DOLLAR TREE®

150 River Rd | Decatur, TN 37322

Retail
Investment Opportunity
Offering Memorandum

MATTHEWS™

Exclusively Listed By

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Investment Highlights

Property Highlights

- **High Growth Market | Chattanooga MSA | Low Cost of Living:** Located along the Tennessee River & just outside of Chattanooga, Decatur has experienced unprecedented population growth & bolsters an astounding 5.36% growth rate since 2020.
- **History of Operation Success & Renewals | Strong Store Performance**: Having operated at this location for more than 2 decades, Dollar Tree has exercised multiple lease renewals & remains committed to operational success at this location.
- **Above-Market Rental Increases**: Investors capitalize on a 21% rental increase with the next renewal & a 10% rental increase with the following option to renew.
- **Investment Grade Credit | Corporate Guarantee | Publicly-Traded Company**: Dollar Tree, Inc. (NASDAQ: DLTR), rated BBB by S&P, operates over 16,000 stores nationwide with more than 150,000 employees and reported $30.6 billion in annual revenue; ranked #143 on the 2024 Fortune 500 list.
- **Below Market Rent**: Current rental rate is below the average Dollar Tree rates & allows investors the ability to increase returns in the future.
- **Recent Construction & Renovations**: Dollar Tree's long operating history at this location is a testament to the performance. Their recent investments in the building show long-term future commitment to the site as well.
- **Landlord Friendly Lease Structure**: Landlord is only responsible for the roof & structure. Tenant is responsible for taxes, insurance, CAM, HVAC, parking lot, etc.

Financial Overview

DOLLAR TREE
150 River Rd | Decatur, TN 37322

FINANCIAL SUMMARY

DOLLAR TREE

Investment Overview

Tenant	Dollar Tree Stores, Inc.
Rent Commencement	July 1, 2007
Lease Expiration	June 30, 2027
Original Lease Term	10 Years
Lease Term Remaining	1 Years
Options Remaining	Two (2), 5-Years
Lease Type	Double Net (NN)
Roof & Structure	Landlord Responsible
NOI	$69,951
Rent Increases	According to Rent Schedule

Property Details

±9,180 SF
GLA

±1.70 AC
Lot Size

2006
Year Built

$95.42
Price Per SF

$876,000
List Price

8.00%
Cap Rate

Rent Schedule

Lease Year	Start Date	Annual Rent	Increase	Cap Rate
Option 2	**10/1/2024**	**$69,951**	**-**	**8.00%**
Option 3	7/1/2027	$84,518	21%	9.65%
Option 4	7/1/2032	$92,970	10%	10.61%

Property Overview

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SE
Meigs Middle School
±430 Students
FIRST FINANCIAL BANK Member FDIC
MARATHON
NAPA
ACE Hardware
AutoZone
SUBWAY
DOLLAR TREE
Subject Property
Meigs County High School
±3,000 Students
58
± 3,050 VPD
304
± 2,030 VPD
piggly wiggly
Down Home, Down The Street
UNITED STATES POSTAL SERVICE


DOLLAR TREE

Situated Within a Rapidly Expanding Retail Corridor

Tenant Summary

Year Founded
1986

Headquarters
Chesapeake, VA

Ownership Status
Publicly Traded

Employees
150,000+

Locations
16,000+

Credit Rating
BBB

Annual Revenue
$17.58 B

Tenant Overview
Dollar Tree, Inc. (NASDAQ: DLTR), headquartered in Chesapeake, Virginia, is one of North America's most prominent value retailers—renowned for its compelling "thrill-of-the-hunt" shopping experience and everyday low pricing. A member of the S&P 500, Dollar Tree delivers consistent accessibility and convenience to a broad demographic base, especially in suburban markets. Founded in 1986 (originating from the "Only $1.00" concept), the company has solidified its brand strength through disciplined expansion, strategic acquisitions, and a reputation for operational reliability.

Why Invest in Dollar Tree?

- Public, Investment-Grade Tenant: S&P 500 company with a BBB credit rating and strong financial transparency.
- Massive Retail Footprint: Operates over 16,000 stores with deep market penetration across North America.
- Economic Resilience: Value-driven model performs well in all economic cycles.
- Growth Through Store Modernization: "3.0" format rollout expands appeal and drives higher sales.
- Consistent Revenue Growth: FY 2025 revenue up 4.75% to $17.58 billion.

Market Overview

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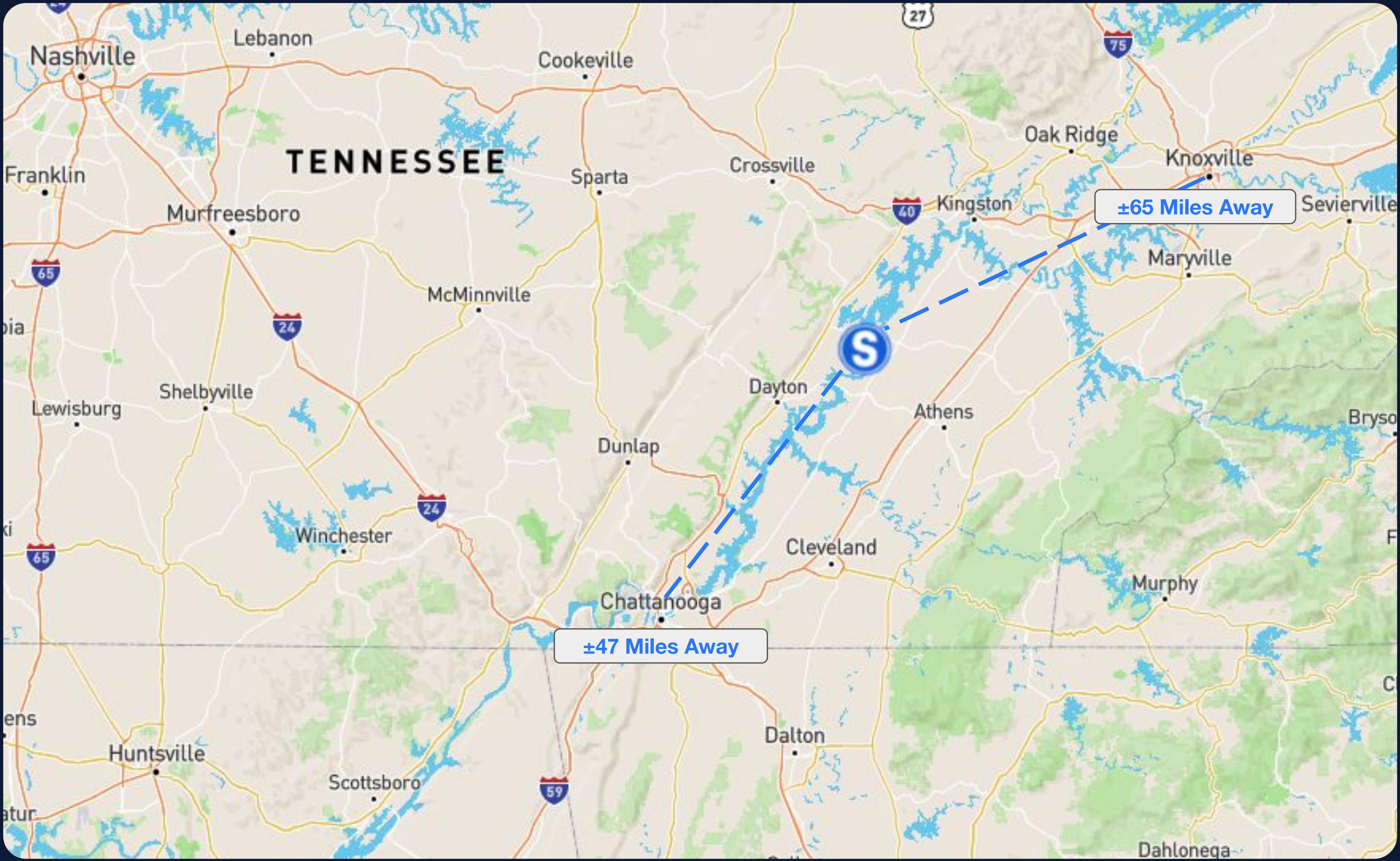


Decatur, TN

Market Demographics

1,898
Total Population

$42,578
Median HH Income

580
Employed Population

±47 Miles
Chattanooga, TN MSA

Chattanooga, TN MSA

Local Market Overview

Decatur, Tennessee offers a rural East Tennessee retail setting supported by everyday-needs demand, regional highway access, and a stable residential base. The town is the county seat of Meigs County and benefits from its location near the Tennessee River, Watts Bar Lake, and commuting routes connecting residents to Athens, Cleveland, and Chattanooga. Decatur's retail fundamentals are shaped by local household spending, convenience-oriented trips, and limited competing inventory, creating a practical environment for service, discount, and necessity-based retail.

The broader area is anchored by manufacturing, construction, education, healthcare, and retail trade employment, with residents commonly commuting by car and averaging roughly 25 minutes to work. Decatur's moderate housing values and ownership base support a value-focused consumer profile, while nearby lake, river, and outdoor recreation assets add seasonal traffic and lifestyle appeal for small-format retailers, restaurants, and daily-services operators.

Property Demographics

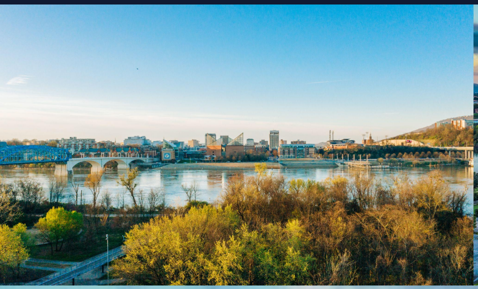
Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	3,725	5,856	26,484
Current Year Estimate	3,388	5,335	24,376
2020 Census	3,216	5,041	22,738
Growth Current Year-Five-Year	9.96%	9.76%	8.65%
Growth 2020-Current Year	5.36%	5.83%	7.20%
Households	**3-Mile**	**5-Mile**	**10-Mile**
Five-Year Projection	1,433	2,257	10,410
Current Year Estimate	1,349	2,119	9,787
2020 Census	1,260	1,967	8,939
Growth Current Year-Five-Year	6.22%	6.52%	6.36%
Growth 2020-Current Year	7.11%	7.73%	9.49%
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$85,963	$86,279	$86,527

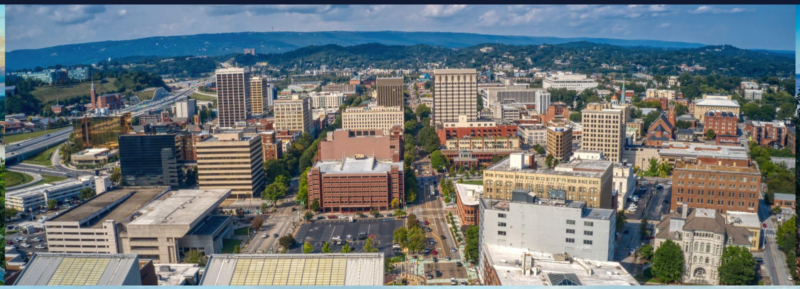
Chattanooga, TN ±47 Miles

Chattanooga continues to demonstrate consistent population and economic growth, supporting its position as a leading mid-sized city in Tennessee. With a population exceeding approximately 187,000, the city benefits from sustained in-migration driven by affordability and its location between Atlanta and Nashville. This regional positioning supports ongoing business expansion and workforce growth.

Median household income of approximately $62,500 continues to trend upward as employment expands across manufacturing, healthcare, logistics, technology, and professional services. Public and private investment in infrastructure and workforce development has supported job creation and improved long-term economic stability.

Total Population	Median HH Income	Annual Visitors	GDP
588,763 +	$71,000	11.1 Million+	$42.4 Billion





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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 **150 River Rd, Decatur, TN, 37322** (“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™. The material and information in the Offering Memorandum is unverified. Matthews™. 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.

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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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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™. 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.

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