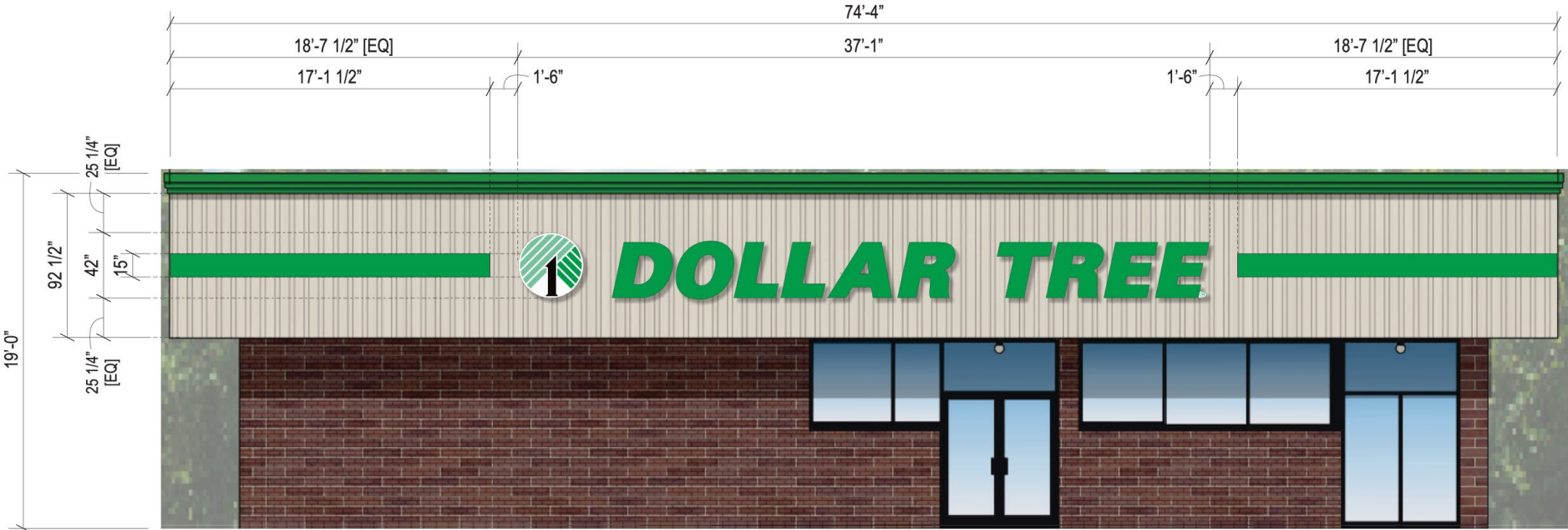
DEMOGRAPHIC SUMMARY	1-MILE	3-MILE	5-MILE
POPULATION	1,445	5,798	9,589
AVG. HOUSEHOLD INCOME	\$56,538	\$52,196	\$54,680
POPULATION GROWTH	3.43%	4.07%	3.96%

**US-25E**  
17,873 VPD

**US-11W**  
10,699 VPD



# ELEVATION

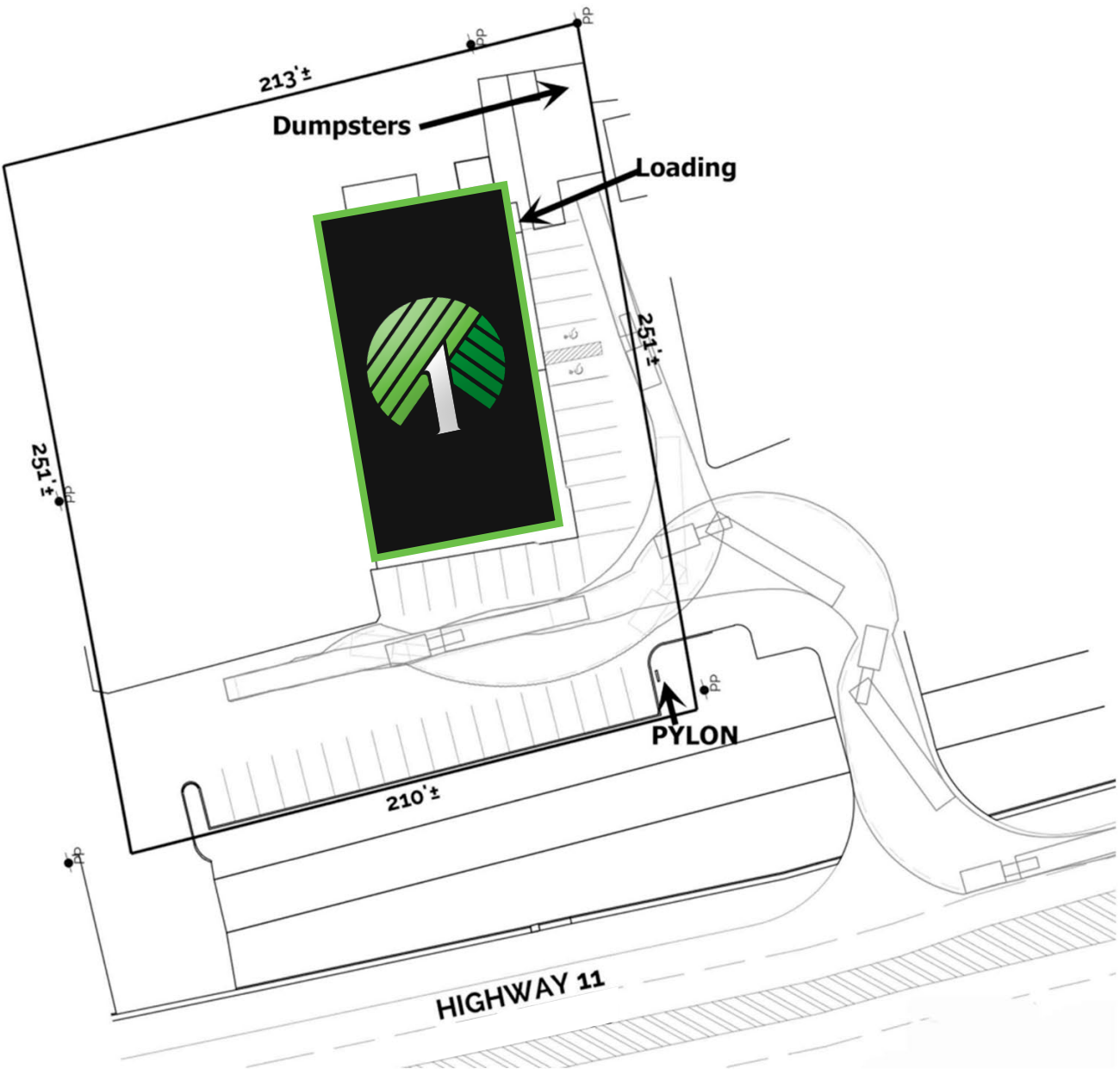


**Front Elevation (South)**

Scale: 1/8" = 1'-0"



# SITE PLAN





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**Marcus & Millichap**  
**TAYLOR MCMINN**  
**RETAIL GROUP**

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**Marcus & Millichap**  
**TAYLOR MCMINN**  
**RETAIL GROUP**

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don.mcminn@marcusmillichap.com

**Re: 1255 Hwy 11 W – Bean Station, TN 37708 (Dollar Tree)**

Dear:

Please accept this offer to purchase the above referenced Property. This letter expresses Purchaser's interest in purchasing the Property under the following terms and conditions:

**Purchaser** \_\_\_\_\_

**Purchaser's  
Address** \_\_\_\_\_

**Purchaser's  
Phone/Fax** \_\_\_\_\_

**Purchaser's  
Email Address** \_\_\_\_\_

**Offer Price** \_\_\_\_\_

**Earnest Money** \$50,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract with an additional \$50,000 deposited at the expiration of the Inspection Period (\$100,000 Total). The Earnest Money shall become non-refundable barring any other listed contingencies at the expiration of the Inspection Period.

**Inspection Period** 21 Calendar Days from the Effective Date, which shall mean the date on which the latter of the parties executes a Contract. All available Due Diligence Documents ("Documents") will be forwarded immediately upon the Effective Date of the Contract.

Purchaser's Initials \_\_\_\_\_ Seller's Initials \_\_\_\_\_



**Financing Period**  
(Please Check One)

☐ **All Cash** (No Financing Period)

☐ **Financing:** Purchaser shall have ten (10) days from the Effective Date of the Contract to apply for and obtain a financing commitment. In addition, Purchaser shall have 30 days from the effective date of the contract to complete loan processing. Purchaser shall use its best efforts to secure and obtain a new first mortgage loan in the amount of \$\_\_\_\_\_ on terms which are acceptable to Purchaser.

**Closing Date**

Within 10 Calendar Days after rent commencement and receipt of tenant estoppel.

**Closing Costs**

Seller shall pay for the transfer tax. Buyer shall pay for Title. Purchaser and Seller shall each bear its own attorneys expenses. All other Closing Costs shall be split 50-50 between Buyer and Seller.

**Property Condition**

Property is being sold "AS IS" with Seller making representations or warranties concerning the property.

**Contract within  
10 days:**

Within Ten (10) Calendar Days of the Effective Date of this Letter of Intent, Purchaser and Seller shall enter into a binding Contract (the "Contract"). Seller will Draft the Contract and Failure to reach an agreement will allow the Seller to consider this agreement void and accept offers from other parties.

**Broker Commission**

Purchaser acknowledges that Purchaser has employed \_\_\_\_\_, ("Purchaser's Brokers") to represent them in this transaction. Any commissions due the Purchaser's broker (if applicable) shall be paid by the Seller directly.

**1031 Exchange**

Purchaser ☐ is / ☐ is not (check one) completing an IRS 1031 Tax Deferred Exchange, to which the Seller agrees to cooperate providing there is no cost or expense to Seller. Purchaser has \$\_\_\_\_\_ in an exchange account from a transaction which closed escrow on \_\_\_\_\_. Purchaser will provide Seller, upon request, proof of such funds.

**Confidentiality**

Purchaser and Purchaser's agents and representatives hereby covenant with Seller that Purchaser and Purchaser's agents and representatives shall not, without the prior written consent of Seller (which consent may be withheld in Seller's sole and absolute discretion), disclose to any other person (other than Purchaser's accountants and attorneys) or entity by any means whatsoever: (i) any information pertaining to the Documents; (ii) any information

Purchaser's Initials \_\_\_\_\_ Seller's Initials \_\_\_\_\_



pertaining to the Contract; or (iii) any information or documentation (written or oral) provided by Seller or Seller's agents and representatives concerning Seller, Seller's business, Tenant, Tenant's business or the Property.

This Letter of Intent is contingent upon the prospective Purchaser's willingness to execute Seller's standard Purchase Agreement as well as review and approval of the details of the transaction proposed above by the appropriate principal parties of the Seller.

It is understood and agreed that the foregoing constitutes a *Letter of Intent* setting forth the major business points from our discussions. It is further understood that neither party intends to create any contractual rights or obligations as a result of entering into this *Letter of Intent*. No binding agreement or rights or obligations shall arise as the result of executing this letter or with respect to the proposed transactions, unless and until we execute definitive documentation incorporating the above provisions and other appropriate terms.

If the foregoing accurately reflects our discussions, please acknowledge same by returning a signed copy of this letter. Execution of this Letter of Intent by the undersigned agent in no way binds or obligates the Seller or any of its principals.

**Agreed and Accepted | Purchaser**

By: \_\_\_\_\_

Printed: \_\_\_\_\_

Dated: \_\_\_\_\_

**Agreed and Accepted | Seller**

By: \_\_\_\_\_

Printed: \_\_\_\_\_

Dated: \_\_\_\_\_