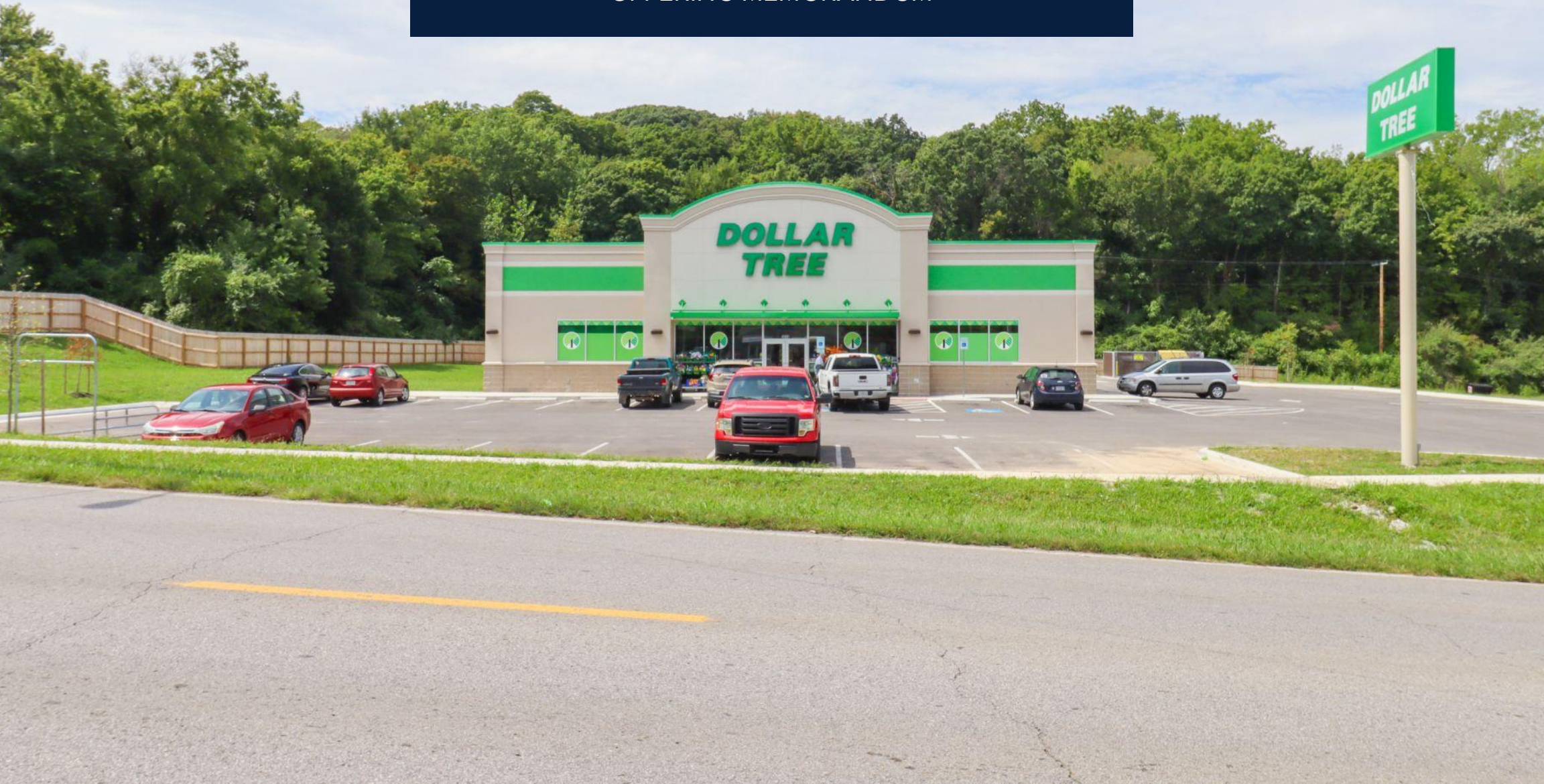




141 N MAIN ST | BROADWAY, NC 27505

OFFERING MEMORANDUM



EXCLUSIVELY LISTED BY:

SCOTTY LATIMER

ASSOCIATE

DIR: (214) 692-2927

MOB: (858) 866-6166

scotty.latimer@matthews.com

LIC # 790608 (TX)

JOSH EIN

FIRST VICE PRESIDENT & DIRECTOR

Direct +1 (301) 971-0207

Mobile +1 (301) 233-4713

josh.ein@matthews.com

LIC # 0225242141 (VA)

JOSH BISHOP

SENIOR VP & SENIOR DIRECTOR

DIR: (214) 692-2289

MOB: (315) 730-6228

josh.bishop@matthews.com

LIC # 688810 (TX)

BROKER OF RECORD

KYLE MATTHEWS

LICENSE # C38369 (NC)

TABLE OF CONTENTS

03

INVESTMENT HIGHLIGHTS

04

FINANCIAL OVERVIEW

07

TENANT PROFILE

08

AREA OVERVIEW



REPRESENTATIVE PHOTO

INVESTMENT HIGHLIGHTS

LEASE AND LOCATION

- 2024 built-to-suit Upgraded construction for Dollar Tree
- 10-year NN+ lease with limited landlord responsibilities
- 5 mile population of 14,437 residents
- 10 mile population of 69,808 residents
- Robust average household income of \$93,524 within a 5 mile radius of the subject property, proving an affluent surrounding community to support the store for years to come
- The subject property comes with a 20-year transferable roof warranty.
- Five, 5-year options with rent increases of \$5,000 (\$.50 PSF)
- Extremely strong corporately guaranteed lease

TENANT HIGHLIGHTS

- 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

FINANCIAL OVERVIEW



NN+
LEASE TYPE



\$2,043,056
LIST PRICE



±10,000 SF
GLA



2024
YEAR BUILT



±1.82 AC
LOT SIZE



7.20%
CAP RATE



REPRESENTATIVE PHOTO

TENANT SUMMARY

TENANT SUMMARY	
Tenant Trade Name	Dollar Tree
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Roof and Structure	Landlord Responsibility
Original Lease Term	10 Years
Rent Commencement Date	11/5/2024
Lease Expiration Date	11/30/2034
Term Remaining on Lease	±10.27 Years
Increase	\$5,000 (\$0.50 PSF in options)
Options	Four, 5-Year Options

ANNUALIZED OPERATING DATA

LEASE YEAR	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Current - 7/30/2028	\$12,258.33	\$147,100	\$5,000	7.20%
Option 1	\$12,675	\$152,100	\$5,000	7.44%
Option 2	\$13,091.67	\$157,100	\$5,000	7.69%
Option 3	\$13,508.33	\$162,100	\$5,000	7.93%
Option 4	\$13,925	\$167,100	\$5,000	8.18%



LEE COUNTY HIGH SCHOOL
1,508 STUDENTS



EAST LEE MIDDLE SCHOOL
531 STUDENTS



BROADWAY RD ± 5,700 VPD



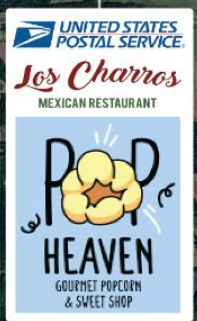
± 25,000 VPD



BARRY'S STRAWBERRY FARM



BROADWAY ELEMENTARY SCHOOL
483 STUDENTS



CAROLINA TRACE COUNTRY CLUB

TENANT PROFILE

COMPANY NAME

Dollar Tree, Inc.

OWNERSHIP

Public

INDUSTRY

Dollar Stores

HEADQUARTERS

Chesapeake, VA

NO. OF LOCATIONS

±16,000



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 ±16,000 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar.

DOLLAR TREE OVERVIEW

Known for its commitment to offering a wide range of products, including household items, food, party supplies, and seasonal decorations, all priced at one dollar or less, Dollar Tree caters to cost-conscious consumers seeking affordable shopping options.

GEOGRAPHIC REACH

Dollar Tree's acquisition of Family Dollar has significantly expanded its reach and product offerings, benefiting communities across 8,000 neighborhoods. This merger has transformed the organization into a retail giant, boasting an impressive annual sales volume surpassing \$23 billion, thanks to a vast network of over ±16,000 stores spanning 48 states and five Canadian provinces. The merger has enabled Dollar Tree and Family Dollar to broaden their horizons, presenting a wider range of compelling merchandise assortments with greater value to a more diverse customer base.

STRATEGY

This unique "everything's a dollar" concept has made Dollar Tree a popular destination for budget-conscious consumers seeking affordable shopping options. The company's extensive network of stores and focus on affordability has established it as a key player in the retail industry, serving a diverse customer base.

AREA OVERVIEW

BROADWAY, NC

Broadway, North Carolina, is a small town in Lee County, located about ±10 miles southeast of Sanford. Founded in the early 1800s as an agricultural community, it was named for a wide stretch of land resembling a Broadway. Officially incorporated in 1907, the town retains its rural charm while benefiting from its proximity to Sanford and larger cities like Raleigh. Although agriculture remains a key part of its economy, Broadway has seen growth in small businesses and has attracted commuters who work in nearby cities.

Lee County, where Broadway is situated, has experienced steady growth over the years, driven by residential and commercial developments. The expansion of nearby Sanford and increased connectivity to larger cities have brought more opportunities to the area. While maintaining its small-town feel, Broadway has gradually seen the benefits of this broader growth.

Culturally, Broadway embodies the spirit of small-town North Carolina, where neighborly values and strong community ties are central. The town is known for local festivals, outdoor activities, and a slower pace of life, offering residents a peaceful environment with easy access to urban amenities. While not a major tourist destination, Broadway's history, community events, and scenic surroundings make it an inviting place to live and visit.

DEMOGRAPHICS

POPULATION

	3-MILE	5-MILE	10-MILE
--	--------	--------	---------

Current Year Estimate	4,884	14,437	69,808
-----------------------	-------	--------	--------

HOUSEHOLDS

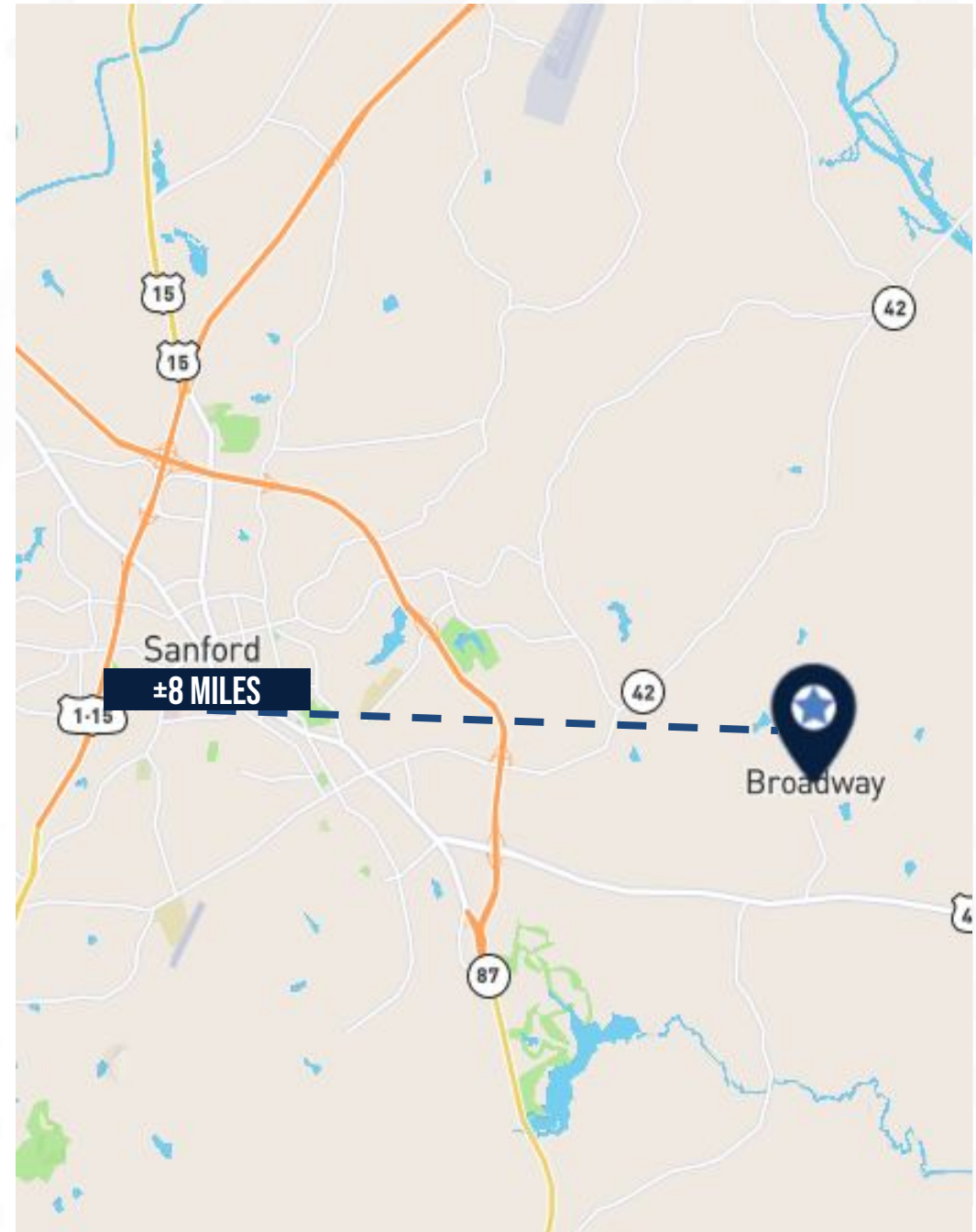
	3-MILE	5-MILE	10-MILE
--	--------	--------	---------

Current Year Estimate	1,974	5,814	26,942
-----------------------	-------	-------	--------

INCOME

	3-MILE	5-MILE	10-MILE
--	--------	--------	---------

Average Household Income	\$98,361	\$93,524	\$85,980
--------------------------	----------	----------	----------





WINSTON-SALEM

DURHAM

RALEIGH

CHARLOTTE

FAYETTEVILLE



DRIVING DISTANCE FROM PROPERTY

Durham.....	48.6 miles
Raleigh.....	41.6 miles
Fayetteville.....	35.3 miles
Charlotte.....	136 miles
Winston-Sale.....	89.4 miles

SANFORD, NORTH CAROLINA MSA



SANFORD, NC

Sanford, North Carolina, is a vibrant city located in the heart of Lee County, known for its rich history, thriving arts scene, and strong sense of community. Established in the late 19th century, Sanford has grown from its roots as a railroad town into a bustling hub of industry and culture. The city's historic downtown district, with its beautifully preserved buildings, offers a glimpse into the past while housing a variety of local shops, restaurants, and cultural venues that contribute to the area's charm.

Sanford's economy is diverse, with a mix of manufacturing, healthcare, and education sectors playing vital roles. The city is home to several large employers, including the Caterpillar manufacturing plant and Central Carolina Community College, which serves as a center for workforce development and education in the region. Additionally, Sanford's location within the Research Triangle region makes it an attractive place for businesses and residents alike, offering easy access to larger metropolitan areas while maintaining a small-town atmosphere.

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 **141 N Main St Broadway, NC 27505** (“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.



141 N MAIN ST | BROADWAY, NC 27505

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY

SCOTTY LATIMER

ASSOCIATE

DIR: (214) 692-2927

MOB: (858) 866-6166

scotty.latimer@matthews.com

LIC # 790608 (TX)

JOSH EIN

FIRST VICE PRESIDENT & DIRECTOR

Direct +1 (301) 971-0207

Mobile +1 (301) 233-4713

josh.ein@matthews.com

LIC # 0225242141 (VA)

JOSH BISHOP

SENIOR VP & SENIOR DIRECTOR

DIR: (214) 692-2289

MOB: (315) 730-6228

josh.bishop@matthews.com

LIC # 688810 (TX)

BROKER OF RECORD

KYLE MATTHEWS

LICENSE # C38369 (NC)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES