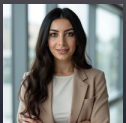


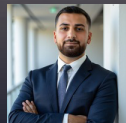


Dollar Tree

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— NET LEASE —

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PROPERTY SUMMARY



BUILDING INFORMATION

Building Size: 9,000 SF

Lot Size: .7 AC

Year Built: 2007

RENT SCHEDULE	INCREASE	NOI	CAP RATE
Current - 1/31/2028		\$78,750	8.25%
Option 1	\$1.25 PSF	\$90,000	9.42%

OFFERING SUMMARY

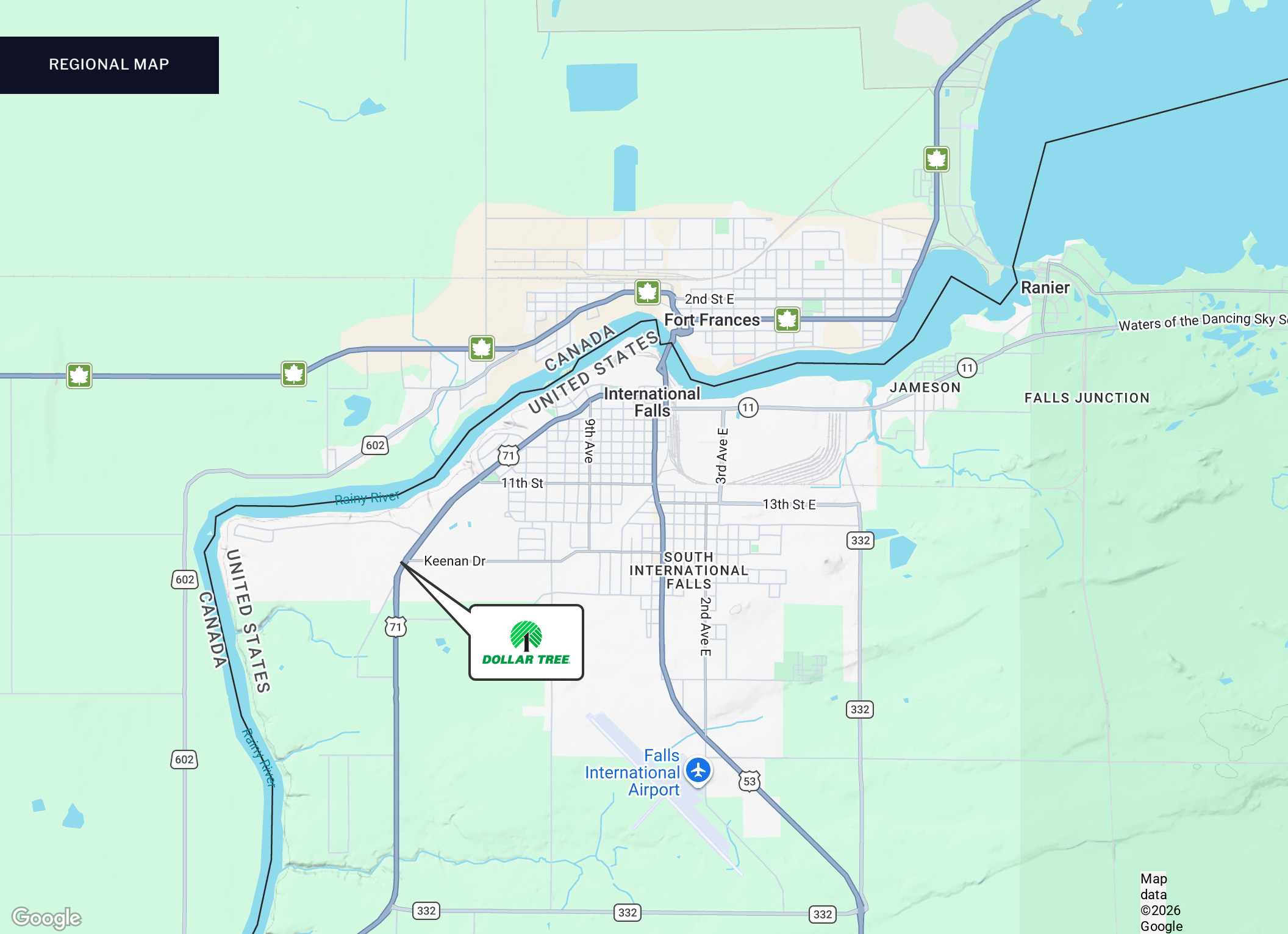
Sale Price:	\$954,545
Cap Rate:	8.25%
NOI:	\$78,750
Guarantor:	Corporate
Term Remaining:	+/- 2 Years
Lease Expiration:	January 31, 2028
Options:	1 (5) Year
Increase:	From \$8.75 PSF to \$10 PSF at next option
Lease Type:	NN
Landlord Responsibility:	Roof + Structure + Parking Lot + Partial Insurance
Tenant Responsibility:	Taxes, Partial Insurance, CAM

PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- **Corporate Guarantee** – Backed by Dollar Tree, a Fortune 200 company with over 16,000 locations nationwide
- **Affordable Rent** – Below-market lease rate minimizes downside risk and enhances future upside potential
- **Prime Retail Location** – Situated on a main shopping corridor in International Falls
- **Border Trade and Tourism Hub** – Located near the U.S.-Canada border, benefiting from cross-border shoppers and regional visitors
- **Short-Term Lease with Upside** – Just under 2 years remaining, providing an opportunity for lease renewal at market rates or redevelopment
- **Essential Retailer** – Dollar Tree is a recession-resistant, necessity-based tenant with consistent customer demand
- **Limited Competition** – Serves as a key discount retailer in a trade area with few national competitors



RETAILER MAP



Google



8,423
Vehicles Per Day

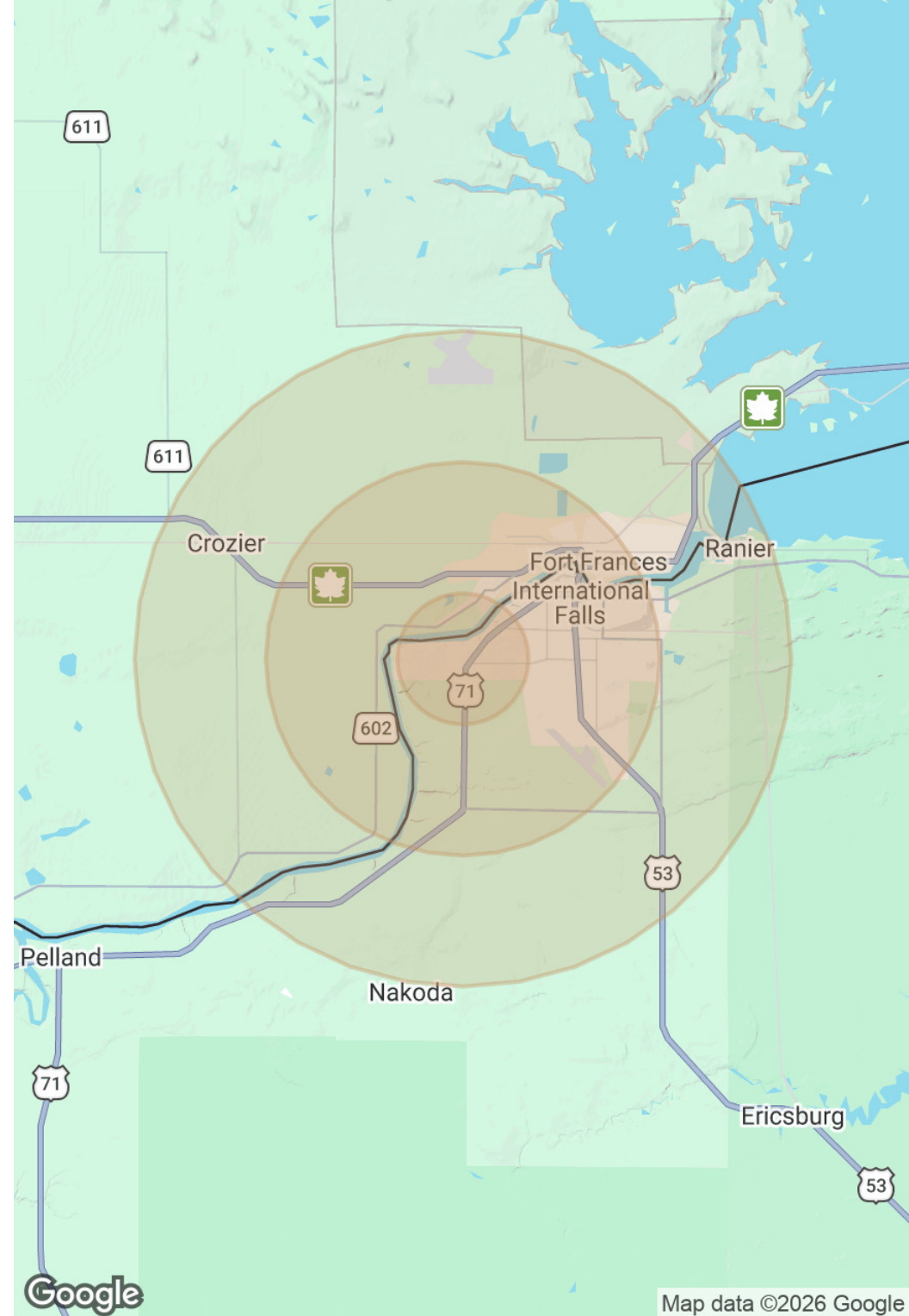
Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus,
Maxar Technologies

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,176	6,320	7,147
Average Age	48	45	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	547	3,060	3,464
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$79,813	\$76,567	\$78,127
Average House Value	\$160,826	\$144,865	\$158,182

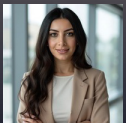
Demographics data derived from AlphaMap



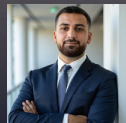


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