OFFERING MEMORANDUM

DOLLAR TREE

ROCK ISLAND, IL

QUAD CITIES MSA

Property Photo

CBRE

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This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

INVESTMENT HIGHLIGHTS

PRICE:	**$2,239,731**
ANNUAL RENT:	**$166,860**
CAP RATE:	**7.45%**

ABOUT THE INVESTMENT

- **Dollar Tree Corporate-Guaranteed 10-year NN lease with minimal landlord responsibilities**
- **Lease features $0.50 PSF rental escalations every 5-years throughout the 10-year Base Term and three (3) five-year renewal Option Periods extending the total possible lease term to 25 years**
- **Stand-alone Store situated on the 'going-to-work' side of the road (right-hand side) at signalized intersection with access points for 11th Street & 31st Avenue**

ABOUT THE LOCATION

- **Located within the Quad Cities MSA, serving a broad regional consumer base across Illinois and Iowa**
- **Positioned along 11th Street, a primary local retail corridor with convenient access to IL-5 and IL-92**
- **Surrounded by established residential neighborhoods, schools, healthcare facilities, and complementary retailers**
- **Infill neighborhood location supporting consistent traffic and recurring demand for value-oriented retail**

ABOUT THE TENANT/BRAND

- **National investment-grade-caliber retail brand with extensive operating history**
- **Recession-resistant business model centered on value retailing with Essential-needs and convenience-driven shopping model**
- **One of the largest discount/value retailers in North America | Publicly traded: NASDAQ: DLTR | S&P Rating of 'BBB'**
- **Nationally recognized discount retailer with strong performance through various economic cycles as consumers seek value with diversified merchandise mix creating repeat customer visits**
- **Significant scale and purchasing power within the discount retail sector**

9k+ Stores | 48 Contiguous States | 7 Canadian Provinces | 153k+ Associates | 16 Distribution Centers

DOLLAR TREE®

INVESTMENT SUMMARY

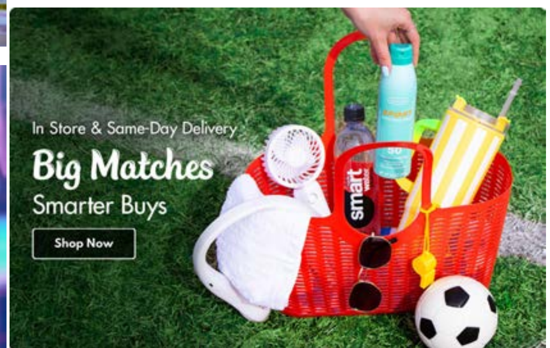
PROPERTY ADDRESS:	3100 11th Street, Rock Island, IL 61201
PRICE:	**$2,239,731**
ANNUAL RENT:	**$166,860**
CAP RATE:	**7.45%**
TENANT:	Dollar Tree Stores, Inc.
GUARANTOR:	Dollar Treet | S&P: BBB
LEASE TYPE:	NN+
RENTAL INCREASES:	$0.50 PSF every 5-years
LEASE COMMENCEMENT:	11/16/2023
LEASE EXPIRATION:	02/28/2034
INITIAL LEASE TERM:	10 Years
REMAINING LEASE TERM:	7.7± Years
OPTIONS:	Three (3) 5-Year options
TENANT OBLIGATIONS:	Taxes, Insurance, Utilities, Repairs & Maintenance
LANDLORD OBLIGATIONS:	Roof, Structure, Foundation, Parking Lot Replacement
BUILDING SIZE:	13,905 ± SF
LAND SIZE:	1.53 ± Acres
YEAR BUILT / RENOVATED:	1996 / 2023

LEASE YEAR(S)	ANNUAL RENT	MONTHLY RENT	RENT ESCALATIONS %
*YEARS 1 – 10	$166,860.00	$13,905.00	
RENEWAL OPTIONS	**ANNUAL RENT**	**MONTHLY RENT**	**RENT ESCALATIONS %**
OPTION 1 (YEARS 11 – 15):	$173,812.50	$14,484.38	
OPTION 2 (YEARS 16 – 20):	$180,765.00	$15,063.75	
OPTION 3 (YEARS 21 – 25):	$187,717.50	$15,643.13	

*Current Lease Term

CBRE is pleased to present an exclusive listing for the Dollar Tree located at 3100 11th Street in Rock Island, Illinois. The site consists of 13,905± total square feet of building space and sits on 1.53± acres of land. The subject property benefits from being located at a strong signalized intersection in an established residential trade area — surrounded by schools, healthcare facilities, and community amenities, generating dependable year-round customer demand. Nearby national retailers include: McDonald's, O'Reilly Auto Parts, Dollar General, Conoco, and Shell.

Dollar Tree executed a 10-year lease for the subject property in 2023. Dollar Tree is an investment-grade rated tenant with an S&P rating of 'BBB'. The lease features $0.50 psf rental escalations every five years throughout the initial 10-year base term and in the three (3) five-year renewal option periods; allowing for the possibility to extend the total lease term to 25 years.



ABOUT THE BRAND DOLLAR TREE

Dollar Tree, Inc. (NASDAQ: DLTR) is one of North America's largest value retailers, operating more than 9,000+ stores throughout the United States and Canada. Headquartered in Chesapeake, Virginia, the company offers a broad assortment of consumables, household essentials, health and beauty products, party supplies, seasonal merchandise, and food items at compelling value price points.

Following the 2025 divestiture of Family Dollar, Dollar Tree is focused exclusively on expanding and optimizing its core banner through new store growth and enhanced merchandising initiatives. The company's value-oriented business model, national brand recognition, and necessity-based product offerings generate consistent customer traffic and position Dollar Tree as a leading retailer within the discount retail sector.

40th DOLLAR TREE ANNIVERSARY EST. 1986

COMPANY OVERVIEW

ANNUAL REVENUE (2025):	$19.4± Billion (10.43% increase over 2024)
YEAR FOUNDED:	1986
LOCATIONS:	9,000+ stores across 48 states
EMPLOYEES:	153,000+ Associates
OWNERSHIP:	Publicly Traded (NASDAQ: DLTR)
HEADQUARTERS:	Chesapeake, Virginia

AERIAL VIEW | NORTH

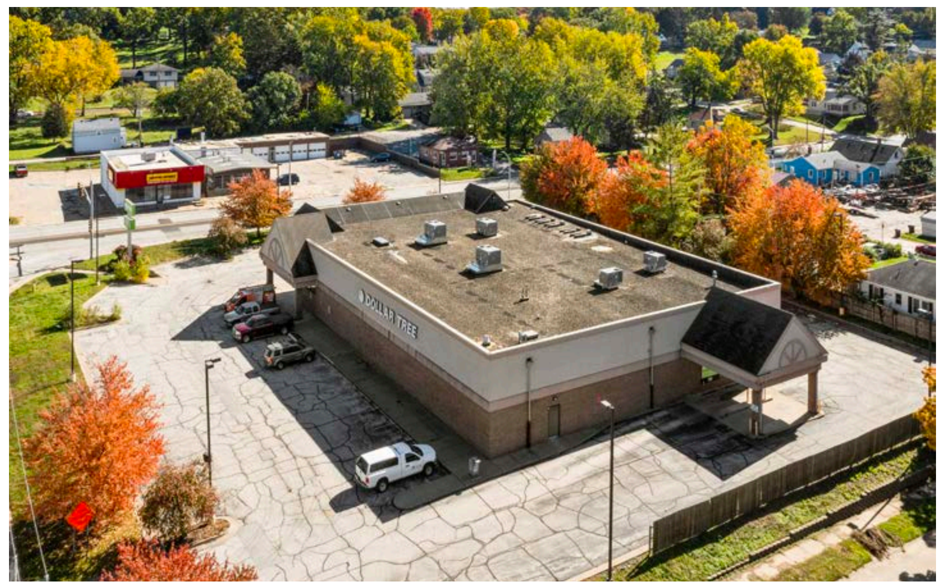
AERIAL VIEW | WEST

PROPERTY IMAGES


DOLLAR TREE
Tri-City Electric Co.


DOLLAR TREE


DOLLAR TREE


DOLLAR TREE

AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	7,043	43,433	120,676
2030 Population (Projection)	6,917	42,951	119,783

RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
White	52.6%	61.2%	67.4%
Black or African American	24.7%	19.3%	14.2%
Asian	9.3%	4.3%	2.5%
American Indian & Alaskan Native	0.4%	0.5%	0.6%
Pacific Islander	0.0%	0.1%	0.1%
Two or More Races	9.7%	9.9%	10.4%

DAYTIME POPULATIONS	1 MILE	3 MILES	5 MILES
2025 Daytime Population	10,003	54,119	129,589
Daytime Workers	56.9%	56.9%	52.9%
Daytime Residents	43.1%	43.1%	47.1%

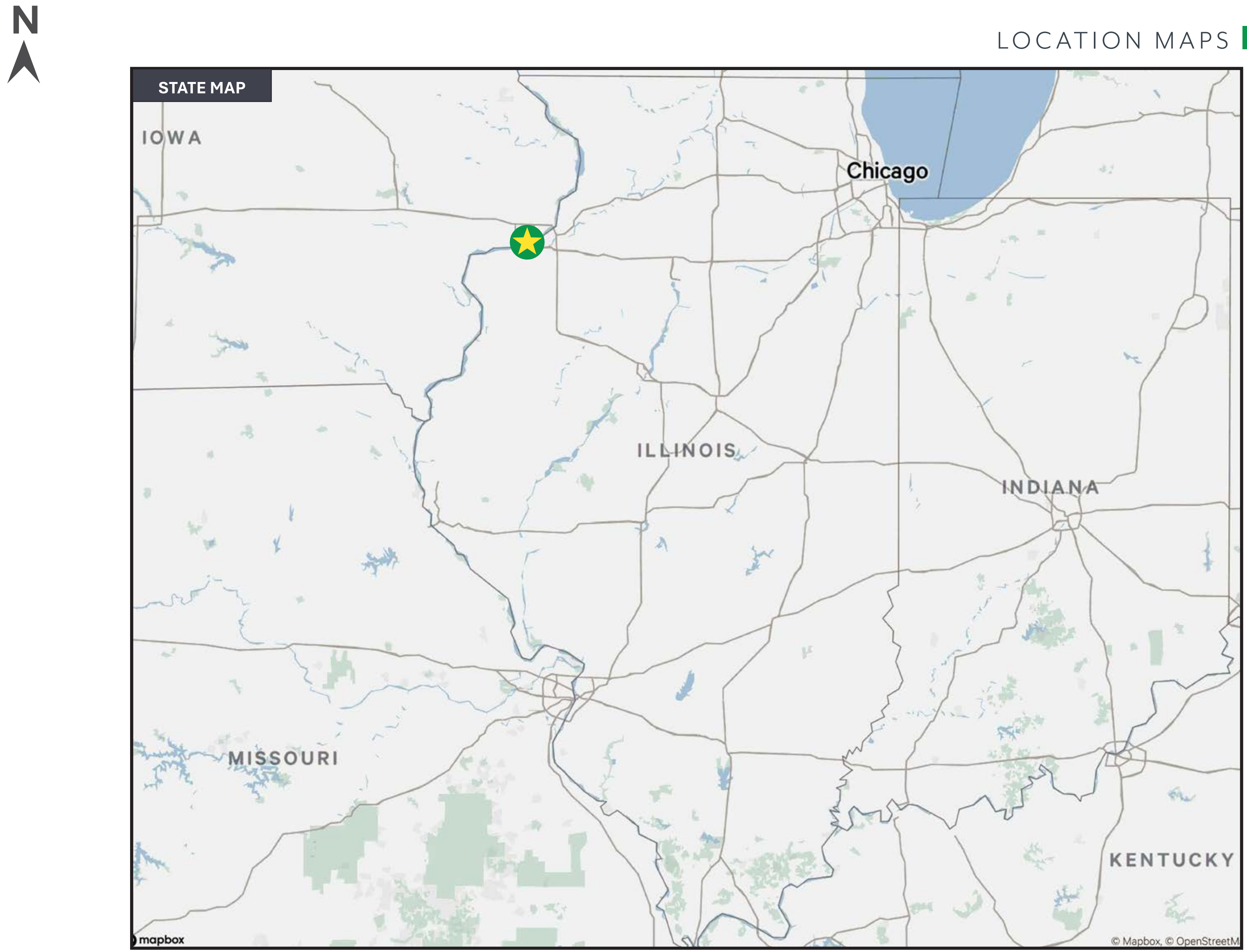
PLACE OF WORK	1 MILE	3 MILES	5 MILES
2025 Businesses	217	1,849	4,439
2025 Employees	4,482	29,359	73,902

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2025 Average Household Income	$67,363	$76,019	$80,926

AGE	1 MILE	3 MILES	5 MILES
2025 Median Age	43.5	39.8	38.9

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Households	3,288	19,073	52,454
2030 Households (Projection)	3,298	19,240	52,867
2020–2025 Annual Household Growth Rate	0.00%	0.16%	0.20%
2025–2030 Annual Household Growth Rate	0.06%	0.17%	0.16%

1-3-5 Mile Radius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STATE MAP
IOWA
Chicago
ILLINOIS
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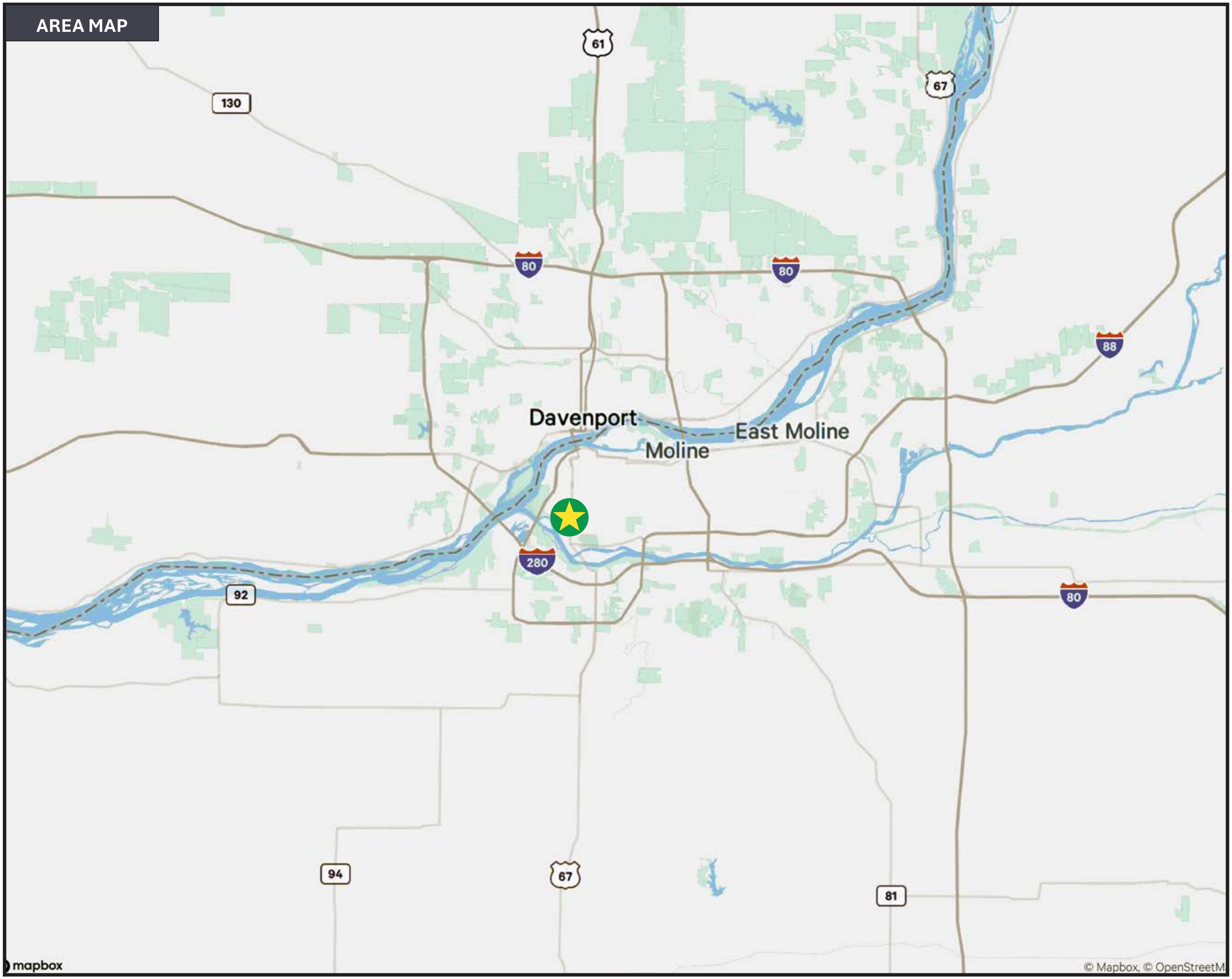
AREA MAP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61
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East Moline
Moline
280
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Located along the Mississippi River in northwestern Illinois, Rock Island is a principal city within the Quad Cities MSA, a dynamic bi-state region serving approximately 470,000 residents across Illinois and Iowa. The market benefits from a diverse economic base, strategic transportation infrastructure, and a strong regional workforce, making it a stable environment for retail investment and long-term growth.

Rock Island enjoys exceptional regional connectivity via Interstates 74, 80, and 88, providing direct access to major Midwestern markets including Chicago, Des Moines, Minneapolis, and St. Louis. The area is further served by the Quad Cities International Airport, regional rail networks, and Mississippi River Barge Transportation, supporting both commerce and distribution throughout the region.

The Quad Cities economy is anchored by a diverse mix of industries including manufacturing, healthcare, logistics, government, and defense. Major employers include John Deere, Rock Island Arsenal, UnityPoint Health – Trinity, Genesis Health System, and numerous national and international companies that contribute to the region's economic stability.

Recognized for its affordability and quality of life, the Quad Cities offers a cost of living below many major U.S. metropolitan areas, a skilled workforce, and a favorable business climate. The region's strong employment base, accessible transportation network, and steady population support continue to drive demand for necessity-based retail and neighborhood-serving businesses.

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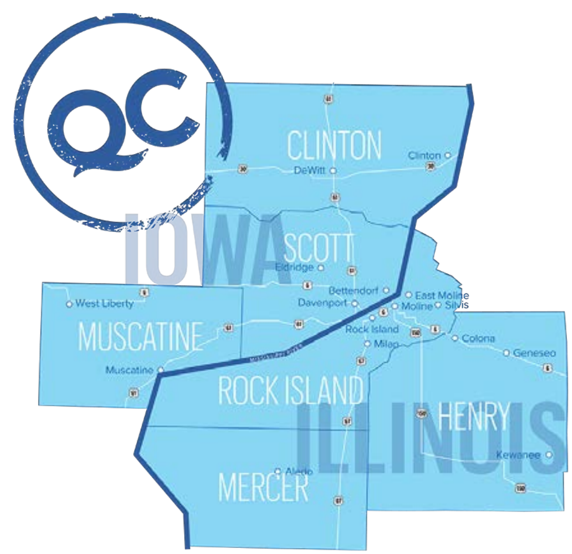

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