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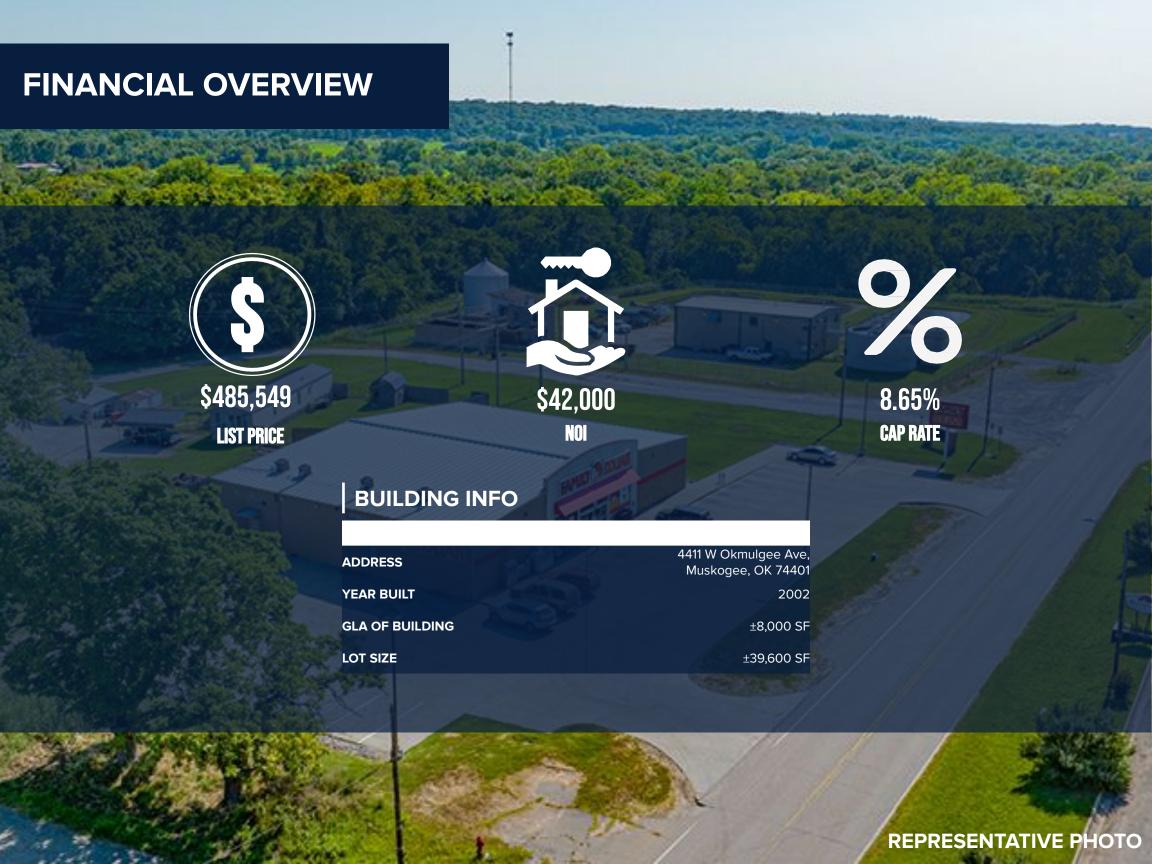
INVESTMENT HIGHLIGHTS

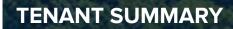
LEASE AND LOCATION

- 2002 Built-to-Suit for Family Dollar.
- 20+ years of operating history.
- Traffic Counts exceed 13,000 vehicles daily.
- Strong corporate guaranteed lease.
- Family Dollar is currently paying 40% below market rent.

TENANT:

- Investment Grade Credit Tenant S&P Rated BBB with a market cap of ± \$28B.
- Family Dollar is one of the few retailers that thrived through the COVID pandemic and witnessed a sharp increase in same-store sales/profitability.
- Dollar Tree acquired 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.





TENANT NAME

TYPE OF OWNERSHIP Fee Simple

LEASE GUARANTOR

LEASE TYPE

ROOF/STRUCTURE, PARKING LOT

TERM REMAINING

ORIGINAL LEASE TERM

LEASE COMMENCEMENT

LEASE EXPIRATION DATE

INCREASES

OPTIONS

Family Dollar

Corporate

NN

Landlord Responsible

±4 Years

10 Years

3/18/2002

12/31/2027

50% In Option 1 5% In Option 2

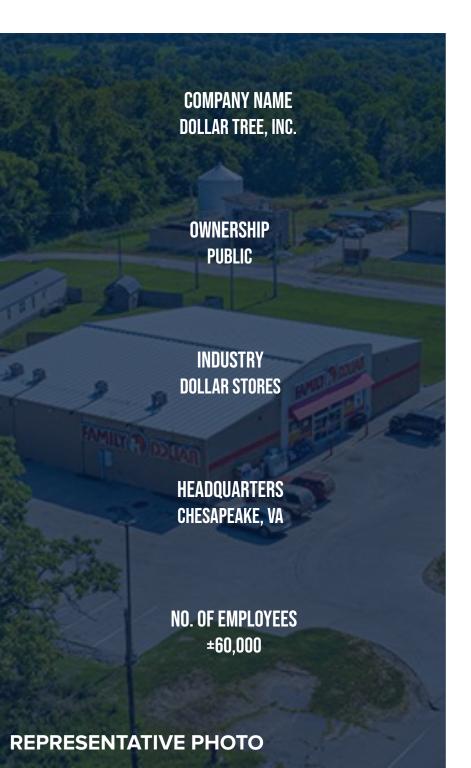
2, 5-Year Options

ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP
CURRENT - 12/31/2027	\$3,500.00	\$42,000.00	\$5.25	8.65%
OPTION 1	\$5,305.67	\$63,668.04	\$7.84	13.11%
OPTION 2`	\$5,570.92	\$66,851.00	\$8.35	14.18%



TENANT OVERVIEW





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.









1959

FOUNDED

TENANT OVERVIEW

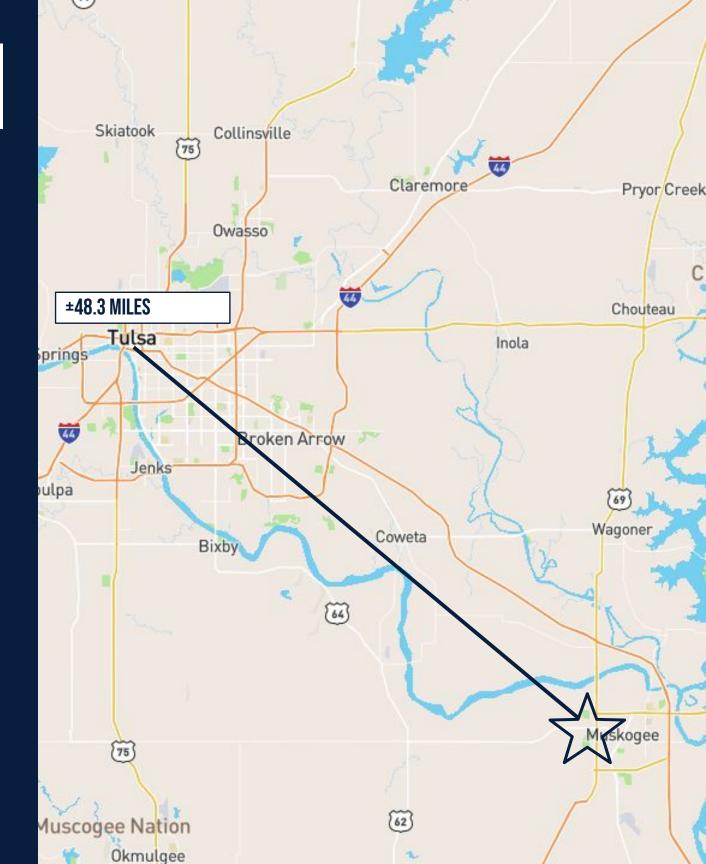
MUSKOGEE, OK

Muskogee, Oklahoma, is a historic city situated in the northeastern part of the state. Known for its rich cultural heritage and vibrant community, Muskogee has played a significant role in the development of Oklahoma. The city is home to the Five Civilized Tribes Museum, which showcases the history and contributions of the Cherokee, Chickasaw, Choctaw, Creek, and Seminole Nations. Muskogee is also famous for hosting the annual Azalea Festival, a celebration of spring that attracts visitors from across the region. The city boasts a blend of modern amenities and preserved landmarks, such as Honor Heights Park with its stunning gardens and the USS Batfish, a World War II submarine on display. Muskogee's diverse economy includes manufacturing, healthcare, and education, contributing to its overall appeal as a dynamic and culturally significant community.

DEMOGRAPHICS

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	2,787	13,685	32,349
Current Year Estimate	3,046	14,061	33,159
2020 Census	3,054	13,603	32,476
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	1,131	4,917	11,754
Current Year Estimate	1,269	5,158	12 207
	1,200	3,130	12,307
2020 Census	1,406	5,404	12,307





TULSA, OK

Tulsa, Oklahoma, stands as a dynamic city in the heart of the United States, renowned for its cultural diversity, thriving economy, and vibrant arts scene. Nestled along the scenic Arkansas River, Tulsa is often referred to as the "Oil Capital of the World" due to its historical significance in the petroleum industry. The city's skyline is punctuated by the striking BOK Tower, an iconic skyscraper that reflects Tulsa's economic prosperity. Beyond its industrial roots, Tulsa boasts a flourishing arts and music community, highlighted by the world-class Philbrook Museum of Art and the Cain's Ballroom, a historic venue that has hosted legendary musicians over the decades.

Tulsa's commitment to green spaces and outdoor recreation is evident in its numerous parks and trails. The Gathering Place, a sprawling riverfront park, offers a haven for residents and visitors alike, featuring playgrounds, gardens, and recreational areas. The city also embraces its Native American heritage, with the Gilcrease Museum showcasing an extensive collection of Western and Native American art. The annual Tulsa International Mayfest and the Blue Dome Arts Festival further contribute to the city's lively cultural calendar, drawing people from across the region to celebrate the arts.

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 **4411 W**Okmulgee Ave, Muskogee, OK, 74401 ("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 con

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- 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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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.

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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.

FAMILY & POLLAR®

4411 W OKMULGEE AVE | MUSKOGEE, OK

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