

TRANSWESTERN NATIONAL NET LEASE | SALE-LEASEBACK GROUP

OFFERING MEMORANDUM

**DOLLAR TREE**

**BRAND-NEW 2024 CONSTRUCTION**

1719 PITKIN ROAD, LEESVILLE, LA



\*Representative Photo

## Exclusively Offered By:

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## INVESTMENT OVERVIEW

Transwestern National Net Lease I Sale Leaseback Group is pleased to present a 2024 newly constructed, 10,500 square foot retail building leased to Dollar Tree in Leesville, Louisiana. Dollar Tree has executed a new, ten (10) year lease which commenced May 2024.

Leesville, Louisiana, located in Vernon Parish, is twenty-one miles north of DeRidder (population 9,624) along US Highway 171. The population of Vernon Parish is 47,247 and Leesville's population is 5,501. The closest Dollar Tree is ten miles away, the closest Family Dollar and Dollar General are twelve miles away assuring virtually no nearby dollar store competition. As the parish seat, Leesville is bordered to the west by the Sabine River. The parish was founded in 1871 during the Reconstruction era.

Dollar Tree, Inc. (NASDAQ: DLTR) is an investment grade (S&P: BBB) tenant with 2023 fiscal year sales of \$30.6 billion. Dollar Tree's gross profit was \$9.3 billion with a gross margin of 31.5%. Net income for 2023 was \$1.615 billion. Dollar Tree operates more than 16,000 stores across 48 states and five Canadian provinces.

Dollar Tree is headquartered in Chesapeake, Virginia.

## OFFERING SNAPSHOT

<b>Tenant</b>	Dollar Tree Stores, Inc.
<b>Guarantor</b>	Corporate
<b>Pricing / Cap Rate</b>	\$1,482,352.94/ 8.5% cap
<b>NOI – Current</b>	\$126,000.00
<b>Initial Lease Term</b>	Ten (10) years
<b>Lease Expiration</b>	August 31, 2034
<b>Renewal Options</b>	Five (5), five (5)-year with \$0.50 PSF increases each
<b>Lease Structure</b>	Double Net*
<b>Building Status</b>	Brand new 2024 construction

\*Refer to Lease for details



\*Representative Photo

## PROPERTY & INVESTMENT HIGHLIGHTS

### 1719 PITKIN ROAD, LEESVILLE, LOUISIANA

- Brand-new 2024 ground-up construction Dollar Tree store
- Building size is approximately 10,500 square feet
- Tenant executed a new, ten (10) year lease with a lease expiration of August 31, 2024
- Standard corporate double net lease structure with minimal landlord responsibilities (see lease for details)
- Annual NOI of \$126,000 is an affordable rental rate of \$12.00 per square foot
- Five (5), five (5) year renewal options with \$0.50 per square foot increases

<b>Property</b>	<b>Leesville, LA</b>
<b>Tenant</b>	Dollar Tree Stores, Inc.
<b>Guarantor</b>	Corporate
<b>Pricing / Cap Rate</b>	\$1,482,352.94/ 8.5% cap
<b>Property Address</b>	1719 Pitkin Road, Leesville, LA
<b>Dollar Tree Store Number</b>	#10282
<b>Completion Date</b>	May 2024
<b>Rent Commencement Date</b>	August 2024
<b>Lease Expiration Date</b>	August 31, 2034
<b>Estimated Total Building Area</b>	10,500 square feet
<b>Approx. Land Area</b>	1.16 acres
<b>Net Operating Income – Current Term</b>	<b>\$126,000.00</b>
<b>Renewal Options (all five-year terms with 180 days' prior written notice)</b>	First - \$131,250.00 (\$0.50 PSF) Second - \$136,500.00 (\$0.50 PSF) Third - \$141,750.00 (\$0.50 PSF) Fourth - \$147,000.00 (\$0.50 PSF) Fifth - \$152,250.00 (\$0.50 PSF)
<b>Lease Structure*</b>	Double Net*
<b>Real Estate Taxes</b>	Reimbursed by Tenant on a monthly basis
<b>Property Insurance</b>	Reimbursed by Tenant on a monthly basis
<b>Landlord Responsibilities</b>	Foundation, roof, slab, structure, exterior walls, fire protection equipment, and replacement of HVAC.
<b>Tenant Responsibilities</b>	Keep the Building and any fixtures, facilities and equipment contained therein in good condition and repair including HVAC, interior non-structural portions of the Building, maintenance and repair of the parking lot and driveways.
<b>Parent Company Ownership/Guarantor</b>	Publicly traded, corporate guaranty
<b>Headquarters</b>	Dollar Tree: Chesapeake, VA
<b>Year Founded</b>	Dollar Tree: 1986
<b>Website</b>	dollartree.com

\*See Lease for details

## TENANT OVERVIEW



### About Dollar Tree

With stores in thousands of communities across the U.S. and Canada, Dollar Tree is known for providing unparalleled values. With an ever-changing assortment of products in categories such as seasonal celebrations, party supplies, crafts, snacks, cleaning supplies, and more, they offer more thrills, more fun, and exciting new surprises every week.

Dollar Tree traces its roots to 1953 when K.R. Perry opened a Ben Franklin variety store in downtown Norfolk, Virginia which he later renamed K&K 5&10. In 1970, Macon Brock, Doug Perry and K.R. Perry started K&K Toys. It was a mall concept which grew to 130 stores on the East coast. The K&K 5&10 store continued to exist and served as the foundation for what would become Dollar Tree. It was in 1986, when the founders started Only \$1.00 with five stores. This emerging company eventually became the retail powerhouse with thousands of locations across North America.

The concept was simple yet revolutionary: offer a wide range of merchandise, all priced at one dollar or less (now slightly higher) and offer a “thrill-of-the-hunt” shopping experience. This value proposition resonated with consumers, and Dollar Tree quickly gained popularity for its affordable prices and convenient shopping experience.

Throughout the 1990s, Dollar Tree embarked on an aggressive expansion strategy, opening new stores across the United States. By focusing on densely populated areas and suburban markets, the company rapidly expanded its footprint and captured market share from competitors. This period of growth was fueled by strong consumer demand for low-cost goods and Dollar Tree’s ability to deliver value to its customers.

\*Representative Photo





Dollar Tree's financial performance during its early years was characterized by robust growth and profitability. The company's revenue and earnings consistently increased as it expanded its store count and strengthened its position in the market. By the end of the 1990s, Dollar Tree had firmly established itself as a dominant player in the discount retail sector, with a loyal customer base and a solid financial foundation.

In the early 2000s, Dollar Tree faced challenges as competition in the retail industry intensified and consumer preferences evolved. The company responded by diversifying its product offerings, expanding its private label brands, and enhancing its in-store experience to differentiate itself from rivals. These strategic initiatives helped Dollar Tree navigate through turbulent economic times and emerge stronger than ever.

Dollar Tree's financial performance continues to impress investors. The company has consistently reported strong revenue growth, driven by both organic expansion and acquisitions. Dollar Tree's ability to generate steady cash flows and deliver value to shareholders earned it a reputation as a reliable investment option in the retail sector.

Today, Dollar Tree continues to deliver impressive financial results. The company reported total revenue of \$30.6 billion for the fiscal year ending January 2024. Net income for the same period amounted to \$1.615 billion, highlighting Dollar Tree's ability to generate strong returns for its shareholders. With more than 16,000 stores operating across the United States and Canada, Dollar Tree remains a dominant force in the retail industry.

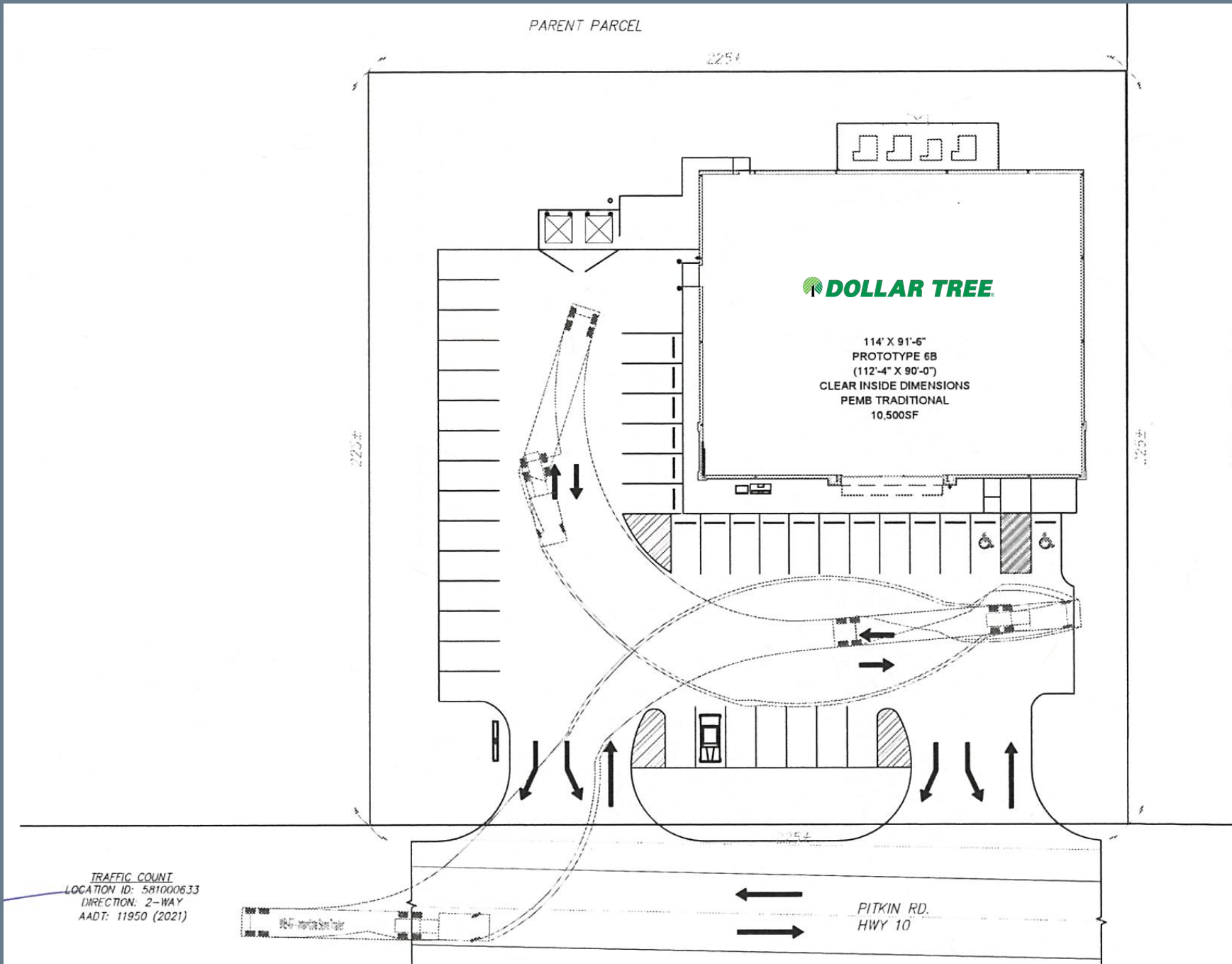
Dollar Tree's journey from a single store in Norfolk, Virginia, to a retail empire with thousands of locations is a testament to its resilience, innovation, and commitment to delivering value to customers. Despite facing challenges and evolving market dynamics, Dollar Tree has consistently adapted and thrived, cementing its position as a leader in the discount retail sector. With a proven track record of growth and profitability, Dollar Tree is well-positioned to continue its success well into the future.



*\*Representative Photo*

<b>Number of Locations</b>	<b>16,340</b>
<b>Corporate Headquarters</b>	<b>Dollar Tree: Chesapeake, VA</b>
<b>Fiscal 2023 Sales</b>	<b>\$30.6B</b>
<b>Ticker:</b>	<b>NASDAQ: "DTLR"</b>
<b>Credit Rating</b>	<b>S&amp;P: BBB</b>

SITE PLAN | LEESVILLE, LA



**DOLLAR TREE**

114' X 91'-6"  
PROTOTYPE 6B  
(112'-4" X 90'-0")  
CLEAR INSIDE DIMENSIONS  
PEMB TRADITIONAL  
10,500SF

PARENT PARCEL

225'

222'

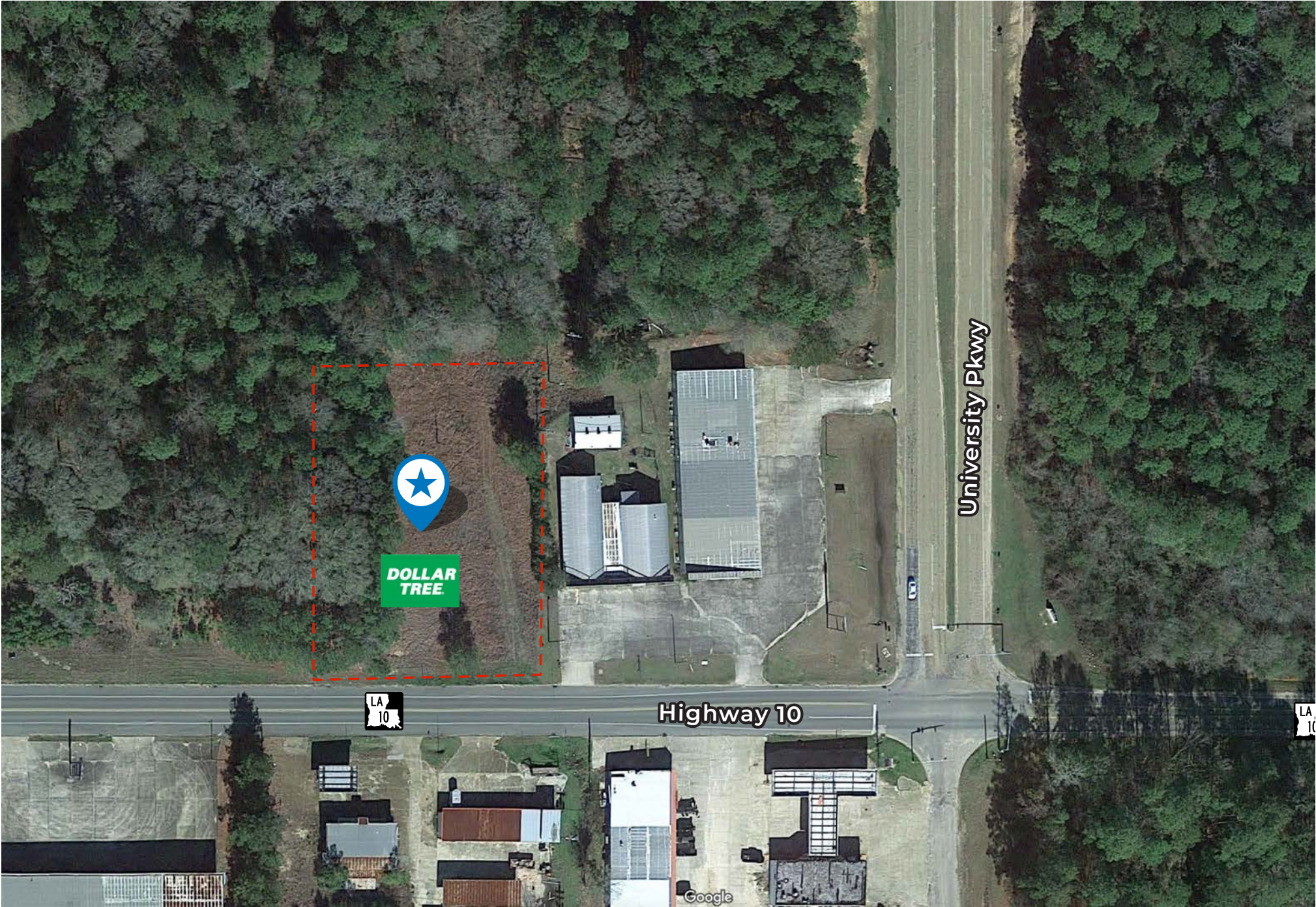
222'

PITKIN RD.  
HWY 10

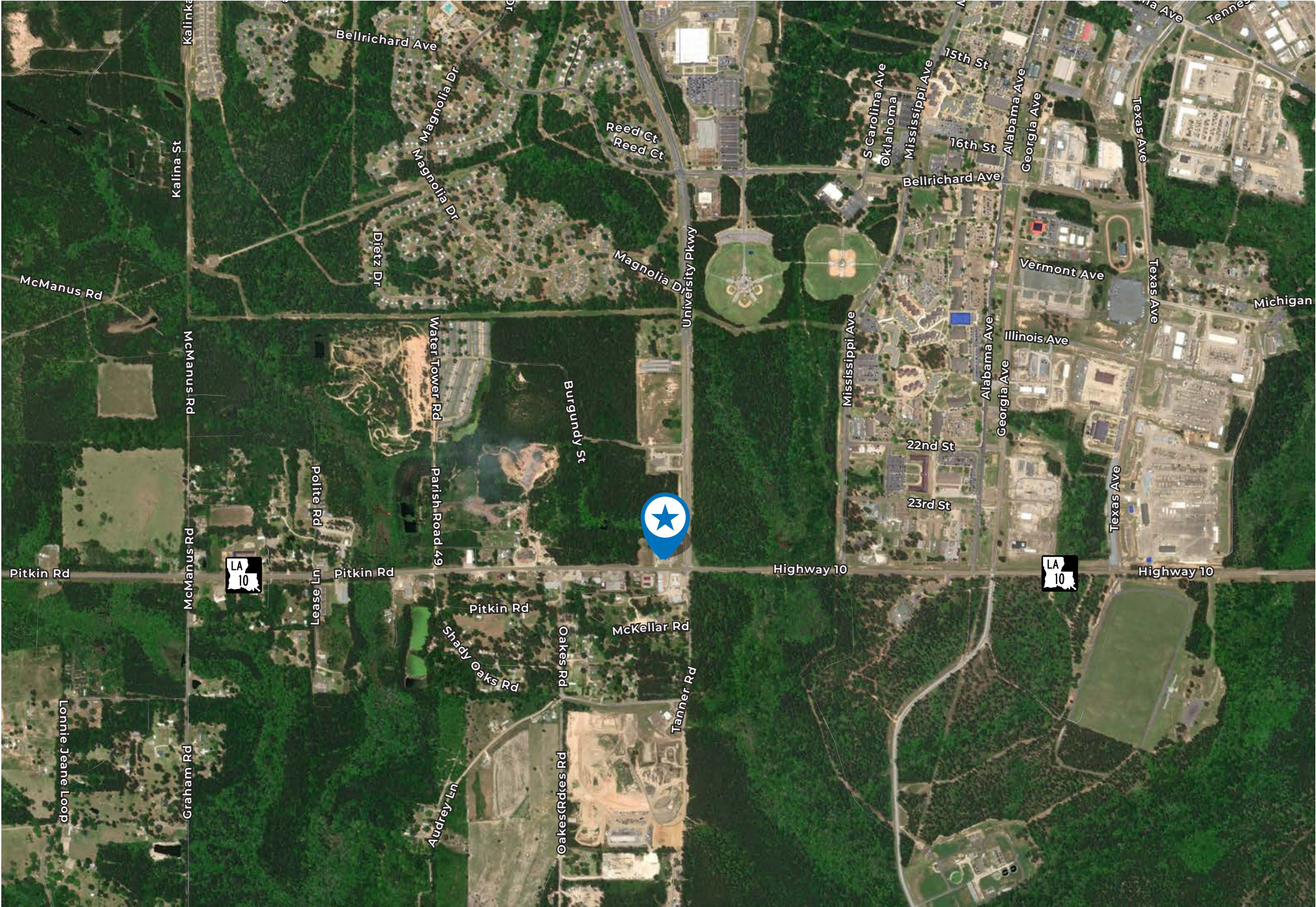
TRAFFIC COUNT  
LOCATION ID: 581000633  
DIRECTION: 2-WAY  
AADT: 11950 (2021)



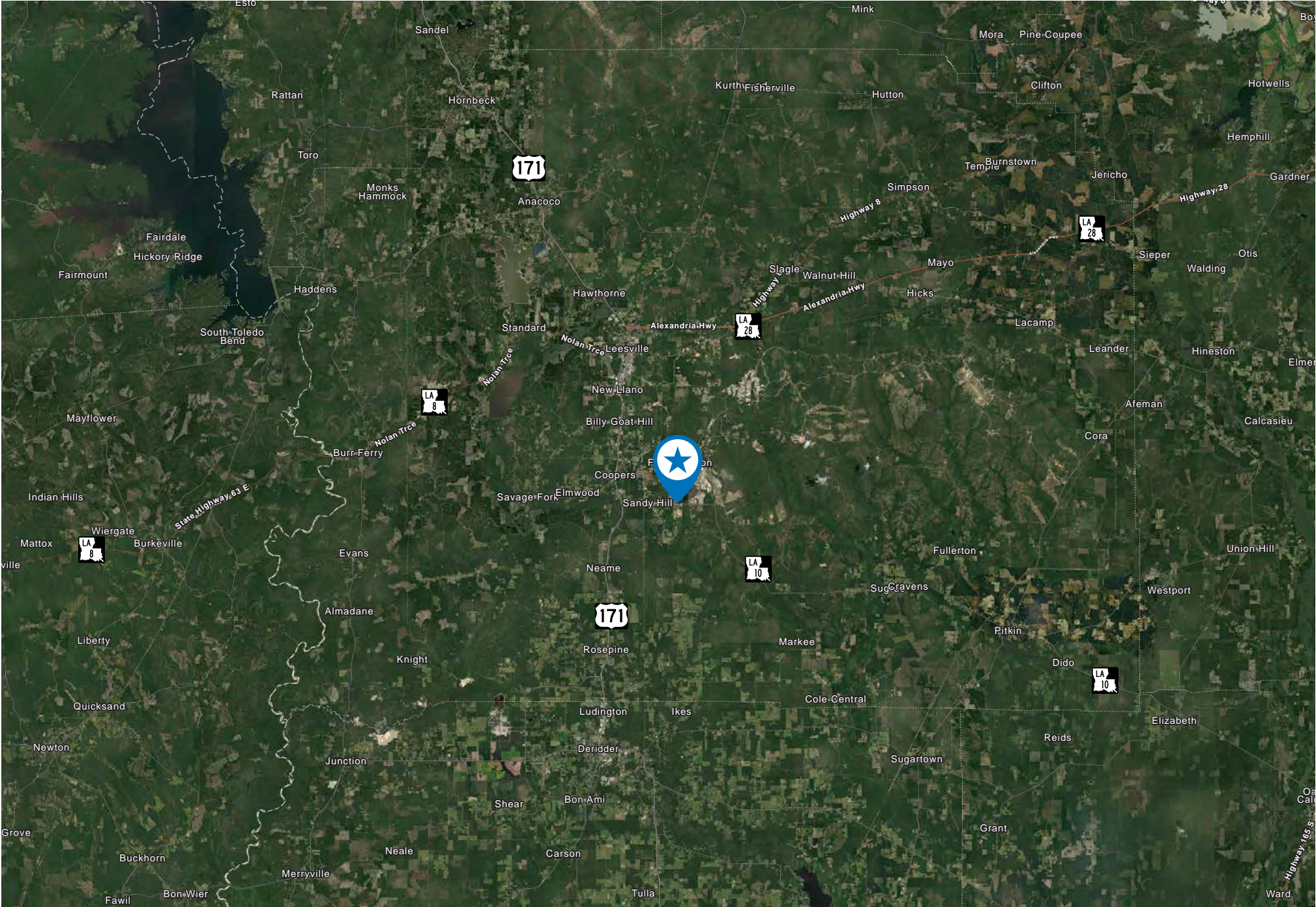
AERIAL SITE PLAN | LEESVILLE, LA



MARKET AERIAL | LEESVILLE, LA



REGIONAL AERIAL | LEESVILLE, LA



## DEMOGRAPHIC SNAPSHOT - LEESVILLE, LA

## POPULATION

	5 miles	10 miles	15 miles
2020 Census Population	15,090	33,061	38,668
2023 Population	14,937	32,497	37,828
2028 Projected Population	14,645	31,711	36,905

## HOUSEHOLDS

	5 miles	10 miles	15 miles
2020 Census Households	6,465	12,836	14,870
2023 Households	6,428	12,700	14,731
2028 Projected Households	6,398	12,595	14,601
2023 Estimated Average Household Size	2.28	2.43	2.45

## ESTIMATED HOUSEHOLD INCOME

	5 miles	10 miles	15 miles
2023 Average Household Income	\$65,153	\$72,518	\$73,769
2023 Median Household Income	\$45,072	\$52,903	\$53,301
2023 Per Capita Income	\$28,028	\$29,015	\$29,457
2023 Median Age	33.6	30.1	31.1

## TRAFFIC COUNTS

	VPD
South 5th Street @ E Cthouse St	23,581



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Year-to-date, Transwestern has overseen the leasing and management of 2,006 properties, representing more than 370 million square feet - leased and managed combined. Within that same time period, the firm completed leasing, sales and finance transactions totaling \$8.6 billion.

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