

DOLLAR TREE

15388 WARFIELD BLVD
INDIANTOWN, FL 34956



OFFERING MEMORANDUM

CBRE

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Your receipt of this Memorandum constitutes your acknowledgment 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.

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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.

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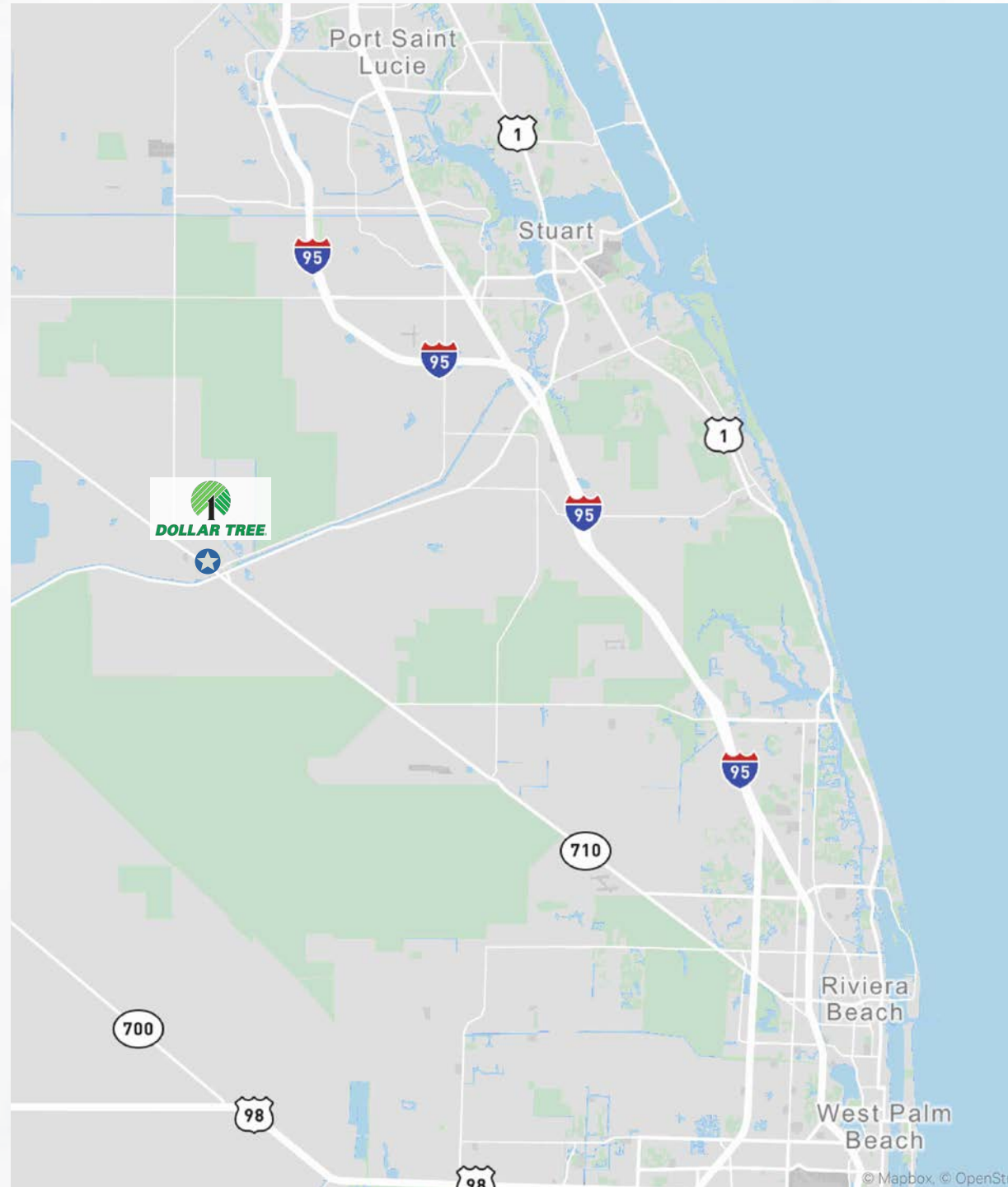
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INVESTMENT SUMMARY



PRICING

\$3,021,875



CAP RATE

6.40%



NOI

\$193,400



LEASE TERM

10 YEARS



GUARANTEE

CORPORATE (S&P: BBB)

INVESTMENT HIGHLIGHTS

2025 BUILD-TO-SUIT DOLLAR TREE WITH LONG-TERM LEASE

This offering is for a 2025 build-to-suit Dollar Tree with a fresh 10-year lease in place. There are three, 5-year renewal options for the tenant, including a \$0.50/SF rental increase at each option, providing positive rent growth and a hedge against inflation.

MINIMAL LANDLORD RESPONSIBILITIES – DOUBLE NET (NN) LEASE

The property is subject to a Double Net (NN) lease, resulting in minimal Landlord responsibilities. Tenant reimburses Landlord for taxes, insurance, and common area maintenance, and is responsible for most repairs & maintenance at the property. Landlord's management obligations are limited to the roof, structure, fire systems, and repair & replacement of the parking areas.

CORPORATE GUARANTEE FROM INVESTMENT GRADE TENANT

The lease is corporately guaranteed by Dollar Tree, Inc., a leading chain of discount retail stores headquartered in Chesapeake, VA. Dollar Tree operates over 8,700+ locations, is publicly traded on NASDAQ under the "DLTR" ticker, and carries an S&P investment grade credit rating of "BBB."

STRATEGIC LOCATION

The subject property is ideally situated in the only retail corridor of Indiantown, across the street from Hitchcock's Market and nearby other major retailers including McDonald's, FedEx, Shell, Subway, Dollar General, and more. Its proximity to these well-established retailers enhances visibility and drives foot traffic, creating a solid customer base for any business.

LEASE ABSTRACT

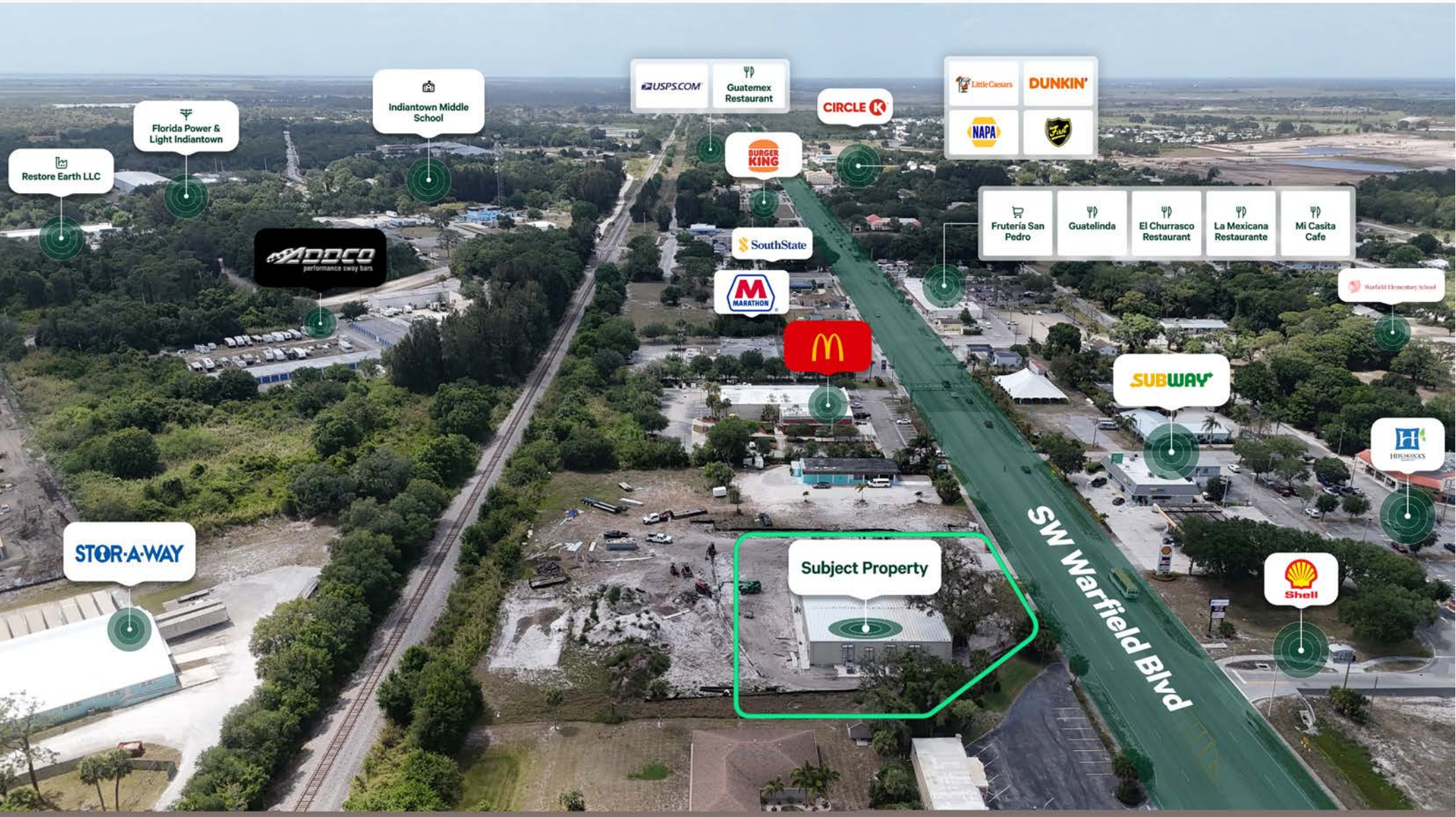
15388 WARFIELD BLVD | INDIANTOWN, FL 34956

Tenant	Dollar Tree
Address	15388 Warfield Blvd, Indiantown, FL 34956
Price	\$3,021,875
Cap Rate	6.40%
NOI	\$193,400
Gross Leaseable Area	10,000 SF
Lot Size	± 1.0 AC
Year Built	2025

Lease Type	Double Net (NN)
Original Lease Term	10 Years
Rent Commencement Date	Est. October 2025
Lease Expiration Date	Est. October 2035
Term Remaining	10 Years
Rental Increases	\$0.50/SF Each Option
Renewal Options	3, 5-Year
Lease Guarantor	Corporate (S&P: BBB)

Taxes:	Landlord shall pay all Real Property Taxes as and when the same become due and payable. Tenant shall pay to Landlord Tenant's Proportionate Share of all Real Property Taxes payable during the Lease Term simultaneous with its regularly scheduled monthly payments of Base Rent.
Insurance:	<p>Tenant shall carry commercial general liability insurance with a minimum limit of \$1,000,000 for any casualty resulting in bodily injury, death, or property damage for each occurrence and a minimum limit of \$2,000,000 general aggregate and an umbrella policy with minimum additional coverage of \$1,000,000. Landlord shall carry commercial general liability insurance with the same requirements. Landlord shall also maintain policies of insurance insuring the Premises, including the Building, against fire and such other perils as are normally covered by special coverage endorsements, in an amount equal to at least 80% of the insurable value of the Premises.</p> <p>Tenant shall pay to Landlord Tenant's Proportionate Share of the insurance premiums paid by Landlord for the property insurance Landlord is obligated to maintain. Tenant shall pay to Landlord an amount equal to 1/12th of Tenant's Proportionate Share of Reimbursable Insurance Costs simultaneously with its regularly scheduled payment of Base Rent.</p>
Utilities:	Landlord is responsible for maintaining all necessary pipes, mains, conduits, wires, and cables leading to the building for water, sewer, gas, electricity, and telephone service, unless otherwise provided by the respective service providers. Tenant shall pay all utility bills with respect to utilities consumed in the Premises. Landlord is responsible for all costs and fees not specifically the responsibility of the Tenant.
Repairs & Maintenance:	<p>Landlord shall be obligated to: a) keep the foundations, roof, floor slab, and structural portions of the outer walls of the Building in good repair and condition, b) repair and replace the fire sprinkler system, fire alarm system, the monitoring panels, sub-panels, and any other fire protection equipment located within the Building, and c) repair and replace the parking areas, drive aisles, parking lot, and other exterior lighting, and d) if required by Applicable Laws, replace any landscaping of the Premises.</p> <p>Tenant shall be obligated to: a) keep the Building and any fixtures, facilities, or equipment contained therein in good condition and repair, including, but not limited to, exterior and interior doors, windows, plate glass, and showcases surrounding the Building, electrical, plumbing (excluding any repair to the fire sprinkler system, alarm system, the monitoring panels, sub-panels and any other fire protection equipment) and sewer systems, and all portions of the store front area, b) perform routine maintenance of the parking lot, roadways, pedestrian sidewalks, loading docks and delivery and trash areas, seasonal maintenance of the existing landscaping, replacement of light bulbs, and routine dock maintenance, and c) maintain and replace the HVAC System as and when needed.</p>
Common Areas	Landlord shall cause the Common Areas to be operated, maintained, repaired, and replaced. Tenant shall have no obligations with respect to such maintenance, operation or repair except to reimburse Landlord for Tenant's Proportionate Share of CAM Costs. CAM Costs shall mean the actual amount of all costs charged to Landlord for maintenance, operation and repair of the Common Areas. Tenant shall pay to Landlord monthly simultaneously with its regularly scheduled monthly payments of Base Rent an amount equal to 1/12th of Tenant's Proportionate Share of CAM Costs.
Right of First Refusal:	Tenant may, at Tenant's option and within ten (10) business days after Tenant's receipt of Landlord's notice, elect to exercise its right of first refusal and purchase the Premises with material terms substantively consistent with the terms set forth in Landlord's notice and otherwise reasonably acceptable to Landlord and Tenant.

RENT SCHEDULE				
Period	Lease Years	Annual Base Rent	Annual Base Rent PSF	Increases
Initial Term	1-10	\$193,400.00	\$19.34	-
First Renewal Term	11-15	\$198,400.00	\$19.84	\$0.50/SF
Second Renewal Term	16-20	\$203,400.00	\$20.34	\$0.50/SF
Third Renewal Term	21-25	\$208,400.00	\$20.84	\$0.50/SF



SITE PLAN

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TENANT OVERVIEW



Tenant Name	Dollar Tree
Business Summary	<p>Dollar Tree, Inc. is a chain of discount variety retail stores headquartered in Chesapeake, VA. As a multi-price-point store, Dollar Tree offers affordable every day goods to its customers, including consumables such as candy and refrigerated food, stationary, housewares, toys and gifts, arts and crafts supplies, as well as seasonal goods throughout the year. Most of their items are sold at a fixed price of \$1.25. They have also introduced Dollar Tree Plus Items to their stores which provides an expanded collection with deals at the \$3 and \$5 price points.</p> <p>Since its founding in 1986, Dollar Tree has grown to operate 8,700+ stores.. They also have 15 distribution centers throughout the United States and Canada. The company is publicly traded on NASDAQ under the “DLTR” ticker and carries an investment grade credit rating of “BBB” from S&P.</p>

COMPANY FAST FACTS

Tenant Name	Dollar Tree
Website	https://www.dollartree.com/
Guarantee	Corporate
Credit Rating	BBB
Sector	Dollar Store
U.S. Headquarters	Chesapeake, VA
Number of Locations	8,700+

LOCATION OVERVIEW

INDIANTOWN, FL

Indiantown, FL is a village in Martin County located in the interior of Florida's Treasure Coast region. Situated along the south fork of the St. Lucie River, it is surrounded by lush landscapes and agricultural lands. Indiantown has a diverse economy that reflects its rural character and agricultural roots. Its economic foundation is built on agriculture, with significant contributions from the cultivation of citrus fruits, sugarcane, and other crops. The surrounding farmland not only supports local farmers but also plays a vital role in the regional economy. Small businesses and retail establishments have also been steadily growing in recent years.

Indiantown features several prominent locations and recreational activities for residents and visitors alike. One key landmark is the Indiantown Marina, which provides access to the waterways for boating, fishing, and kayaking. Another notable site is the Jonathan Dickinson State Park, an expansive park offering recreational activities such as hiking, biking, horseback riding, and camping. Indiantown's blend of outdoor activities, community-oriented events, and natural beauty make it an inviting place for both residents and visitors to explore and enjoy.



REPRESENTATIVE PHOTO

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2024 Population - Current Year Estimate	3,714	3,714	7,914
HOUSEHOLD INCOME			
2024 Average Household Income	\$69,968	\$63,043	\$64,600
2024 Median Household Income	\$47,139	\$46,585	\$47,612

Source: CBRE Research



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