



FAMILY DOLLAR **DOLLAR TREE**

320 W 200 N | MYTON, UT

EXCLUSIVELY LISTED BY

SCOTTY LATIMER ASSOCIATE

DIR +1 (214) 692-2927

MOB +1 (858) 866-6166

scotty.latimer@matthews.com

LIC #790608 (TX)

JOSH BISHOP SVP & SENIOR DIRECTOR

DIR +1 (214) 692-2289

MOB +1 (315) 730-6228

josh.bishop@matthews.com

LIC #688810 (TX)

BROKER OF RECORD KYLE MATTHEWS

LIC # 10074529-CN00 (UT)

TABLE OF CONTENTS

03 INVESTMENT HIGHLIGHTS

05 FINANCIAL OVERVIEW

07 TENANT OVERVIEW

08 AREA OVERVIEW



INVESTMENT HIGHLIGHTS

LEASE & LOCATION

- 2024 Built-to-suit construction for Family Dollar Tree
- 10-Year NN+ lease w/ limited landlord responsibilities
- Subject property is 120 miles east of Salt Lake City
- RARE Utah STNL opportunity
- The subject property comes with a 20-year transferable roof warranty.
- Five, 5-Year Options with rent increases of \$5,250 (\$.50 PSF)
- Extremely strong corporately guaranteed lease

TENANT

- Family Dollar Tree Combo stores have proven 20% higher sales volume than non co- branded stores
- Dollar Tree acquired Family Dollar in 2015 and is now considered to be the second- largest discount retailer in the United States with more than ±16,000 locations
- Dollar Tree boasts an investment-grade credit rating of BBB-
- Dollar Tree has thrived through the COVID pandemic and witnessed a sharp increase in same-store sales and profitability





191

UINTAH BASIN RV

GREYHOUND: BUS STOP



EXTENDED STAY COTTAGES

POODLE PALACE

RIVER VIEW RV PARK

MYTON FIRE DEPT.



191

CB&M MYTON RV PARK



CON AMORE SCHOOL
96 STUDENTS



MYTON ELEMENTARY
107 STUDENTS

FINANCIAL OVERVIEW



\$1,929,000
LIST PRICE



\$135,030
NOI



7.00%
CAP RATE

BUILDING INFO

ADDRESS	320 W 200 N, Myton, UT 84052
YEAR BUILT	2024
GLA OF BUILDING	±10,500 SF
LOT SIZE	± 1.48 AC

TENANT SUMMARY

TENANT NAME	Family Dollar Tree
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
LEASE TYPE	NN+
ROOF AND STRUCTURE	Landlord Responsibility
TERM REMAINING	10 Years
ORIGINAL LEASE TERM	5/30/2024
RENT COMMENCEMENT	5/31/2034
LEASE EXPIRATION DATE	±10 Years
INCREASES	\$5,250 (\$50 PSF) in Options
OPTIONS	Five, 5-Year

ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Current - 6/30/2024	\$11,252.50	\$135,030	-	7.00%
Option 1	\$11,690.00	\$140,280	\$5,250	7.27%
Option 2	\$12,127.50	\$145,530	\$5,250	7.54%
Option 3	\$12,565.00	\$150,780	\$5,250	7.82%
Option 4	\$13,002.50	\$156,030	\$5,250	8.09%
Option 5	\$13,440.00	\$161,280	\$5,250	8.36%

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.



16,000+

LOCATIONS



\$30.6B

2023 REVENUE



1959

FOUNDED

AREA OVERVIEW

MYTON, UT

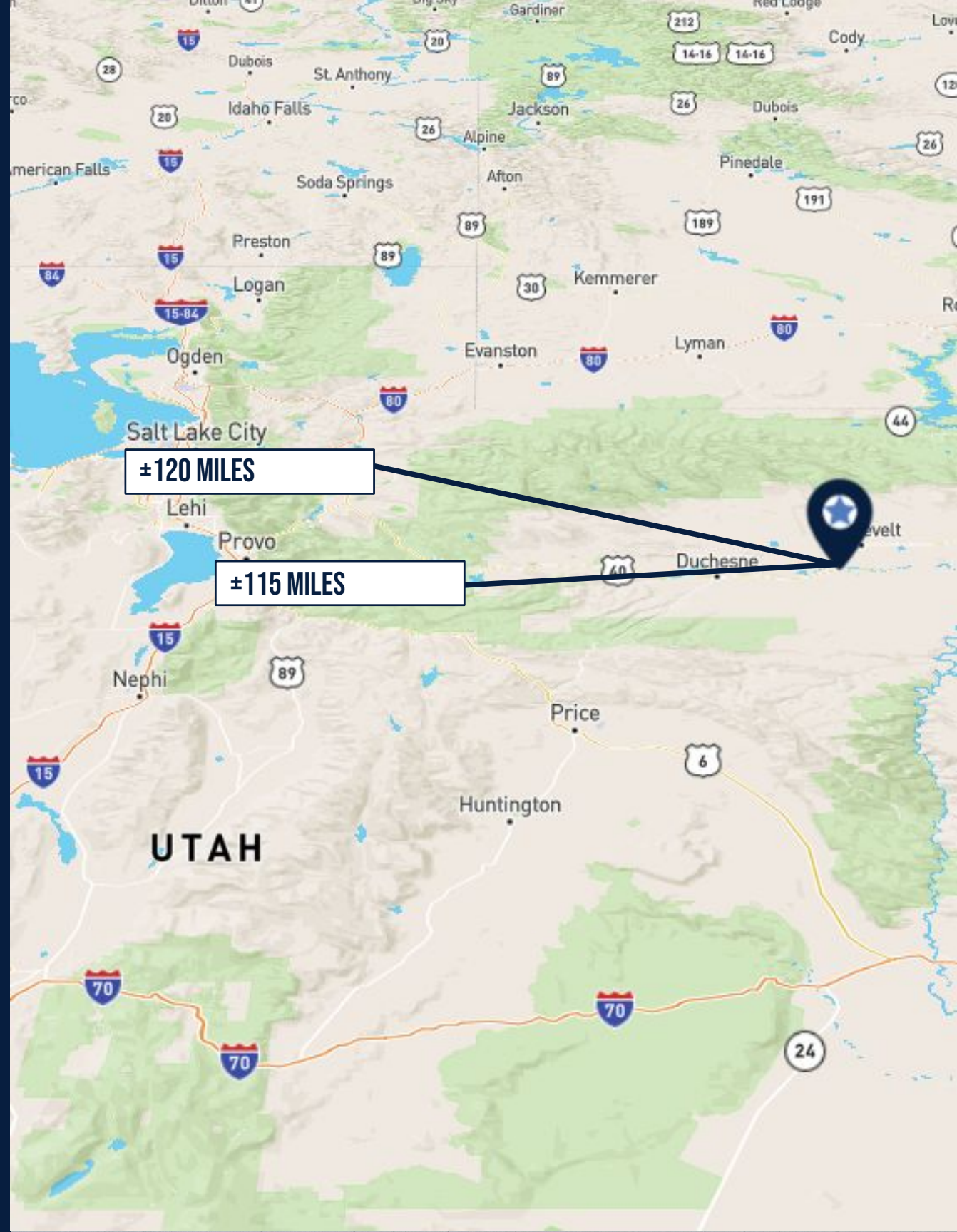
In the heart of Utah, Myton offers a charming blend of history, natural beauty, and community spirit. The town's rich historical tapestry is evident through its well-preserved heritage, from the ancient petroglyphs in nearby Nine Mile Canyon to fascinating paleontological finds in the Uintah Basin. Myton celebrates its vibrant culture through annual events like Myton Daze, which features a delightful array of activities, including a car show, fun runs, and entertainment that brings together residents and visitors alike for a weekend of festivities.

Myton's community-focused lifestyle is further enhanced by its dedicated volunteer fire department and active city council, which work tirelessly to maintain the town's welcoming atmosphere and safety. The picturesque surroundings and the town's commitment to preserving its natural and historical treasures make it an appealing destination for those seeking a peaceful yet engaging place to live or visit.

DEMOGRAPHICS

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Five-Year Projection	1,035	1,906	13,046
Current Year Estimate	905	1,698	12,063
Growth Current Year-Five-Year	14.35%	12.23%	8.15%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five-Year Projection	321	601	4,113
Current Year Estimate	295	553	3,802
Growth Current Year-Five-Year	8.93%	8.60%	8.18%
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$93,481	\$90,248	\$99,658



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 **320 W 200 N, Myton, UT, 84052** ("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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

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.



320 W 200 N | MYTON, UT

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY

SCOTTY LATIMER
ASSOCIATE

DIR +1 (214) 692-2927

MOB +1 (858) 866-6166

scotty.latimer@matthews.com

LIC #790608 (TX)

JOSH BISHOP
SVP & SENIOR DIRECTOR

DIR +1 (214) 692-2289

MOB +1 (315) 730-6228

josh.bishop@matthews.com

LIC #688810 (TX)

BROKER OF RECORD

KYLE MATTHEWS

LIC # 10074529-CN00 (UT)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES