



 **DOLLAR TREE**

7116 Northwest Expy | Oklahoma City, OK 73132



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REPRESENTATIVE PHOTO



INVESTMENT HIGHLIGHTS

LEASE AND LOCATION

- 2001 Built-to-Suit for Dollar Tree
- Subject property is located in a dominant retail corridor
- Extremely desirable outparcel to Target
- Nearby national tenants include Walmart Supercenter, Office Depot, IHOP, Wendy's, Panda Express, Raising Cane's, KFC, Target, Starbucks, Chick-fil-A, and many more
- 5-Mile population of 181,576 residents
- Traffic counts in excess of 62,378 vehicles daily at the intersection of Northwest Expy & Rockwell Ave
- Average household income of \$95,366 annually

TENANT

- 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
- Family Dollar is one of the few retailers that thrived through the COVID pandemic and witnessed a sharp increase in same store sales/profitability
- Investment Grade Credit Tenant – S&P Rated BBB



REPRESENTATIVE PHOTO

FINANCIAL OVERVIEW



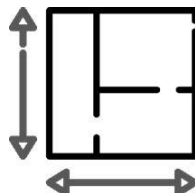
\$1,752,686

PRICE



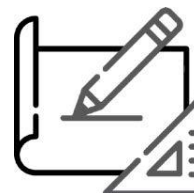
7.35%

CAP RATE



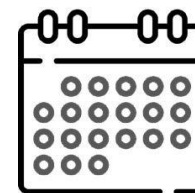
±10,000 SF

GLA



±2.21 AC

LOT SIZE



2001

YEAR BUILT

TENANT SUMMARY

Store #	1889
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	4/7/2001
Lease Expiration Date	4/30/2029
Term Remaining on Lease	±5 Years
Increase	(\$0.50 Per/sq) every 5 years
Options	Three, 5-Year Options

ANNUALIZED OPERATING DATA

Lease Year	Monthly Rent	Annual Rent	Cap Rate
Current - 04/30/2029	\$10,735.17	\$128,822.40	7.35%
Option 1	\$11,155.20	\$133,862.40	7.63%
Option 2	\$11,575.20	\$138,902.40	7.93%
Option 3	\$11,995.17	\$143,942.40	8.21%



Edward Jones
MAKING SENSE OF INVESTING



Walmart
Supercenter

Office DEPOT

KOHL'S

sam's club



BOB MOORE

Reynolds
AUTO GROUP

Marathon Oil
Corporation.

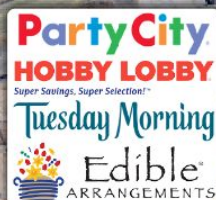
NORTHWEST EXPWY
± 50,000 VPD



SUBJECT PROPERTY



N. ROCKWALL AVE
± 22,000 VPD



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

Oklahoma City, OK

Oklahoma City is the capital of the U.S. state of Oklahoma. Home to more than 600,000 people, it is the largest city in the state. It is known for its cowboy culture and capitol complex, surrounded by working oil wells. Public and private partnerships over the last two decades have dramatically transformed the face of the city, making it easier than ever to brag on OKC.

Since 1993, Oklahoma City has seen more than \$5 billion of public and private investment in quality-of-life projects and improvements throughout the city. Every destination has a story, and Oklahoma City’s story began with several tribal nations who have always inhabited this special place, long before it was “officially” a city.

Residents honor that heritage, and its resiliency lives on in the Oklahoma City of today. Oklahoma City embodies the Modern Frontier and defines its future. A young city steeped in Native American and Western culture, openness, and an enterprising nature, OKC embraces its roots and continues to pave the way as a center of innovation and entrepreneurship where anything is possible.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	11,044	83,769	190,254
Current Year Estimate	10,562	79,786	181,576
2020 Census	10,523	78,230	178,057
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	4,529	34,113	80,420
Current Year Estimate	4,431	33,029	78,065
2020 Census	4,359	31,977	75,690
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$62,336	\$89,186	\$95,366

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **7116 Northwest Expy, Oklahoma City, OK, 73132** ("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:

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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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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.

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REPRESENTATIVE PHOTO

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