



 **DOLLAR TREE**[®]

3100 11TH STREET

Rock Island, IL 61201



INTERACTIVE OFFERING MEMORANDUM

DOLLAR TREE

3100 11th Street | Rock Island, IL 61201

BROKERAGE TEAM



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PROPERTY OVERVIEW

LEASE AND LOCATION:

- 2023 retrofit for Dollar Tree (former Walgreens)
- ±9.50 years remaining on an initial 10-Year lease
- Corporately guaranteed lease
- Rent increases of \$6,952.50 (\$0.51 / SF) in all Three, 5-Year Options
- 5-mile population of ±123,154 residents
- 10-mile population of ±276,993 residents
- 16,268 vehicles daily at the intersection of 11th Street & 31st Avenue
- Average household income of \$106,131 annually in a 10 mile radius
- Large ±1.53 AC lot positioned on the hard corner of a 4-way signalized intersection
- Nearby national retailers include McDonald's, O'Reilly Auto Parts, United States Postal Service, Dollar General, Conoco, and Shell.

TENANT:

- 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
- Dollar Tree is one of the few retailers that thrived through the COVID pandemic and witnessed a sharp increase in same-store sales/profitability
- Investment Grade Credit Tenant – S&P Rated BBB



±13,656 SF

GLA



1996/2023

Year Built/Renovated



±10,800

Vehicles Per Day



FINANCIAL SUMMARY



\$2,224,800
LIST PRICE



7.50%
CAP RATE

TENANT SUMMARY

Tenant Trade Name	Dollar Tree
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Roof/Structure	Landlord Responsibility
Original Lease Term	10 Years
Rent Commencement Date	11/16/2023
Lease Expiration Date	2/28/2034
Term Remaining on Lease	±9.50 Years
Increase Schedule	\$6,952.50 in Options (\$0.51 Per SF)
Options	Three, 5-Year

ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	CAP RATE
Current Term	\$13,905.00	\$166,860.00	7.50%
Option 1	\$14,484.38	\$173,812.50	7.81%
Option 2	\$15,063.75	\$180,765.00	8.13%
Option 3	\$15,643.13	\$187,717.50	8.44%





THE BEDDING GROUP



SUPERIOR SHEDS, INC.

IMEG The FUTURE. Built Smarter.



ROCK ISLAND HIGH SCHOOL 1,800 STUDENTS



Zeglin's Home TV and Appliance, Inc.



STORAGE of AMERICA



SIMMERS CRANE DESIGN & SERVICES

CSL Plasma



11TH ST ± 10,800 VPD



31ST AVE ± 5,468 VPD



MAGNUM LTL - ROCK ISLAND

SUNSET HEIGHTS APARTMENT COMPLEX

MAPLE RIDGE APARTMENTS 162 UNITS

WATCH HILL TOWER 140 UNITS

QCFLEX



ROCK ISLAND BOAT CLUB



CENTER FOR MATH & SCIENCE
1,600 STUDENTS



11TH ST ± 10,800 VPD



STEEPMEADOW CONDOMINIUMS
COMPLEX



DOUGLAS PARK



ROCK ISLAND HIGH SCHOOL
1,800 STUDENTS



CENTRAL TRANSPORT



UnityPoint Health
Trinity Health Foundation



JORDAN CATHOLIC SCHOOL
388 STUDENTS



31ST AVE ± 5,468 VPD



WATCH HILL TOWER
140 UNITS



EUGENE FIELD SCHOOL
429 STUDENTS

MAGNUM LTL - ROCK ISLAND



EDISON JR. HIGH SCHOOL
422 STUDENTS

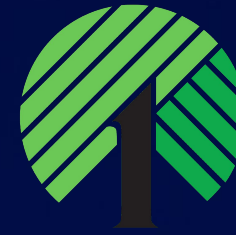


ROCKTOP APARTMENTS
COMPLEX



EARL HANSON ELEMENTARY
237 STUDENTS

CENTENNIAL EXPY ± 15,100 VPD



DOLLAR TREE®

TENANT PROFILE

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 ±16,000 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar.

DOLLAR TREE OVERVIEW

Known for its commitment to offering a wide range of products, including household items, food, party supplies, and seasonal decorations, all priced at one dollar or less, Dollar Tree caters to cost-conscious consumers seeking affordable shopping options.

GEOGRAPHIC REACH

Dollar Tree's acquisition of Family Dollar has significantly expanded its reach and product offerings, benefiting communities across 8,000 neighborhoods. This merger has transformed the organization into a retail giant, boasting an impressive annual sales volume surpassing \$23 billion, thanks to a vast network of over 16,000 stores spanning 48 states and five Canadian provinces. The merger has allowed Dollar Tree and Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.



HEADQUARTERS
CHESAPEAKE, VA

OWNERSHIP
PUBLIC

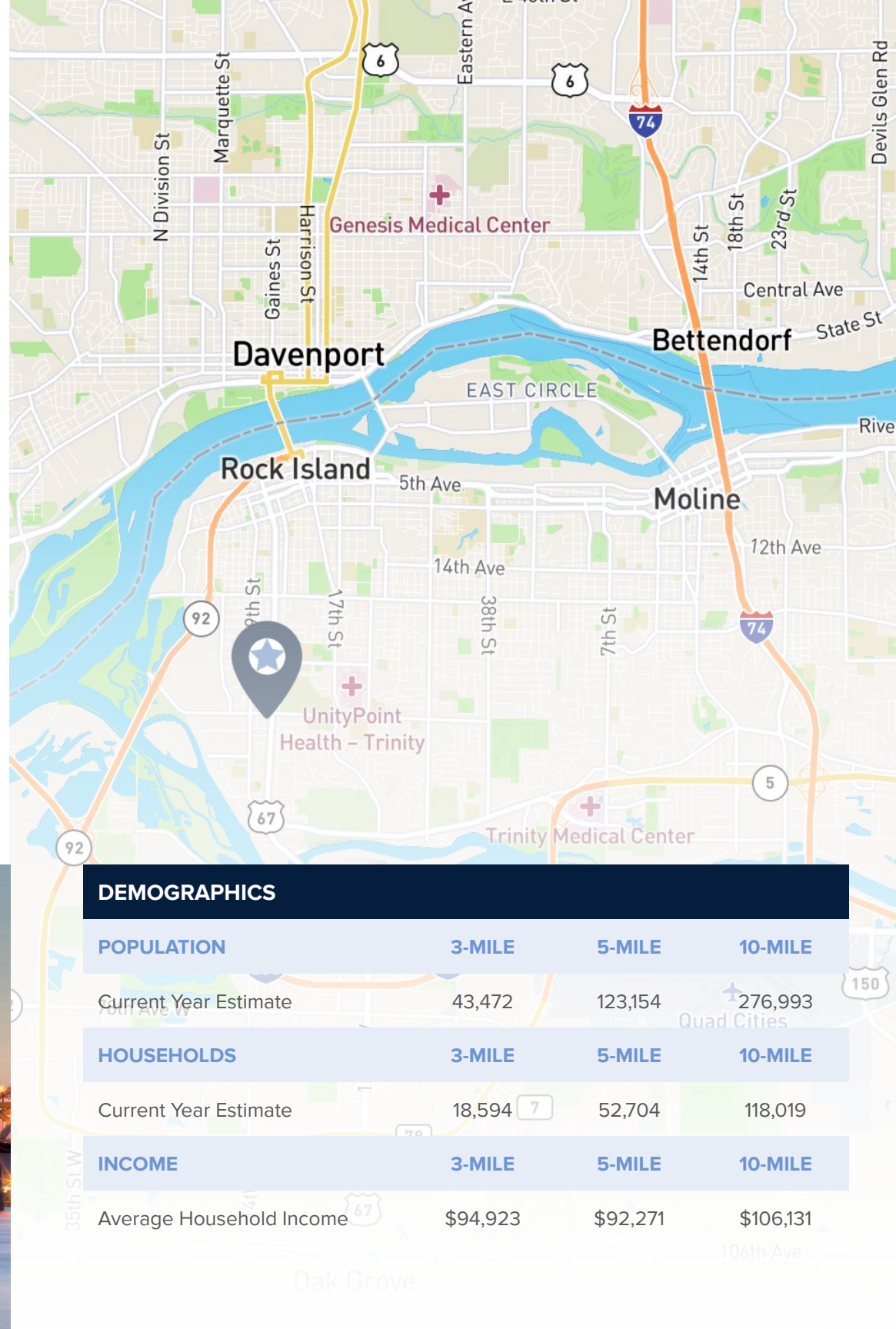
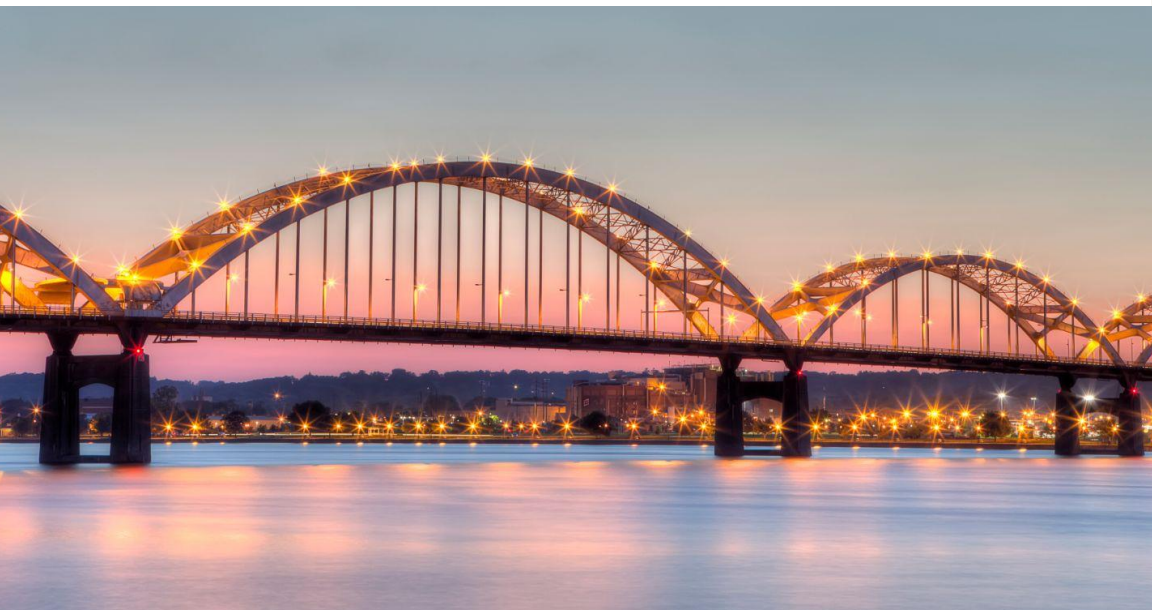
OF EMPLOYEES
±60,000

AREA OVERVIEW

Rock Island, Illinois, nestled along the Mississippi River, boasts a rich history and vibrant community. Originally settled by European immigrants in the early 19th century, it quickly became a hub for trade and industry due to its strategic location. The city's name is derived from the large rocky outcrop in the river that early explorers used as a navigational landmark. Over the years, Rock Island has evolved into a diverse city known for its cultural heritage and economic resilience.

Today, Rock Island offers a blend of historical charm and modern amenities. Visitors and residents alike can explore attractions such as the Rock Island Arsenal, one of the largest government-owned weapons manufacturing arsenal in the United States, which played a crucial role during times of war and continues to be a significant employer in the region. The city's downtown area features a mix of restaurants, shops, and entertainment venues, contributing to its lively atmosphere and sense of community.

Beyond its urban center, Rock Island is celebrated for its natural beauty and recreational opportunities. Parks along the riverfront provide stunning views of the Mississippi River, perfect for picnics, hiking, and boating. Annual events like the Quad City Air Show and various festivals showcase the city's cultural diversity and community spirit. With a blend of history, industry, and natural attractions, Rock Island remains a dynamic city with something to offer everyone who visits or calls it home.



ECONOMY

Rock Island, Illinois, has a diverse and resilient economy rooted in both its historical industries and modern developments. Historically, the city's economy was heavily influenced by its strategic location along the Mississippi River, making it a key hub for trade, manufacturing, and transportation. The Rock Island Arsenal, a major employer in the area, has long been a cornerstone of the local economy, providing jobs in manufacturing and defense-related industries. In addition to the Arsenal, Rock Island has a strong presence in manufacturing, particularly in sectors like machinery, metal products, and food processing.

In recent years, Rock Island has embraced economic diversification, with growth in sectors such as healthcare, education, and retail. The city has invested in revitalizing its downtown area, attracting small businesses, restaurants, and entertainment venues that contribute to a thriving local economy. Moreover, Rock Island's proximity to other cities in the Quad Cities region fosters economic collaboration, enhancing opportunities for business development and innovation. As a result, the economy of Rock Island continues to evolve, balancing its industrial roots with a forward-looking approach to economic growth and sustainability.

ECONOMIC DEVELOPMENT

Rock Island, Illinois, has focused on strategic economic development to revitalize its community and attract new businesses. The city has invested in modernizing its infrastructure, particularly in its downtown area, to create a more vibrant environment for commerce and tourism. Economic development efforts have emphasized attracting diverse industries, including healthcare, technology, and small businesses, while also supporting the growth of established sectors like manufacturing and defense. Partnerships with neighboring cities in the Quad Cities region further enhance Rock Island's appeal as a hub for business innovation and economic collaboration. These initiatives have positioned Rock Island as a forward-thinking city with a dynamic and evolving economy.



ATTRACTIONS

The Quad Cities region, encompassing Rock Island and neighboring cities along the Mississippi River, offers a diverse array of attractions for visitors. Historic sites like the Rock Island Arsenal Museum and the John Deere Pavilion celebrate the area's industrial heritage, while the Figge Art Museum in Davenport showcases contemporary art and cultural exhibitions. Outdoor enthusiasts can explore the scenic riverfront parks and trails, such as the Great River Trail, perfect for biking and hiking with stunning views of the Mississippi River. For family fun, attractions like the Niabi Zoo in Coal Valley and the Putnam Museum in Davenport provide engaging experiences with wildlife and interactive exhibits on natural history. Dining options range from local breweries and farm-to-table restaurants to vibrant downtown scenes, making the Quad Cities a vibrant destination for history, culture, and outdoor recreation.

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 **3100 11th Street, Rock Island, IL, 61201** (“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:

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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.

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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.

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EXCLUSIVELY LISTED BY

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