DOLLAR TREE

412 E Walton St | Willard, OH 44890

Retail
Investment Opportunity
Offering Memorandum

Representative Photo

Exclusively Listed By

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Investment Highlights

Property Highlights

- **Corporate Tenant** - The lease is signed by Family Dollar Stores of Ohio, Inc which is a subsidiary of the parent company of Dollar Tree, Inc. Family Dollar operates over 7,100 locations across the country with a reported revenue of ~$13B in the last Fiscal Year.
- **Absolute NNN** – This is a rare absolute NNN lease for Family Dollar with zero landlord responsibilities, offering 100% passive income to a prospective purchaser.
- **Passive Value-Add Investment** — This asset represents an ideal play for an investor seeking high-yield, low-risk corporate income in the short term, paired with the long-term upside of inheriting a well-maintained, freestanding commercial building.
- **Attractive Increase Schedule** - 10% rental increases in each of the Six, 5-year options, which is beneficial to an owner as it increases their annual cash flow and helps hedge against inflation.
- **Essential Retail** - Family Dollar stores often serve as community “essential retail anchors” in secondary and tertiary markets where discount retail is mission-critical for local consumers.
    - These locations can be less susceptible to e-commerce disruption relative to non-essentials retail.
- **Recession Resistant Tenant** - Discount retail historically performs well during economic uncertainty, benefitting from resilient demand as consumers seek value and affordable essentials.
    - Dollar store tenants often see consistent traffic due to price-sensitive consumer demographics.
- **Strong Agricultural & Industrial Base —** Willard serves as a vital economic engine for Huron County, backed by dominant local corporate footprints including the heavy-volume CSX Transportation Rail Yard, Pepperidge Farm, and Stanley Black & Decker manufacturing facilities.
- **Walton Street (US-224) —** The subject property maintains optimal commercial exposure with roughly 185 feet of direct frontage along Walton Street (US-224), which commands an exceptional traffic stream of over 10,050 vehicles per day.

N
CSX Willard Yard
One of the largest freight rail classification yards in the eastern United States
save a lot
GUARDIAN
Chemical industry
±100 Employees
PEPPERIDGE FARM
Food manufacturer
±1,000 Employees
Domino's
Willard City Park
JAMESTOWN
MTD
Warehouse
±1,200 Employees
Willard City Schools Sports Complex
Willard Elementary, Middle and High Schools
±1,160 Students
Lakeside
BOOK COMPANY
Manufacturer
±1,500 Employees
StanleyBlack&Decker
Distribution service
±400 Employees
PNC
Arby's
Wendy's
Walton St E ±9,220 VPD
DUNKIN'
CIRCLE K
Subject Property
SHARPNACK
SHARPNACK SUPERSTORE
MERCYHEALTH
Willard Hospital
±20 Beds | ±250 Employees
verizon
ACE Hardware
TRACTOR SUPPLY CO

*Boundary Lines to be confirmed by buyer

412 E Walton St
Willard, OH 44890

±8,272 SF*
GLA

2015
Year Built

±9,220
Vehicles Per Day

Absolute NNN
Lease Type

*Buyer to confirm GLA with survey

Financial Summary

$1,284,862
List Price

8.00%
Cap Rate

±1.56 AC*
Lot Size

Property Details

Tenant Trade Name	Dollar Tree
Type of Ownership	Fee Simple
Tenant	Family Dollar Stores of Ohio, Inc
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	15 Years
Lease Commencement Date	12/12/2013
Lease Expiration Date	6/30/2029
Term Remaining on Lease	±3 Years
Rent Increases	10% every 5-Years
Options	Six, 5-Year Options Remaining

*Buyer to confirm Lot Size with survey

Annualized Operating Data

Date	Monthly Rent	Annual Rent	Rent Increases	Cap Rate
Current (Through 6/30/2029)	$8,565.75	$102,789.00	10.00%	8.00%
1st Option (7/1/2029 - 6/30/2034)	$9,422.33	$113,067.90	10.00%	8.80%
2nd Option (7/1/2034 - 6/30/2039)	$10,364.56	$124,374.69	10.00%	9.68%
3rd Option (7/1/2039 - 6/30/2044)	$11,401.01	$136,812.16	10.00%	10.65%
4th Option (7/1/2044 - 6/30/2049)	$12,541.11	$150,493.37	10.00%	11.71%
5th Option (7/1/2049 - 6/30/2054)	$13,795.23	$165,542.71	10.00%	12.88%
6th Option (7/1/2054 - 6/30/2059	$15,174.75	$182,096.98	10.00%	14.17%

TENANT SUMMARY

Year Founded
1986

Headquarters
Chesapeake, VA

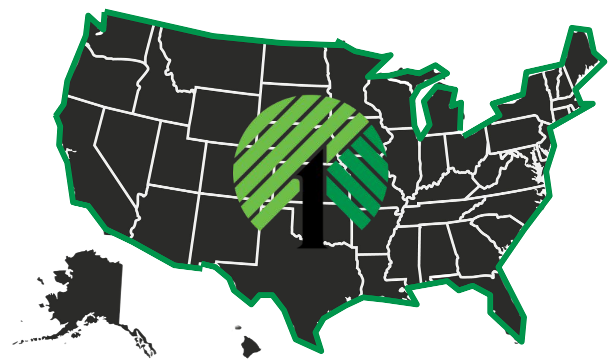
Lease Guarantor
Corporate

Employees
±150,000

Locations
16,000+

Annual Revenue
$17.58 Billion

16,000+ Stores Across 48 States



Tenant Overview

Dollar Tree, Inc. is a leading operator of discount variety stores in North America, recognized for its value-oriented pricing model and broad assortment of consumables, seasonal goods, and household essentials. The company has built a strong brand identity around affordability and convenience, catering to a wide demographic of cost-conscious consumers. With a resilient business model that performs well across economic cycles, Dollar Tree remains a highly relevant and defensive retail tenant within the net lease sector.

Why Invest in Dollar Tree?

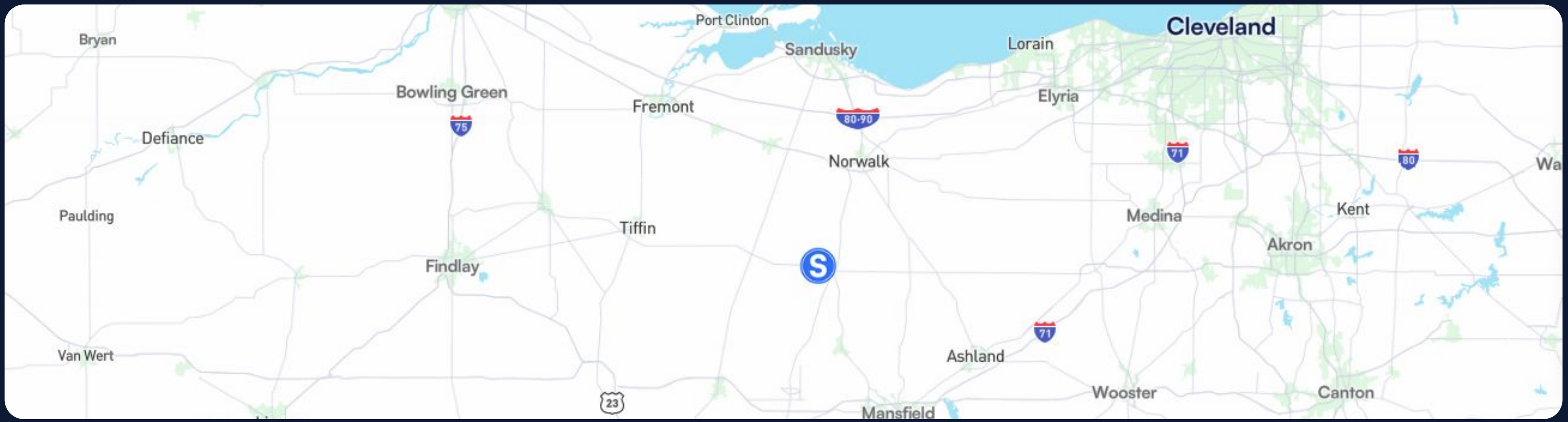
- **Investment-Grade Credit & Financial Stability -** Dollar Tree maintains solid investment-grade credit ratings of BBB (S&P) and Baa2 (Moody's), reflecting strong cash flow generation, prudent capital allocation, and a disciplined balance sheet—key attributes for risk-conscious net lease investors.

- **Defensive, Recession-Resistant Business Model -** The company's core value proposition—offering low-cost everyday essentials—positions it to perform well across all economic cycles. During periods of economic uncertainty or inflation, demand for discount retail typically strengthens, supporting consistent store traffic and revenue stability.

- **National Scale & Market Penetration -** With more than 16,000 locations under the Dollar Tree and Family Dollar banners, the company benefits from significant geographic diversification, brand recognition, and operational scale. This extensive footprint enhances revenue predictability and long-term tenant reliability.

- **Ongoing Growth & Strategic Initiatives -** Dollar Tree continues to invest in multi-price point expansion, store renovations, and supply chain optimization. These initiatives are designed to improve margins, enhance customer experience, and drive sustained growth, reinforcing the company's long-term viability as a retail tenant.

Willard, OH



Local Market Overview

Willard, Ohio is a strategically located community in Huron County in north-central Ohio. Positioned along U.S. Route 224 and State Route 61, with convenient access to U.S. Route 250, U.S. Route 20, and Interstate 80/90 (Ohio Turnpike), Willard offers strong regional connectivity throughout North Central Ohio and the broader Midwest. Its location has long supported manufacturing, distribution, and commerce while providing businesses and residents access to a diverse regional labor force and consumer market.

The local economy is supported by manufacturing, logistics, agriculture, healthcare, and retail, with employment opportunities throughout the greater Huron, Richland, and Seneca County region. Continued investment in industrial operations, transportation infrastructure, and local business development reinforces the area's economic foundation. Willard's proximity to major employers, healthcare providers, shopping destinations, and regional transportation corridors enhances its long-term appeal for residents, businesses, and commercial investment.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	8,359	12,510	21,853
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	3,266	4,924	8,517
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$70,165	$78,847	$82,789

Available as a Portfolio

Tenant	Address	Price	Cap Rate	Term Remaining
Family Dollar	56330 National Rd Bridgeport, OH 43912	$1,314,176	8.50%	±3 Years
Family Dollar	616 S Carpenter Ave Kingsford, MI 49802	$1,021,538	8.45%	±3 Years
Family Dollar	120 E Broadway Ave Muskegon Heights, MI 49444	$1,188,436	8.50%	±5 Years
Family Dollar	8390 State Road 64 Georgetown, IN 47122	$1,392,899	8.45%	±4 Years
Family Dollar	3912 Dixie Hwy Erlanger, KY 41018	$1,754,143	8.45%	±3 Years
Dark Family Dollar	9290 Lavonia Rd Carnesville, GA 30521	$931,123	9.50%	±4.5 Years
Dark Family Dollar	7775 US Highway 2 Iron River, WI 54847	$1,062,211	9.50%	±3 Years
Dollar Tree	412 E Walton St Willard, OH 44890	$1,284,862	8.00%	±3 Years

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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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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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