



REPRESENTATIVE PHOTO

FAMILY DOLLAR TREE GRANDFIELD, OK

208 EAST 1ST
GRANDFIELD, OK 73546

PROPERTY HIGHLIGHTS

- 7+ YEARS REMAINING ON 10-YEAR NN LEASE
- PRICED BELOW DEVELOPMENT BUDGET COSTS
- NEWER 2022 CONSTRUCTION
- STRONG 11% CAP RATE RETURN

FAMILY DOLLAR

- FAMILY DOLLAR RECENTLY PURCHASED FOR \$1 BILLION
- 7,000+ FAMILY DOLLAR LOCATIONS
- NATIONAL BRAND COMPANY
- NET SALES OF \$13.25 BILLION IN 2024



REPRESENTATIVE PHOTO

TENANT SUMMARY

FAMILY DOLLAR | DOLLAR TREE



Dollar Tree, Inc., a Fortune 200 company, is a leading operator of Dollar Tree, Inc., headquartered in Chesapeake, VA, is one of North America's largest and most loved value retailers, known for delivering great value, convenience, and a "thrill-of-the-hunt" discovery shopping experience. With a team of approximately 150,000 associates, Dollar Tree operates more than 9,000 stores and 18 distribution centers across 48 contiguous states and five Canadian provinces under the brands Dollar Tree and Dollar Tree Canada. The company is committed to being a responsible steward of its business - supporting its people, serving its communities, and creating lasting value. To learn more about the Company, visit www.DollarTree.com

www.dollartree.com



Family Dollar has proudly served local communities since 1959, providing affordable products and trusted values to families across America. With deep roots in neighborhoods nationwide and a commitment to everyday convenience, Family Dollar continues to grow, evolve, and serve the changing needs of our customers.

Now operating more than 8,000 stores nationwide, Family Dollar is once again an independent company, focused squarely on serving the needs of the customers across the country. With its rich legacy, community-first spirit, and a renewed sense of purpose, Family Dollar is committed to delivering everyday value and convenience for the communities it proudly serves.

www.familydollar.com

FINANCIAL ANALYSIS

FAMILY DOLLAR TREE

PROPERTY ADDRESS	208 East 1st, Grandfield, OK 73546
PRICE	\$950,000
CAP RATE	11.06%
PRICE / SF	\$90.48
YEAR BUILT / RENOVATED	2022
BUILDING SIZE	10,500 +/- SF
LOT SIZE	.92 +/- Acres
TYPE OF OWNERSHIP	Fee Simple

ANNUALIZED OPERATING DATA

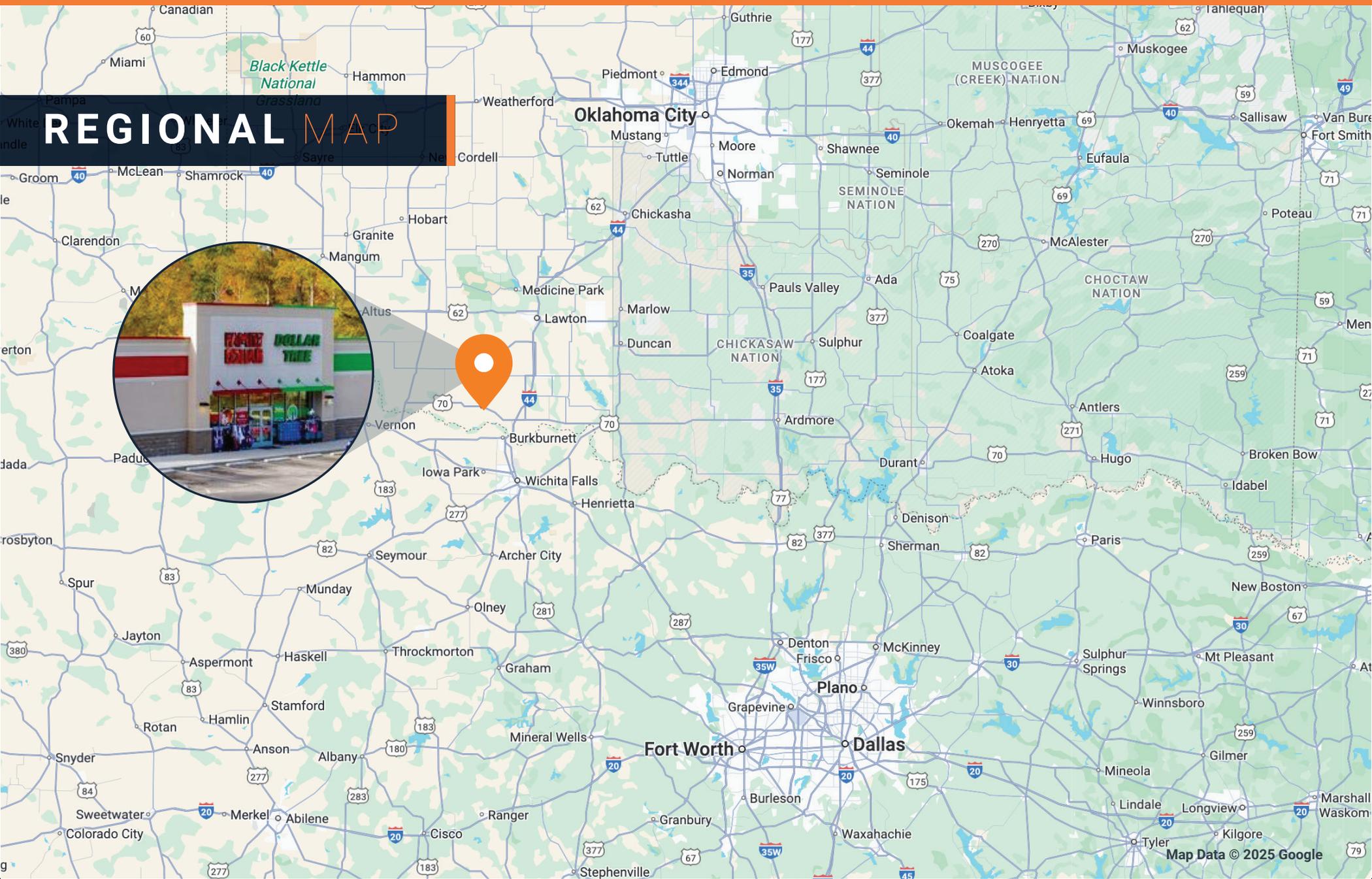
BASE RENT	\$105,105
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INCOME SUMMARY	ANNUAL BASE RENT	MONTHLY RENT	RENT/SF	CAP RATE
YEARS 1 - 10	\$105,105	\$8,759	\$10.01	11.06%
YEARS 11 - 15 (OPTION 1)	\$110,355	\$9,196	\$10.51	11.62%
YEARS 16 - 20 (OPTION 2)	\$115,605	\$9,634	\$11.01	12.17%
YEARS 21 - 25 (OPTION 3)	\$120,855	\$10,071	\$11.51	12.72%
YEARS 26 - 30 (OPTION 4)	\$126,105	\$10,509	\$12.01	13.27%

TENANT SUMMARY

TENANT TRADE NAME	Family Dollar Tree
GUARANTOR	Family Dollar Stores LLC
OWNERSHIP	Fee Simple
LEASE TYPE	Double-Net (NN)
ROOF AND STRUCTURE	Landlord
LEASE TERM	10 Years
RENT COMMENCEMENT DATE	December 8, 2022
LEASE EXPIRATION DATE	February 28, 2033
INCREASES	\$.50 Per SF Each Option
RENEWAL OPTIONS	4, 5-Year Options
HEADQUARTERED	Chesapeake, Virginia
NUMBER OF LOCATIONS	7,400 +
ANNUAL REVENUE	\$13.25 Billion
STOCK SYMBOL	FDO
BOARD	NYSE
WEBSITE	https://www.familydollar.com

REGIONAL MAP



5 - FAMILY DOLLAR TREE



AREA DEMOGRAPHICS

POPULATION AND INCOME	1 MILE	3 MILES	5 MILES
2024 ESTIMATE	935	977	1,029
2024 ESTIMATED DAYTIME POPULATION	579	605	642
2024 EST. AVERAGE HOUSEHOLD INCOME	\$73,720	\$73,720	\$74,028
2024 EST. MEDIAN HOUSEHOLD INCOME	\$64,298	\$64,298	\$64,581
2024 EST. PER CAPITA INCOME	\$57,954	\$57,954	\$58,248

2024 HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 or More	4.68%	4.68%	4.69%
\$150,000 - \$199,999	2.34%	2.34%	2.34%
\$100,000 - \$149,999	6.47%	6.47%	6.51%
\$75,000 - \$99,999	10.25%	10.25%	10.25%
\$50,000 - \$74,999	26.80%	26.80%	26.80%
\$35,000 - \$49,999	10.43%	10.43%	10.43%
\$25,000 - \$34,999	13.31%	13.31%	13.30%
\$15,000 - \$24,999	12.59%	12.59%	12.58%
\$10,000 - \$14,999	8.09%	8.09%	8.08%
Under \$9,999	5.04%	5.04%	5.03%

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