



FAMILY  DOLLAR[®]

1410 East Aultman Street | Ely, NV 89301



INTERACTIVE OFFERING MEMORANDUM

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EXCLUSIVELY LISTED BY:

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REPRESENTATIVE PHOTO

INVESTMENT HIGHLIGHTS

LEASE AND LOCATION

- 2015 Built-to-Suit for Family Dollar
- Extremely rare ABS NNN lease with zero landlord responsibilities
- CPI based increases every 3 years (6% max) providing an excellent hedge against inflation
- Traffic counts in excess of ±11,000 VPD
- Nevada is an income tax free state
- Six, five-year options, all of which include the CPI increases
- Strong corporately guaranteed lease

TENANT

- Investment Grade Credit Tenant – S&P Rated BBB
- Family Dollar is one of the few retailers that thrived through the COVID pandemic and witnessed a sharp increase in same-store sales/profitability
- Dollar Tree acquired Family Dollar in 2015 and they are considered to be the second-largest discount retailer in the United States with more than ±16,000 locations





NEVADA NORTHERN RAILWAY MUSEUM



SUBJECT PROPERTY



E AULTMAN ST ± 11,000 VPD



WILLIAM BEE RIRIE HOSPITAL
25 BEDS

HOTEL NEVADA
AND GAMBLING HALL

RAMADA
BY WYNDHAM



DAVID E NORMAN ELEMENTARY
389 STUDENTS



LITTLE PEOPLE HEAD START



WHITE PINE LIBRARY



WHITE PINE HIGH SCHOOL
363 STUDENTS



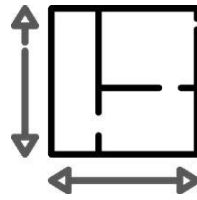
FINANCIAL OVERVIEW



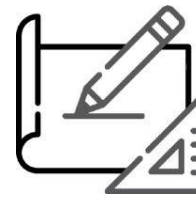
\$1,466,015
PRICE



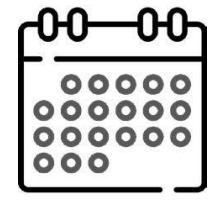
7.37%
CAP RATE



±8,320 SF
GLA



±0.63 AC
LOT SIZE



2015
YEAR BUILT

TENANT SUMMARY

Store #	11274
Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsible
Original Lease Term	15 Years
Rent Commencement Date	1/24/2015
Lease Expiration Date	9/30/2029
Term Remaining on Lease	±5.75 Years
Increase	CPI Increases every 3 years (6% MAX)
Options	Six, 5-Year Options

ANNUALIZED OPERATING DATA

Lease Year	Monthly Rent	Annual Rent	Increases	Cap Rate
Current-1/31/27	\$9,000.11	\$108,001.28	6.00%	7.37%
2/1/27-9/30/29*	\$9,540.11	\$114,481.36	6.00%	7.81%

*Increases are calculated based on the max CPI increase (6%)

TENANT OVERVIEW

COMPANY NAME

Dollar Tree, Inc.

OWNERSHIP

Public

INDUSTRY

Dollar Stores

HEADQUARTERS

Chesapeake, VA

NO. OF EMPLOYEES

±60,000



A DOLLAR TREE COMPANY

Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores, announced that it would buy Family Dollar for \$8.5 billion. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid.

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.

FAMILY DOLLAR OVERVIEW

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation's fastest-growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

GEOGRAPHIC REACH

Family Dollar serves families in more than 8,000 neighborhoods in 46 states. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$23 billion annually with more than 15,115 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

STRATEGY

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.



±16,000

LOCATIONS



\$26.32B

2022 REVENUE



1959

FOUNDED

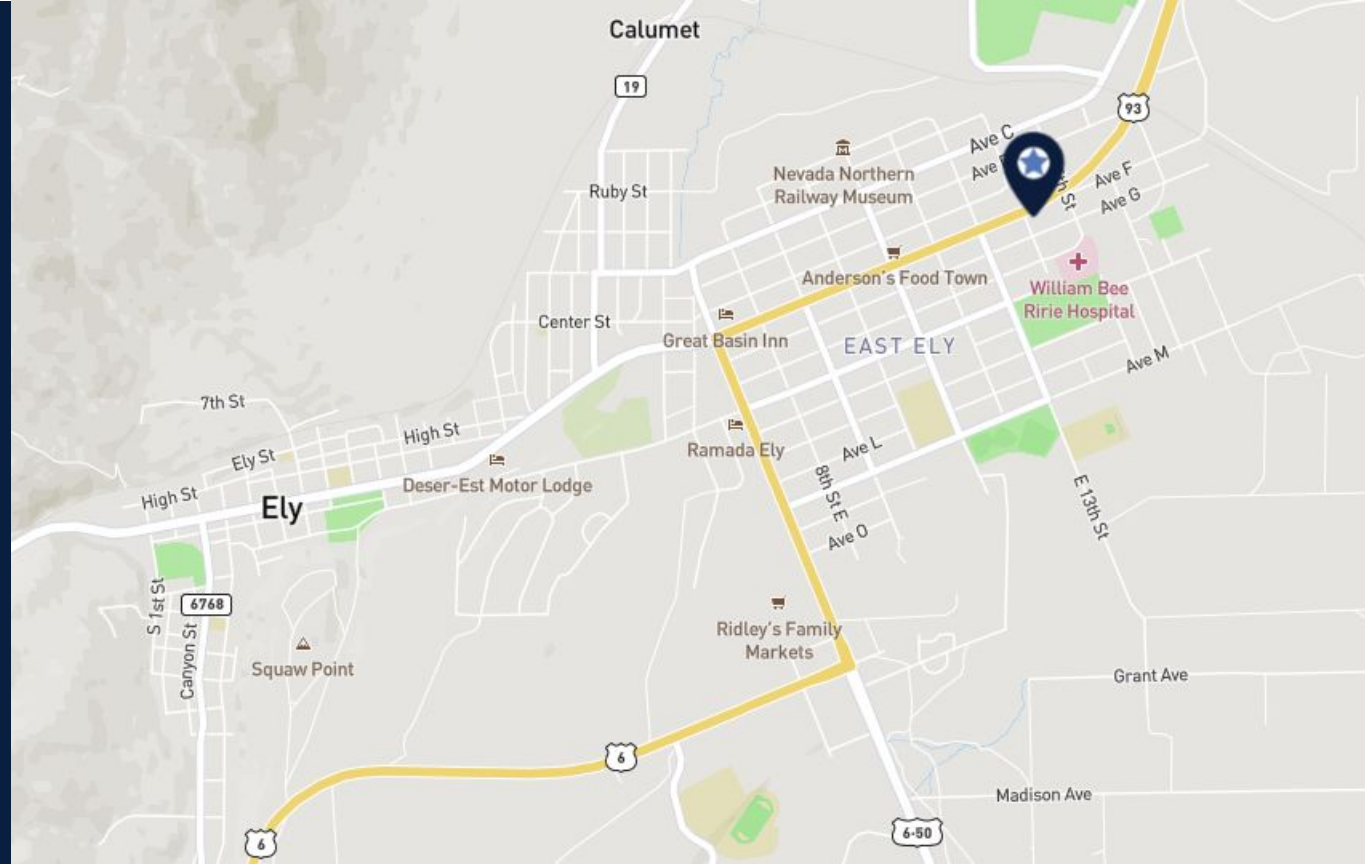
AREA OVERVIEW

Ely, NV

Ely is a city located in White Pine County, Nevada, USA. Nestled in the eastern part of the state, Ely is known for its rich history, stunning landscapes, and a strong connection to the mining industry. The town developed around copper mining in the early 20th century, and remnants of this heritage can still be seen in the historic architecture and mining-related artifacts.

Ely is home to several attractions that draw visitors and locals alike. The Nevada Northern Railway Museum, for instance, preserves and showcases the region's railroad history, providing a glimpse into the role transportation played in the area's development. The nearby Great Basin National Park offers opportunities for outdoor enthusiasts, featuring diverse ecosystems, hiking trails, and the stunning Lehman Caves. Economically, Ely has historically been tied to mining, but tourism and outdoor recreation also play a role.

As with any small town, community events and local traditions contribute to the unique character of Ely. These events may include fairs, festivals, and celebrations that foster a sense of community and pride among its residents.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	1,993	4,891	5,174
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	904	2,038	2,133
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$126,798	\$111,080	\$112,465

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1410 East Aultman Street, Ely, NV, 89301** (“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 Broker. The material and information in the Offering Memorandum is unverified. Broker 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.

Broker 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 Broker, the property, or the seller by such entity.

Owner and Broker 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 Broker 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.

REPRESENTATIVE PHOTO

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