

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



**365 N. PUBLIC AVE | CLEVER, MO**

*OFFERING MEMORANDUM*

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# INVESTMENT HIGHLIGHTS

## LEASE AND LOCATION

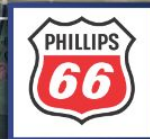
- 2024 Built-to-suit construction for Dollar Tree
- 10-Year NN+ lease w/ limited landlord responsibilities
- 5 Mile Population of 14,094 Residents
- 10 Mile Population of 75,484 Residents
- Average Household Income of \$98,834, proving an affluent customer base
- The subject property comes with a 20-year transferable roof warranty.
- Five, 5-Year Options with rent increases of \$5,250 (\$.50 PSF)
- Extremely strong corporately guaranteed lease

## TENANT HIGHLIGHTS

- Dollar Tree acquired Family Dollar in 2015 and is now considered to be the second-largest discount retailer in the United States with more than 16,000 locations
- Dollar Tree boasts an investment-grade credit rating of BBB-
- Dollar Tree has thrived through the COVID pandemic and witnessed a sharp increase in same-store sales and profitability



W VETERANS BLVD



**SUBJECT PROPERTY**



CLEVER MINI STORAGE



CLEVER SENIOR CITIZENS HOUSING



CLEVER HIGH SCHOOL  
364 STUDENTS



FIRST BAPTIST CHURCH

CUSTOM COL BODY SHOP



CLEVER ELEMENTARY/MIDDLE SCHOOL  
987 STUDENTS



# FINANCIAL OVERVIEW



**\$1,645,000**  
LIST PRICE



**\$123,375**  
NOI



**7.50%**  
CAP RATE

## BUILDING INFO

ADDRESS	365 N. Public Ave Clever, MO 61610
YEAR BUILT	2024
GLA OF BUILDING	±10,500 SF
LOT SIZE	±1.21 AC

## TENANT SUMMARY

<b>TENANT NAME</b>	Dollar Tree
<b>TYPE OF OWNERSHIP</b>	Fee Simple
<b>LEASE GUARANTOR</b>	Corporate
<b>LEASE TYPE</b>	NN
<b>ROOF AND STRUCTURE</b>	Landlord Responsibility
<b>TERM REMAINING</b>	10 Years
<b>ORIGINAL LEASE TERM</b>	5/23/2024
<b>RENT COMMENCEMENT</b>	5/31/2034
<b>LEASE EXPIRATION DATE</b>	±10 Years
<b>INCREASES</b>	\$5,250 (\$0.50 per SF) in Options
<b>OPTIONS</b>	Five, 5-Year Options

## ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent	Increases	Cap Rate
Current	\$10,281.25	\$123,375.00		7.50%
Option 1	\$10,718.75	\$128,625.00	\$5,250	7.82%
Option 2	\$11,156.25	\$133,875.00	\$5,250	8.14%
Option 3	\$11,593.75	\$139,125.00	\$5,250	8.46%
Option 4	\$12,031.25	\$144,375.00	\$5,250	8.78%
Option 5	\$12,468.75	\$149,625.00	\$5,250	9.10%

# TENANT OVERVIEW



Dollar Tree, a Fortune 500 Company, now operates more than ±15,115 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar.

Dollar Tree locations carry a mix of housewares, toys, seasonal items, food, health and beauty aids, gifts, and books. At Dollar Tree shop's most goods are priced at \$1 or less while Family Dollar merchandise is usually less than \$10. The stores are located in high-traffic strip centers and malls often in small towns. It purchased fellow discounter, Family Dollar in 2015, bolstering competitive position against Dollar General. The company wants to create a "treasure hunt" type environment where people can bring their whole families.

Dollar Tree continues to offer customers products they need at extreme values while keeping their stores bright, clean, organized, and stocked. The company carries a broad mix of merchandise that includes many trusted national and regional brands. Dollar Tree operates more than 14,000 Dollar Tree, Deal\$, Dollar Bills, and Family Dollar discount stores in 48 US states and the District of Columbia and five provinces in Canada.

## HEADQUARTERS

Chesapeake, VA

## 2022 REVENUE

\$26.3 Billion

## # OF EMPLOYEES (2022)

±193,100

## # OF LOCATIONS (2022)

±15,115



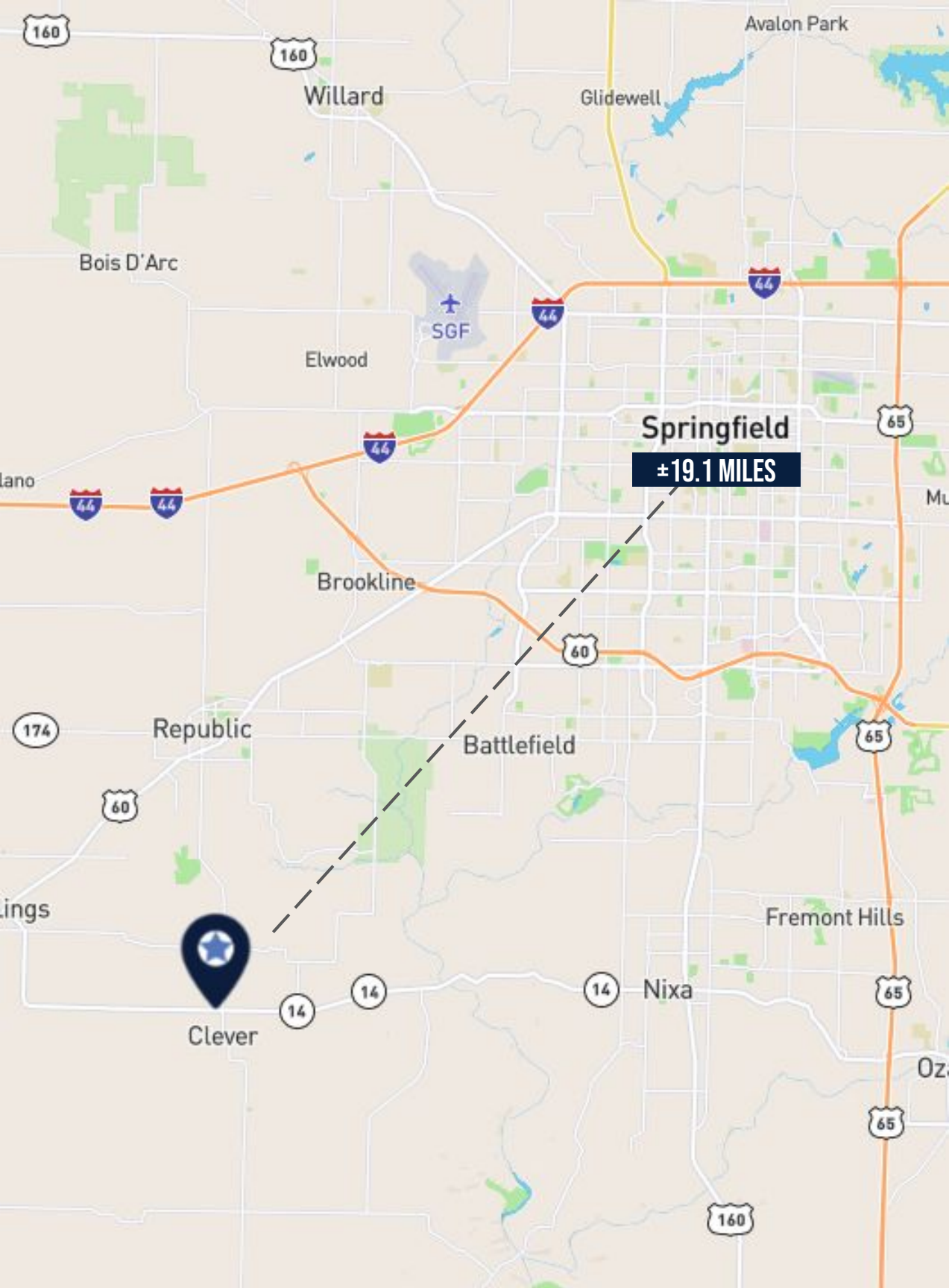
# AREA OVERVIEW

## CLEVER, MO

Clever, Missouri, is a vibrant small town nestled in the heart of the Ozarks, offering residents a blend of rural charm and modern amenities. With its picturesque landscape of rolling hills, lush forests, and meandering streams, Clever provides a serene backdrop for those seeking a close-knit community and a slower pace of life. The town's strong sense of community is evident in its local events, bustling main street, and support for small businesses. Residents enjoy a range of outdoor recreational activities, including hiking, fishing, and camping, while still benefiting from convenient access to nearby larger cities like Springfield for additional shopping, dining, and entertainment options. Clever embodies the essence of small-town America, where neighborly kindness and natural beauty abound.

## DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Five-Year Projection	6,041	15,702	84,254
Current Year Estimate	5,441	14,094	75,484
2020 Census	5,311	13,365	72,084
Growth Current Year-Five-Year	11.03%	11.41%	11.62%
Growth 2020-Current Year	2.45%	5.46%	4.72%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five-Year Projection	2,344	5,918	32,611
Current Year Estimate	2,102	5,321	29,352
2020 Census	1,948	4,871	27,444
Growth Current Year-Five-Year	11.51%	11.23%	11.10%
Growth 2020-Current Year	7.93%	9.24%	6.95%
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$101,775	\$98,834	\$100,364





## SPRINGFIELD, MO

Located in scenic southwest Missouri, Springfield is home to a metro population of more than 470,000 people, encompassing five counties: Greene, Christian, Webster, Polk, and Dallas. It is the third-largest city in Missouri, just below St. Louis and Kansas City. Springfield has a growing economy. Several companies are headquartered in Springfield including O'Reilly Auto Parts, SRC Holdings, EFCO, Prime Inc., Paul Mueller Company, Great Southern Bank, Positronic Industries, and BKD LLP.

Through the Springfield-Greene County Park Board, the city offers 102 parks and Ozarks Greenways, a linear trail system that integrates with the city's growing on-street bike route system. Springfield also boasts an airport, an art museum, a zoo, a professional tennis team, and a minor league baseball team. Also, it is home to Bass Pro Shops, Johnny Morris Wonders of Wildlife National Museum & Aquarium, Missouri State University, Drury University, Evangel University, Ozarks Technical Community College, and two nationally recognized Top 100 Integrated Health Systems. A "big, small town," Springfield offers a great blend of fascinating attractions, historical treasures, sports excitement, and cultural and leisure activities in a welcoming environment.



## ECONOMY & TOURISM

Springfield's local economy is supported by the health care, manufacturing, retail, education, and tourism sectors. Total retail sales exceed \$4.1 billion annually in Springfield and \$5.8 billion in the Springfield MSA. Its largest shopping mall is Battlefield Mall. According to the Springfield Convention & Visitors Bureau, an estimated 3,000,000 overnight visitors and day-trippers annually visit the city. The city has more than 60 lodging facilities and 6,000 hotel rooms. The Convention & Visitors Bureau spends more than \$1,000,000 annually marketing the city as a travel destination.

Springfield hosts lots of events and festivals each year. Annual food and drink events include Whiskey Fest, Sertoma Chili Cook-Off, and Cajun Cook-Off. Annual competitive events include the Bass Pro Tournament of Champions and the National Christian HomeSchool Basketball Championships. Annual holiday events include St. Patrick's Day Parade, Thriller on C-Street, and Winterfest.

# CONFIDENTIALITY AGREEMENT & DISCLAIMER

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **365 N. Public Ave, Clever, MO, 61610** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



365 N. PUBLIC AVE | CLEVER, MO

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY

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