



FAMILY DOLLAR TREE

501 RODEO DR, COMANCHE, OK 73529

REPRESENTATIVE PROPERTY

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INVESTMENT SUMMARY

List Price:	\$1,540,000
Current NOI:	\$115,500.00
Initial Cap Rate:	7.50%
Land Acreage:	1.5+-
Year Built	2023
Building Size:	10,500 SF
Price PSF:	\$146.67
Lease Type:	NN+
Lease Term:	10 Yr

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 10,500 SF Dollar Tree & Family Dollar Hybrid store located in Comanche, OK. The property is encumbered with a ten (10) year NN+ lease, leaving minimal landlord responsibilities. The lease contains four (5) year options to renew, each with \$0.50 PSF rent increase. The lease is corporately guaranteed by Dollar Tree Corporation which holds a credit rating of “BBB” which is classified as investment grade.

This Store is highly visible as it is strategically positioned off of Highway 81 - Rodeo Dr (Which sees 4,700+ Cars Per Day). The building is located on the main retail artery leading into Comanche. The five-mile population is in excess of 4,400 with a three-mile average household income of nearly \$61,000. These are above-average demographics for a Dollar Store.

This investment will offer a new owner success due to the financial strength and the proven profitability of the tenant, one of the nation’s top dollar stores. List price reflects a 7.50% cap rate based on NOI of \$115,500.



PRICE \$1,540,000



CAP RATE 7.50%



LEASE TYPE NN+



TERM REMAINING 8 YR 2 Months

INVESTMENT HIGHLIGHTS

- **New Dual Tenant Concept | Brand New Lease**
- **10-Year NN+ Lease Requiring Minimal Landlord Responsibilities**
- **Four - (5 Yr) Options | \$0.50 Rental Rate Increase**
- **Located off of Highway 81 (Rodeo Dr) | Main Retail Artery**
- **Investment Credit Tenant | Standard & Poor's: 'BBB'**
- **Three Mile Average Household Income \$60,744**
- **High Traffic Location | 4,721 VPD (Rodeo Dr)**

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$115,500.00	\$11.00
Gross Income	\$115,500.00	\$11.00
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$115,500.00	\$11.00

PROPERTY SUMMARY

Year Built:	2023
Lot Size:	1.5+- Acres
Building Size:	10,500 SF
Traffic Count:	4,721
Roof Type:	Metal Seamed
Zoning:	Commercial
Construction Style:	Prototypical
Parking Lot:	Cement
HVAC	Ground Mounted

LEASE SUMMARY

Tenant:	Dollar Tree / Family Dollar
Lease Type:	NN+
Primary Lease Term:	10 Yr
Annual Rent:	\$115,500.00
Rent PSF:	\$11.00
Landlord Responsibilities:	Yes
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	4/1/2023
Lease Expiration Date:	4/1/2033
Lease Term Remaining:	10 YR
Rent Bumps:	In Options (\$0.50 P/Ft)
Renewal Options:	4 - (5 Years)
Lease Guarantor:	Dollar Tree Corp
Lease Guarantor Strength:	BBB
Tenant Website:	DollarTree.com



GROSS SALES:
\$22.5B



STORE COUNT:
15K+



GUARANTOR:
DOLLAR TREE CORP

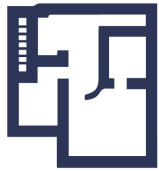


S&P:
BBB

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Family Dollar Tree	10,500	4/1/2023	4/1/2033	\$115,500.00	100.0		\$11.0
Option 1				\$120,750.00		4/1/2033	\$11.5
Option 2				\$126,000.00		4/1/2038	\$12.0
Option 3				\$131,250.00		4/1/2043	\$12.5
Option 4				\$136,500.00		4/1/2048	\$13.0
Totals/Averages	10,500			\$115,500.00			\$10.93



TOTAL SF
10,500



TOTAL ANNUAL RENT
\$115,500.00



OCCUPANCY RATE
100.0%



INITIAL RENT/SF
\$11.00

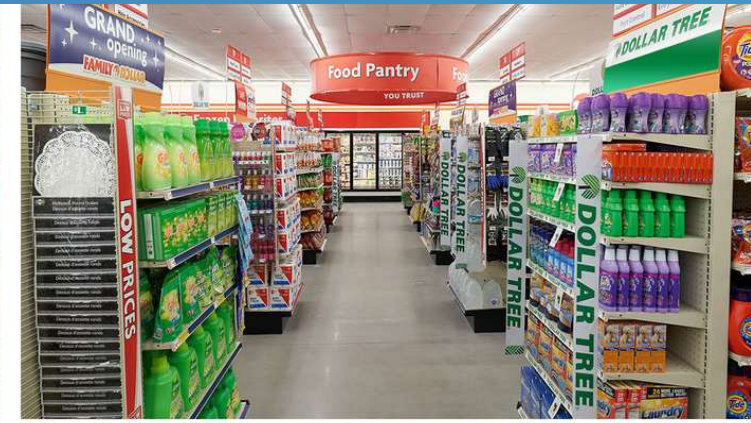


NUMBER OF TENANTS
1



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\$452.2 MIL
IN NET SALES



600 NEW STORES
OPENED IN 2022



\$38 BIL
IN SALES 2022



37 YEARS
IN BUSINESS



7.4%
SAME STORE GROWTH

DOLLAR TREE was founded in 1986 and in 34 years has grown to more than 15,600 locations across 48 states. In 2015, Dollar Tree acquired Family Dollar. The company is publicly traded on the NASDAQ under the ticker "DLTR" and carries an investment grade credit rating of "BBB" from S&P.

FAMILY DOLLAR is THE one-stop shop when it comes to delivering value on family essentials in a convenient neighborhood location. As one of the nation's fastest-growing retailers, it offers a compelling assortment of merchandise for the whole family. Families will find household cleaners, food, health and beauty aids, toys, apparel, home fashions, and more—all for everyday low prices.



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 FORTIS NET LEASE™



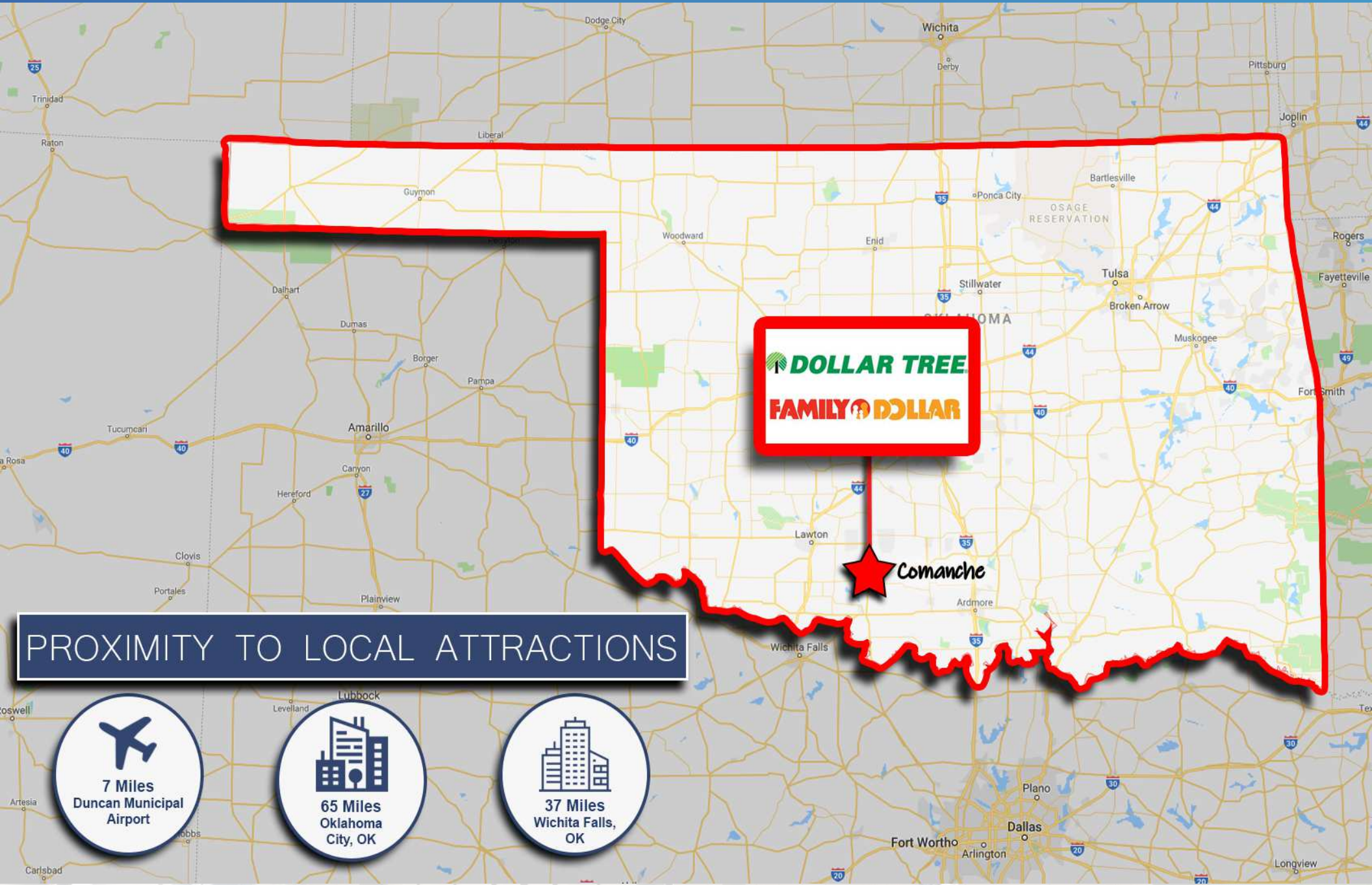
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PROXIMITY TO LOCAL ATTRACTIONS


7 Miles
Duncan Municipal
Airport


65 Miles
Oklahoma
City, OK


37 Miles
Wichita Falls,
OK

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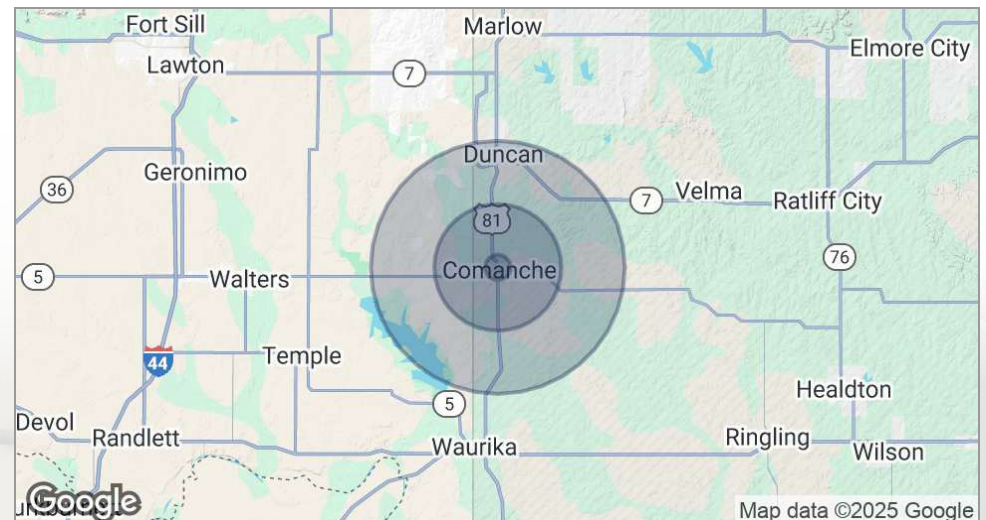




POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2025	3,387	4,421	21,918
Median Age	41	42	39
# Of Persons Per HH	2.7	2.6	2.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	21	624	3,312
Average HH Income	\$60,744	\$61,399	\$55,796
Median House Value	\$74,926	\$79,670	\$87,209
Consumer Spending	\$37M	\$49M	\$225M

Comanche is a small city in southwest Oklahoma, set in rolling prairie land interspersed with oil fields, ranches, farms, pecan orchards, and timbered areas. Comanche is located in what was once the famous Louisiana Purchase, a part of which was later in 1855 designated Indian Territory in, and set aside for the Five Civilized Tribes. Comanche then became part of the Chickasaw Nation and was identified as Comanche, Indian Territory until statehood in 1907.

Comanche has a colorful history that is still reflected in its lifestyle and activities. A western flavor is felt here, and Comanche is often called the "rodeo capital of the world". Certainly, many World Champion Rodeo performers call Comanche home. Racehorse, Quarter Horse owners, and farmers add their influence as do oil companies and oil field workers. Authentic Indian customs and tribal observations are still practiced. Artists, educators, and others add still more variety and culture. Truly, it can be said that Comanche's greatest asset is its diversity of talent and people.



FNL

TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

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