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National Net Lease | Sale Leaseback Group

*Representative Photo

OFFERING MEMORANDUM

FAMILY DOLLAR TREE- *COMBINATION STORE - NEWLY EXPANDED*
29 OLIVE STREET
LA CENTER, KY 42056

An Exclusive Investment Offering /// Transwestern National Net Lease | Sale Leaseback Group

PRESENTED BY:
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Transwestern Commercial Services Georgia, LLC

Business KY RE License #: 236901

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TRANSWESTERN®

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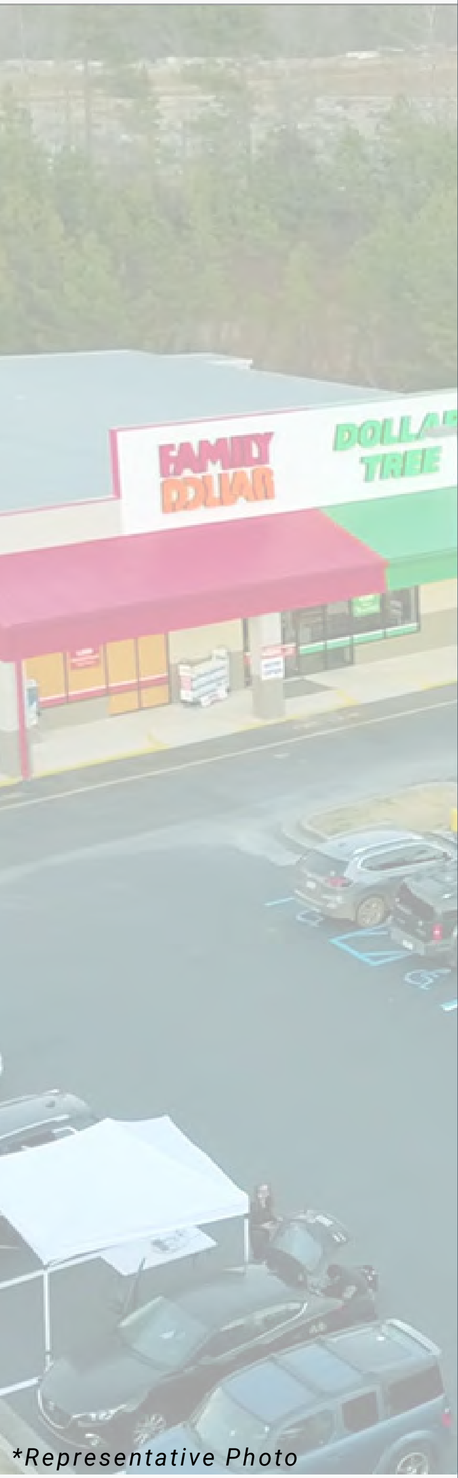


*Representative Photo

INVESTMENT OVERVIEW

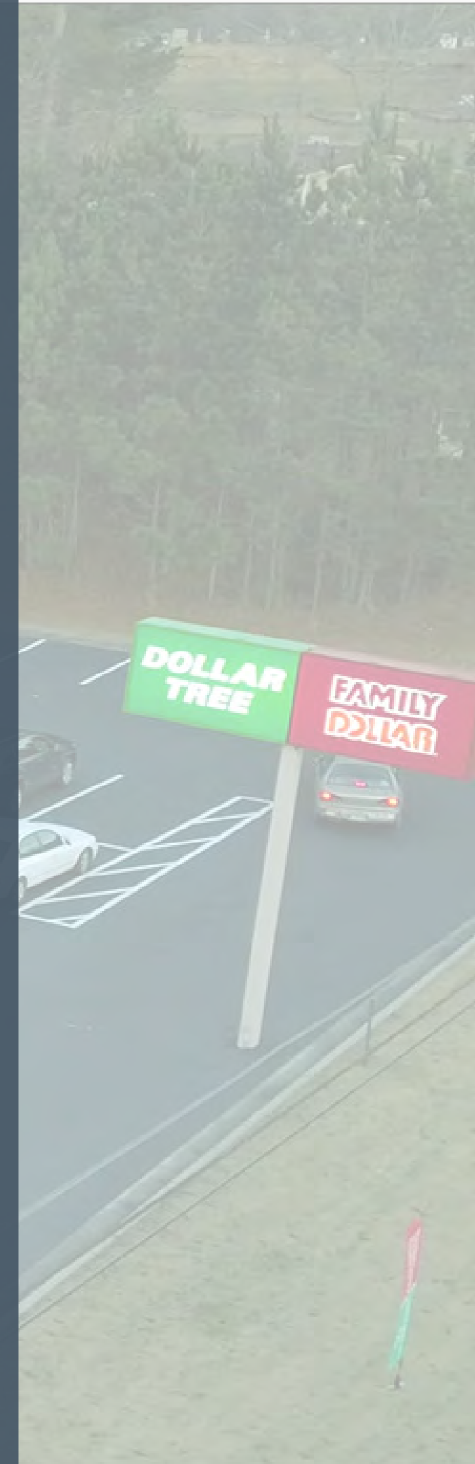
Transwestern National Net Lease | Sale Leaseback Group is pleased to present a double net leased newly expanded Family Dollar/Dollar Tree combination store in La Center, Kentucky. The original building was constructed as a build-to-suit for Family Dollar in 2012 and consisted of 8,000 square feet. Indicating a strong commitment to the site, Family Dollar has just executed a new, five (5) year lease extension and a 2,500 square foot building expansion converting the store to a combination Family Dollar / Dollar Tree store with a total building area of 10,500 square feet. With the recent roll-out of 400+ new combination stores, informally known as Family Dollar Tree, the new stores boast a 20% increase in store sales compared to non-combination stores.

The Seller is completing the building expansion and the Property will be sold with the new five (5) year lease in place. Should buyer close on the Property prior to the building expansion being completed, Seller shall complete the construction post-closing with the buyer collecting all rent commencing as of the closing date.

Based on the estimated delivery date of the expansion area, the projected new lease expiration date will be July 31, 2028, providing nearly six (6) years of total remaining lease term. The new net operating income is $79,485. At $7.57 per square foot, the Property offers a low annual rental rate providing long-term affordable and sustainable rent for the Tenant.

Located in far west Kentucky near the Illinois and Missouri borders, La Center, Kentucky is the city with the largest population in Ballard County and boasts a diverse exchange of ideas and people. La Center is 22 miles west of, and a part of the Paducah, Kentucky Micropolitan Area. La Center is also approximately 150 miles northwest of Nashville, Tennessee and 168 miles southeast of St. Louis, Missouri. The population of La Center is approximately 1,000 residents with a five (5) mile population of 3,688 and 11,415 within a ten (10) mile radius. The median household income within a five (5) mile radius is $44,555 and average household income of $66,109. The ten (10) mile median household income is $50,672 and the average household income is $67,968.

Family Dollar is wholly owned subsidiary of Dollar Tree, Inc. (NASDAQ: DLTR) having been acquired by Dollar Tree in July 2015. Dollar Tree and is investment grade (S&P: BBB) with 2021 fiscal year sales of $26.31 billion. Dollar Tree's gross profit was $7.73 billion with a gross margin of 29.4%. Net income for 2021 was $1.33 billion and earnings per share of $5.80. Dollar Tree operates 16,077 stores across 48 states and five Canadian provinces as of January 29, 2022. Family Dollar is headquartered in Matthews, North Carolina and Dollar Tree in Chesapeake, Virginia.



Actual Location

OFFERING SNAPSHOT

Property	**29 Olive Street, La Center, KY**
Tenant	Family Dollar Stores of Kentucky, LP
Guarantor	Corporate
Pricing / Cap Rate	$1,177,555.56 / 6.75% cap
NOI – Current	$79,485 / $7.57 PSR
Lease Expiration	7/31/2028
Lease Structure	Double Net
Landlord Responsibilities*	Foundation, roof, slab, structure, exterior walls, fire protection equipment, and replacement of HVAC system for expansion area only.*
Tenant Responibilities*	Keep the Building and any fixtures, facilities and equipment contained therein in good condition and repair including HVAC, interior non-structural portions of the Building, maintenance and repair of the parking lot and driveways.
***Refer to Lease for details**	

*Representative Photo

PROPERTY & INVESTMENT HIGHLIGHTS

29 OLIVE STREET, LA CENTER, KY

- Store being expanded and rebranded as a new, combination Family Dollar / Dollar Tree store.
- Family Dollar/Dollar Tree combination stores experience a 20% increase in store sales
- Constructed in 2012 and currently undergoing a 2,500 square foot expansion to provide a total of 10,500 square feet.
- Tenant has executed a new, five (5) year lease, commencing August, 2023, providing nearly six (6) years of guaranteed lease term.
- Standard Family Dollar double net lease structure with minimal landlord responsibilities (see lease for details).
- Annual NOI of $79,485 is a low annual rental rate of $7.57 per square foot, providing an affordable and sustainable rent.
- Five (5), 5-year renewal options with $0.50 per square feet scheduled rent increases.

*Representative Rendering

PROPERTY/LEASE SUMMARY

Property / Store Number	**29 Olive Street, La Center, Kentucky / #29131**
Tenant	Family Dollar Stores of Kentucky, LP
Guarantor	Corporate
Property Address	29 Olive Street, La Center, Kentucky / #29131
Projected Expansion Completion/Delivery Date	5/1/2023
Projected Commencement Date	8/1/2023
Projected Lease Expiration Date	7/31/2028
Ongoing Rent Payments	Tenant continues to pay rent during the construction period.
Total Building Area	10,500 square feet
Total Land Area	+ 1.07 acres
Net Operating Income – Current Term	$79,485.00 through 7/31/2028
Renewal Options (all five-year terms with 180 days' prior written notice)	First - $84,735.00 ($0.50 PSF) Second - $89,985.00 ($0.50 PSF) Third - $95,235.00 ($0.50 PSF) Fourth - $100,485.00 ($0.50 PSF) Fifth - $105,735.00 ($0.50 PSF)
Lease Structure*	Double Net*
Real Estate Taxes	Reimbursed by Tenant on a monthly basis
Property Insurance	Reimbursed by Tenant annually
Landlord Responsibilities	Foundation, roof, slab, structure, exterior walls, fire protection equipment, and replacement of HVAC system for expansion area only.*
Tenant Responsibilities	Keep the Building and any fixtures, facilities and equipment contained therein in good condition and repair including HVAC, interior non-structural portions of the Building, maintenance and repair of the parking lot and driveways.
Parent Company Ownership/Guarantor	Publicly traded, corporate guaranty
Headquarters	Family Dollar: Matthews, NC Dollar Tree: Chesapeake, VA
Year Founded	Family Dollar: 1959 Dollar Tree: 1986 Dollar Tree Acquisition of Family Dollar: 2015
Website	familydolllar.com/combostores familydollar.com dollartree.com

**See Lease for details*

TENANT OVERVIEW

About Family Dollar / Dollar Tree Combination Stores

Two great stores coming together – Family Dollar, ready to meet your family's needs, alongside Dollar Tree, with its thrilling offerings in seasonal, party and crafting – to help you celebrate life's occasions. The combination of these two trusted stores brings Family Dollar's widely recognized great value to customers while offering the "thrill of the hunt" and incredible finds from Dollar Tree. Two great stores...one big deal!

No matter what you are looking for, from summer barbecue essentials to fall décor, or school Crafts and holiday gifts, the Combo Store will be exciting to visit.

Family Dollar and Dollar Tree are writing a bold new chapter for their business – and for small towns across America. More than 400 stores are now open with many more coming soon in more than 3,000 markets identified.

Historically, small towns have had very limited retail operations. Shoppers often travel long distances to meet all their shopping needs. Building on success of both brands, they have createda new format for smaller populations, dual branded Family Dollar / Dollar Tree combination stores.

Compared to current small-market locations, the Combo Store is delivering comps sales that exceed 20%, which means higher gross profit margins and improved operating income.

*Representative Photo

FAMILY DOLLAR OVERVIEW

Leon Levine, the founder of Family Dollar, opened his first store in Charlotte, North Carolina in 1959 when he was 22-years old. His concept was simple: provide shoppers with a low-overhead, simple, straight-forward and consistently laid-out store that would provide customers a convenient “self-serve, cash-and-carry neighborhood discount store”. His simple retail formula worked as the store grew into a chain that now boasts more than 8,200 stores nationwide. In July 2015, Family Dollar Stores, Inc. was acquired by publicly traded Dollar Tree, Inc. resulting in a newly combined company with estimated fiscal 2021 sales exceeding $26.3 billion annually and more than 16,000 stores in 48 states and five Canadian provinces.

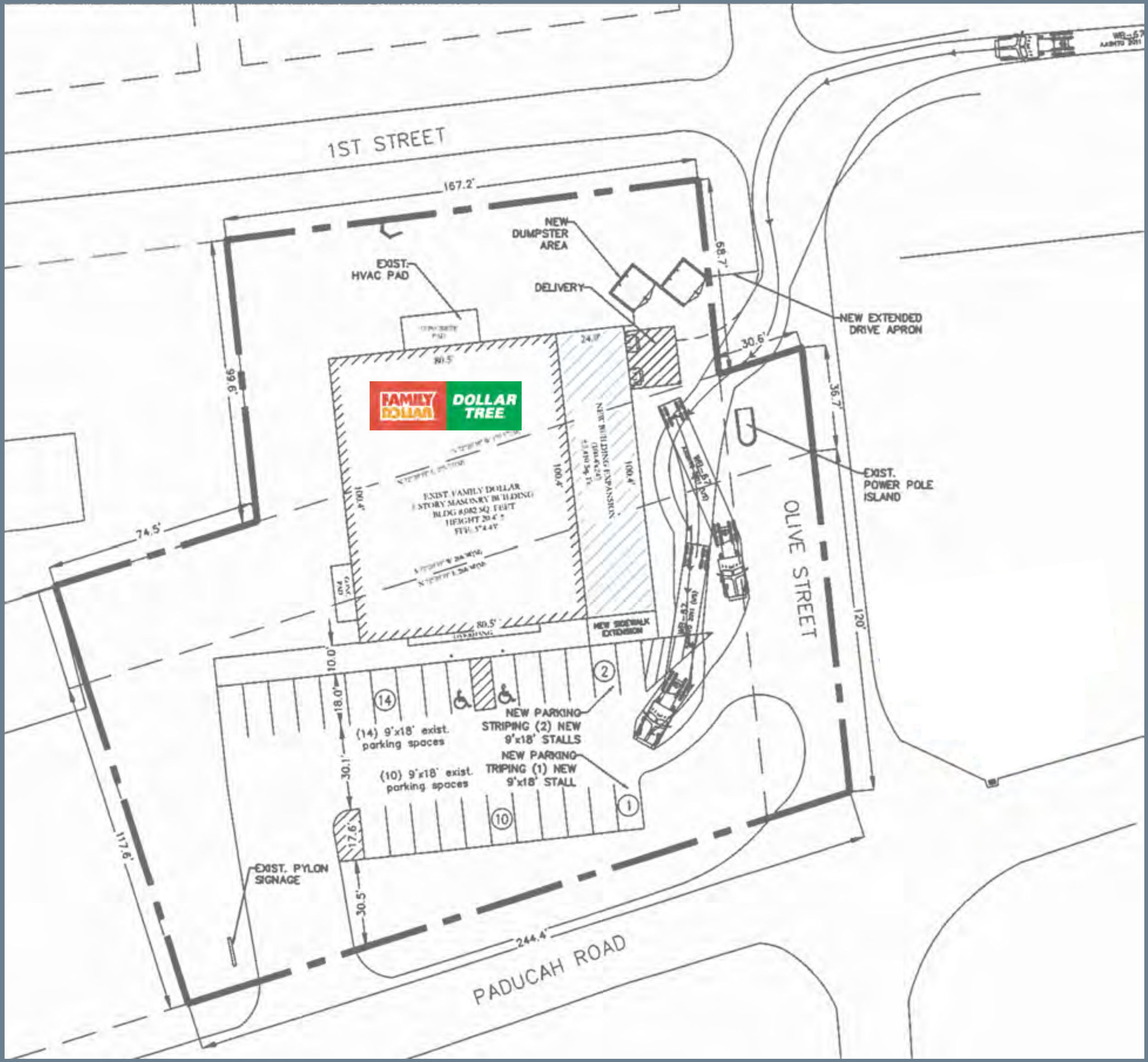
One of the nation’s fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers 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.

As shoppers enter their neighborhood Family Dollar, they’ll find great values on the name brands they trust in a clean, well-organized store staffed with friendly team members who are members of the local community. The average size of a Family Dollar store is approximately 7,000 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small town, as well as in large urban neighborhoods. Most stores are in single-tenant, freestanding buildings or located in shopping centers convenient to the Company’s customer base.

*Representative Photo

Number of Family Dollar & Dollar Tree Locations	16,000+
Number of Family Dollar/Dollar Tree Combination Stores	400+
Corporate Headquarters	Family Dollar: Matthews, NC Dollar Tree: Chesapeake, VA
Fiscal 2021 Sales	$26.3B
Ticker:	NASDAQ: “DTLR”
Credit Rating	S&P: BBB

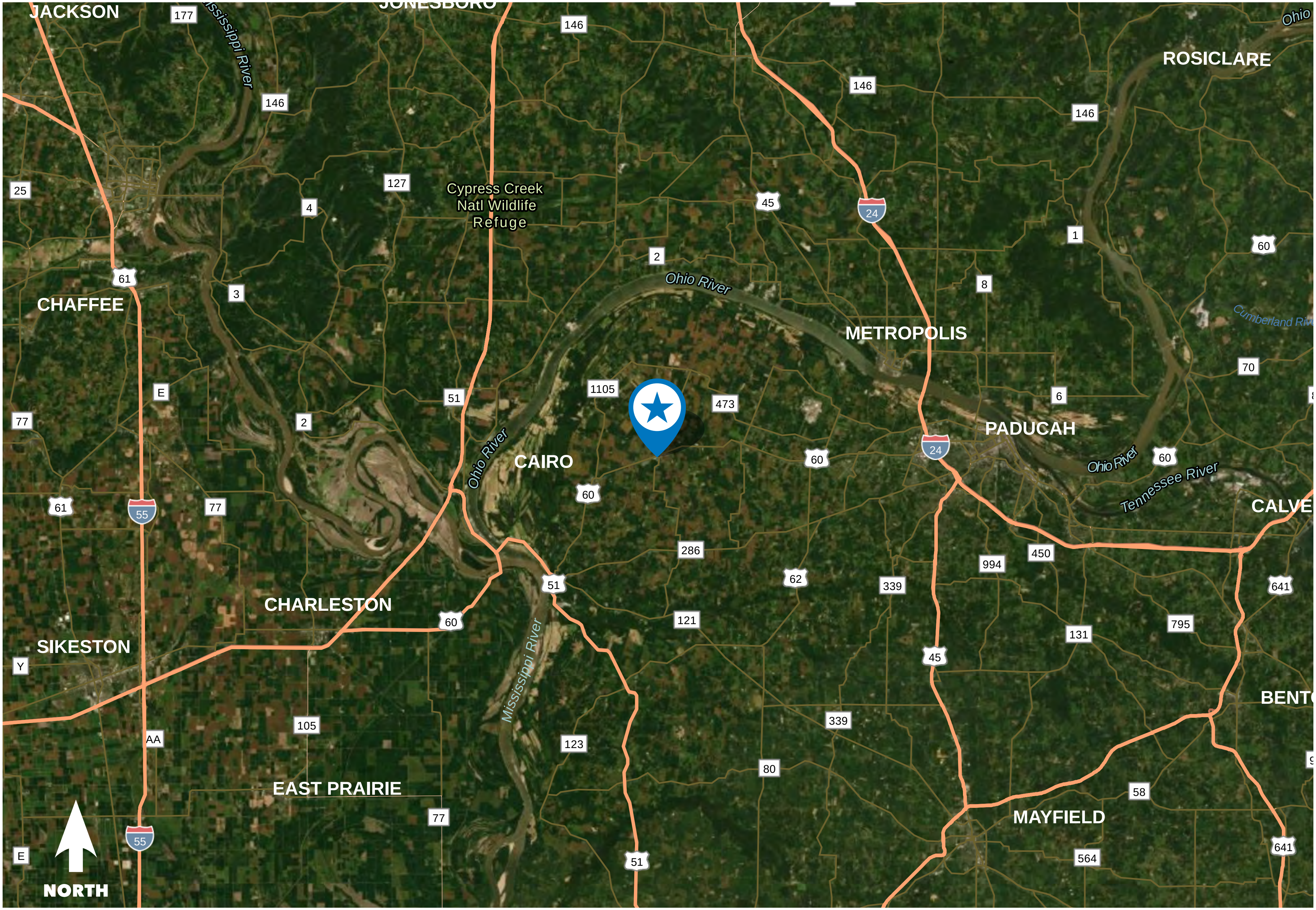
SITE PLAN | **LA CENTER, KY**



AERIAL SITE PLAN | **LA CENTER, KY**

MARKET AERIAL | **LA CENTER, KY**

REGIONAL AERIAL | **LA CENTER, KY**



DEMOGRAPHIC SNAPSHOT - LA CENTER, KY

POPULATION			
	5 miles	10 miles	15 miles
2010 Census Population	3,739	11,530	35,411
2022 Population	3,392	10,818	32,331
2027 Projected Population	3,296	10,730	31,763

HOUSEHOLDS			
	5 miles	10 miles	15 miles
2010 Census Households	1,544	4,662	14,743
2022 Households	1,428	4,442	13,618
2027 Projected Households	1,319	4,416	13,457
2022 Estimated Average Household Size	2.34	2.41	2.36

ESTIMATED HOUSEHOLD INCOME			
	5 miles	10 miles	15 miles
2022 Average Household Income	$77,458	$76,932	$72,547
2022 Median Household Income	$55,438	$56,333	$52,483
2022 Per Capita Income	$32,992	$32,100	$30,579
2022 Median Age	42.6	45.1	45.1

TRAFFIC COUNTS			
	VPD	6,692	

TRANSWESTERN

Transwestern is a privately held real estate firm of collaborative entrepreneurs who deliver a higher level of personalized service– the Transwestern Experience. Specializing in Agency Leasing, Management, Tenant Advisory, Capital Markets, Research and Sustainability services, our fully integrated global enterprise adds value for investors, owners and occupiers of all commercial property types. We leverage market insights and operational expertise from members of the Transwestern family of companies specializing in development, real estate investment management and research. Transwestern has 35 U.S. offices and assists clients through more than 180 offices in 37 countries as part of a strategic alliance with BNP Paribas Real Estate.

Year-to-date, Transwestern has overseen the leasing and management of 2,006 properties, representing more than 370 million square feet - leased and managed combined. Within that same time period, the firm completed leasing, sales and finance transactions totaling $8.6 billion.

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