FAMILY DOLLAR

415 W 9th St | Weleetka, OK 74880

Retail
Investment Opportunity
Offering Memorandum

Established Discount Retailer | Stable Rural Population Base | Limited Essential-Based Retail Competition

MATTHEWS™

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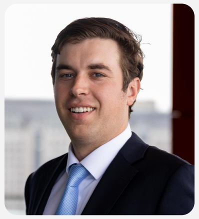
Exclusively Listed By

Josh Bishop
EVP & Senior Director
(315) 730-6228
josh.bishop@matthews.com
License No. 688810 (TX)



Scotty Latimer
VP & Associate Director
(858) 866-6166
scotty.latimer@matthews.com
License No. 790608 (TX)

Kyle Matthews | Broker of Record | Broker Lic. No.: 180760 (OK) | Firm Lic. No.: 180759 (OK)

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Property Overview

FAMILY DOLLAR
415 W 9th St | Weleetka, OK 74880

$1,064,522 List Price	**9.00%** Cap Rate	**Absolute NNN** Lease Type
±8,320 SF GLA	**±1.04 AC** Lot Size	**2016** Year Built

Investment Highlights

FAMILY DOLLAR
415 W 9th St | Weleetka, OK 74880

Lease & Location Highlights

- **2016 build-to-suit** construction for Family Dollar
- **Rare Absolute NNN Lease** | Zero Landlord Responsibilities
- **±4.25 years remaining** on the base term of an initial 15-year lease
- **Limited Competition** - the nearest dollar store is over 10 miles away
- The subject property is located on the **main thoroughfare** of Weleetka
- Six, 5-year extension periods all of which include **attractive rental increases**

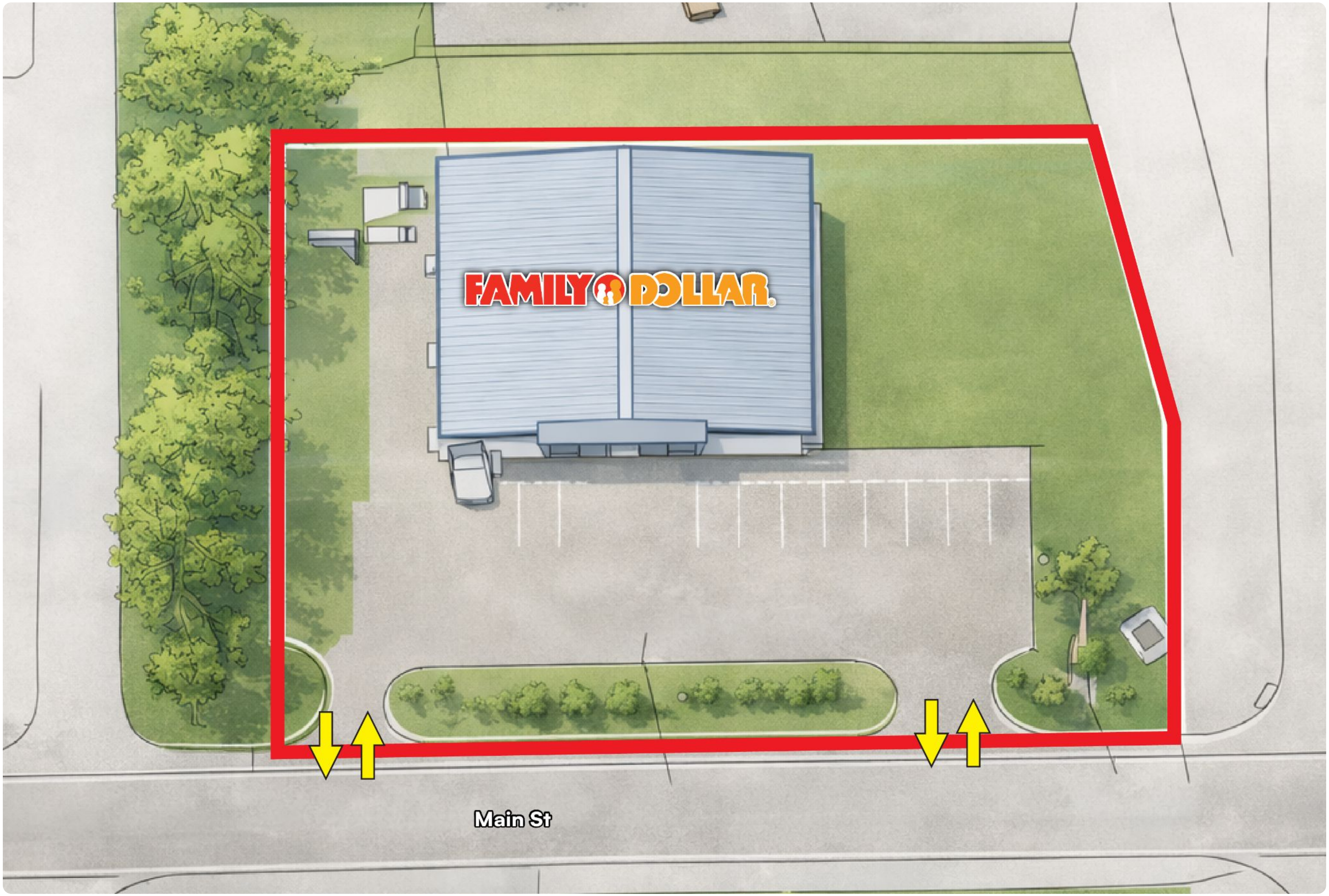
Tenant Highlights

- In 2025 Family Dollar was **acquired by private equity investors** (Brigade Capital Management, Macellum Capital Management, and partners) in a definitive transaction (~$1.0B) aimed at **revitalizing the brand** as a standalone retailer, distinct from Dollar Tree's strategy. The new owners are focused on **operational turnaround, brand investment, and tighter portfolio optimization.**
- Now operating as an independent company, Family Dollar benefits from both **fresh capital and significant retail expertise.** This backing is expected to **accelerate store upgrades** and drive operational improvements. With its proven value-focused model and strong presence in local communities, Family Dollar continues to serve as a **resilient tenant**, positioned for sustained growth in the years ahead.
- With roughly **8,000+ locations across the U.S.,** Family Dollar delivers widespread physical access to core grocery and household categories. Its neighborhood-centric footprint positions it as a convenient, quick-trip destination for budget-minded consumers.

Aerial Map

N
MJ ARENA- JOSLIN
Weleetka Primary School
75
Fast Tracks
CONOCO
Weleetka Jr & Sr High School
±94 Students
Okfukee Country Bar
Weleetka FFA
84
MabreyBank
B-T Feeds
FAMILY DOLLAR
Subject Property
Main St
UNITED STATES POSTAL SERVICE
Weleetka Drug
Pharmacy
HS. & JR. High Baseball and Softball Fields

Site Plan



Financial Overview

415 W 9th St | Weleetka, OK 74880

Financial Summary

$1,064,522
List Price

9.00%
Cap Rate

2016
Year Built

$95,807
NOI

Tenant Summary

Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	15 Years
Rent Commencement Date	9/1/2015
Lease Expiration Date	9/30/2030
Term Remaining on Lease	±4.25 Years
Increase	10% In Options
Options	Six, 5-Year Options

Financial Summary

Annualized Operating Data

Date	Monthly Rent	Annual Rent	Increases	Cap Rate
Current - 9/30/2030	**$7,983.92**	**$95,807.04**	**10.00%**	**9.00%**
Option 1	$8,782.34	$105,388.08	10.00%	9.90%
Option 2	$9,660.59	$115,927.08	10.00%	10.89%
Option 3	$10,626.67	$127,520.04	10.00%	11.97%
Option 4	$11,689.25	$140,271.00	10.00%	13.17%
Option 5	$12,858.25	$154,299.00	10.00%	14.49%
Option 6	$14,144.09	$169,729.08	10.00%	15.94%

Tenant Overview

Year Founded
1959

Headquarters
Chesapeake, VA

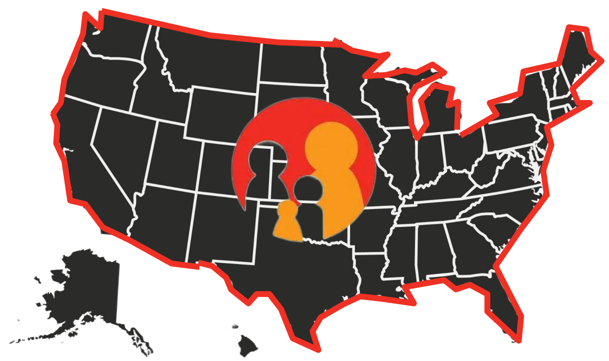
Lease Guarantor
Corporate

Employees
±100,000

Locations
8,000+

Annual Revenue
$31 Billion

8,000+ Stores Across 48 States



Tenant Overview

Family Dollar Stores, Inc. is a nationally recognized discount retailer serving value-oriented consumers through a broad assortment of consumables, household goods, and essential merchandise at accessible price points. With a long-standing presence in neighborhood-centric locations, the brand has built strong recognition as a convenient, quick-trip destination for budget-conscious shoppers.

Why Invest in Family Dollar?

- **Private Equity Sponsorship with Turnaround Upside** - Family Dollar is now backed by Brigade Capital Management, Macellum Capital Management, and institutional partners, providing fresh capital and experienced retail-focused leadership. This ownership structure is actively pursuing operational improvements and portfolio optimization, creating meaningful upside potential through a disciplined turnaround strategy.

- **Scaled National Footprint with Infill Market Penetration** - With approximately 8,000+ locations across 48 states, Family Dollar benefits from a dense, neighborhood-oriented footprint in underserved urban and rural markets. This scale provides strong last-mile accessibility and consistent foot traffic, supporting stable store-level performance and long-term real estate relevance.

- **Necessity-Based Retail Model Driving Resilient Demand** - The company's focus on consumables, household essentials, and low-price-point merchandise positions it as a non-discretionary retailer. This model historically performs well across economic cycles, benefiting from increased demand during periods of inflation and consumer trade-down.

- **Operational Repositioning and Store Investment Initiatives** - Under new ownership, Family Dollar is executing a comprehensive strategy focused on store upgrades, merchandising refinement, and closure of underperforming locations. These initiatives are expected to enhance store productivity, improve margins, and strengthen the overall brand positioning in the competitive discount retail sector.

Market Overview

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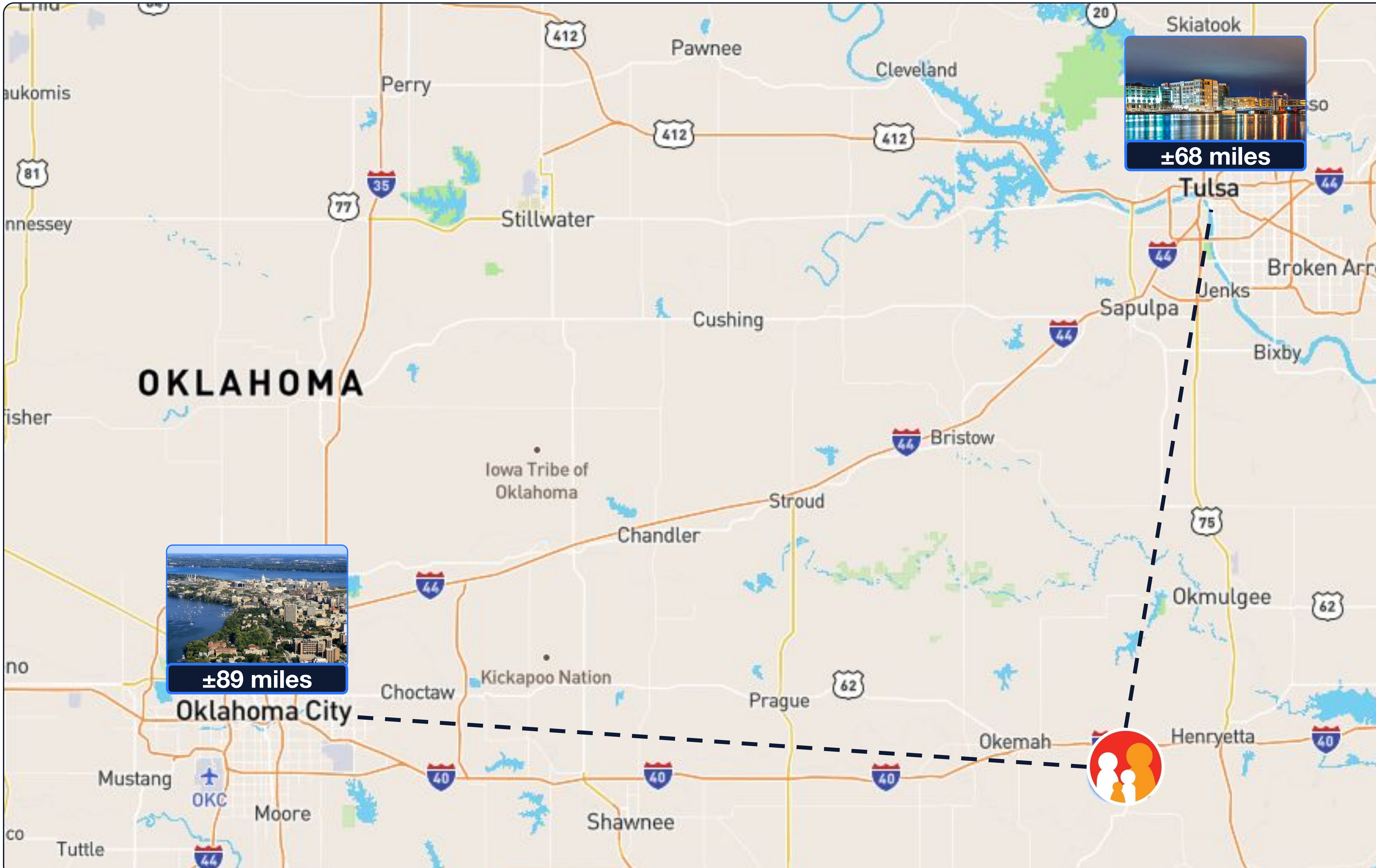


Weleetka, OK

Market Demographics

3,900
5 Mile Population

$68,678
Average HH Income

Limited Retail Competition

Serving as a Primary Destination for Everyday Needs

Low Cost of Living Market

Supporting Value-Oriented Shopping Behavior

Local Market Overview

Weleetka, Oklahoma is a small rural community positioned within Okfuskee County, offering a stable, **tightly knit local economy** supported by agriculture, small businesses, and regional employment centers. The broader area **benefits from its proximity to larger economic hubs such as Tulsa and the Oklahoma City metropolitan area**, providing residents with access to expanded employment opportunities while maintaining a lower cost of living. Population trends in the region have remained relatively stable, with affordability and land availability continuing to attract long-term residents and workforce households.

The surrounding region is characterized by **modest household incomes paired with a value-driven consumer base,** supporting consistent demand for discount retail formats. In small-town markets like Weleetka**, purchasing behavior is centered on convenience, affordability, and access to everyday essentials.** Retail demand is largely driven by local employment, school systems, and surrounding rural populations that rely on nearby stores for household goods, consumables, and basic necessities.

The area's appeal lies in its accessibility to regional highways and its role as a local retail hub for nearby communities. This positioning supports **steady traffic for tenants offering low-cost, necessity-based merchandise.** As a result, the market provides a **dependable, needs-based retail environment with limited direct competition,** making it well-suited for operators focused on recurring, non-discretionary consumer spending.

Tulsa, OK | MSA

Local Market Overview

Tulsa, Oklahoma is a dynamic midsize city in northeastern Oklahoma with a 2025 population estimated at just over 410,722 residents, and more than one million across the metropolitan area. Known for its affordability, cultural richness, and diverse economic base, Tulsa attracts families, professionals, and retirees seeking both opportunity and quality of life. The city's median household income is around $58,407, and while property values remain modest compared to national averages, a homeownership rate above 65% highlights residential stability and long-term appeal.

Tulsa's economy benefits from a wide range of industries, including healthcare, aerospace, energy, manufacturing, and logistics, supported by strong higher education institutions and a central location that makes it a regional hub. Many residents work in the city's major employment centers, while others take advantage of short commutes across the metro. Residential and commercial development continues steadily, with downtown revitalization, suburban growth, and new industrial projects helping to meet demand.

Population	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	86,379	179,106	544,883
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	32,796	72,095	223,158
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$67,845	$81,878	$100,829

Oklahoma City, OK | MSA

Local Market Overview

Oklahoma City benefits from its role as the state capital and as a central logistics hub in the southern Plains. The city's economy is broadly diversified with strengths in energy, aerospace, health care, education, and government. Major institutions include the Oklahoma Health Sciences Center, Tinker Air Force Base, and several university and research campuses. The region also draws visitors for its cultural assets—such as the Bricktown entertainment district, the Oklahoma City National Memorial & Museum, and a growing roster of performing arts venues and museums.

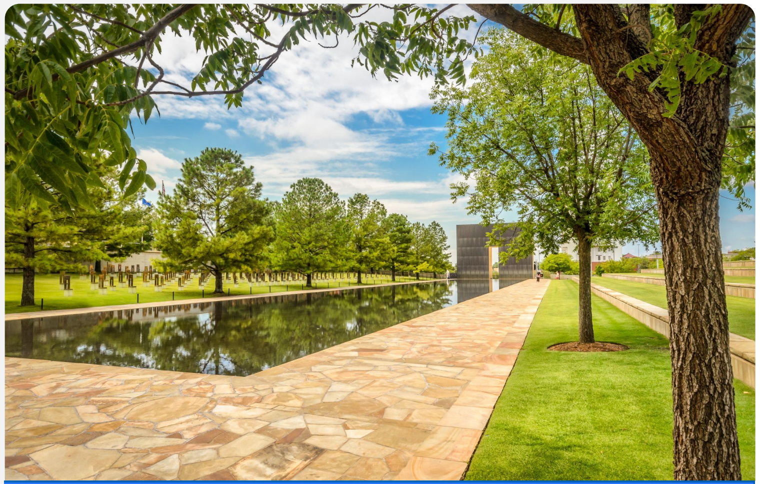
Transportation infrastructure underscores regional connectivity: Oklahoma City sits at the junction of several major highways (I-35, I-40, I-44), has a central commercial airport (Will Rogers World Airport), and is roughly a 3–4 hour drive from Dallas–Fort Worth to the south. The city's public university systems, technical colleges, and medical centers support both workforce development and talent attraction. Redevelopment along corridors, riverfront improvements, and continued expansion of activity nodes reinforce evolving urban patterning around growth areas.

#1 in Best Big City to Live

(U.S. News & World Report)

#16 Best Places to Live in the U.S.

(U.S. News & World Report)



Oklahoma City National Memorial & Museum

The Memorial recently went through a $10 million renovation upgrading the museum with state-of-the-art technology, hands-on exhibits, and new artifacts. Detailed information on the investigation—including Timothy McVeigh's vehicle he was driving when he was pulled over and arrested—as well as the trail of evidence that was left behind, are all a part of the new enhancements. Also added to the museum is a 40-foot glass overlook creating a seamless connection between the museum and memorial outside, with stunning views of the ever-changing Oklahoma City skyline.

Scissortail Park

Scissortail Park is Oklahoma City's newest 40-acre outdoor recreation space just steps away from the core of downtown Oklahoma City. Stroll through the gardens and groves, relax on the lawn, catch a concert or live performance, play like a kid on the Children's Playground, and get on the water with pedal boat, kayak, or stand-up board rentals from the Boathouse.

Riversport Adventure Parks

Riversport Adventure Parks offer exciting outdoor urban adventures for the whole family. Whitewater rafting, tubing, adventure courses, zip lines, high-speed slides, extreme jumping, climbing walls, pump tracks, sailing, flatwater kayaking, stand-up paddleboarding, and many more are open daily in the summer and on weekends during the spring and fall. Visitors will also find festivals and race events throughout the year and summer camps for kids. All pass sales benefit community youth and outreach programs and provide coaching, equipment, and athletic facilities for Olympic hopefuls training in OKC.

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Josh Bishop
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