



DOLLAR TREE

A CORPORATE LEASED DOLLAR STORE

SWEET HOME, OR



CAPITAL PACIFIC

REPRESENTATIVE PHOTO



DOLLAR TREE

HIGHWAY 20 & 24TH AVENUE SWEET HOME, OREGON 97386 

\$1,729,000

PRICE

6.65%

CAP

LEASABLE SF

9,868 SF

LAND AREA

0.98 AC

LEASE TYPE

Corporate NN

LEASE TERM

10 Years

YEAR BUILT

2018

(Under Construction)

New construction freestanding build to suit

Corporate 10 year NN lease with minimal LL responsibilities

Investment grade tenant (S&P BBB-)

Located on U.S. Route 20, which connects drivers to both Albany and Corvallis

Well located within a market that is in line with Dollar Tree's target demographics

Investment Highlights

THE OFFERING provides an investor with the opportunity to acquire a new Dollar Tree located in Sweet Home, OR. Dollar Tree is currently under construction and expected to open in early 2019. The Sweet Home location will feature a corporate 10-year lease term with three 5-year extension options, including rental increases in each of the option periods. The lease is double-net with limited landlord expense obligations.

THE SUBJECT PROPERTY features excellent visibility from U.S. Route 20, and will benefit from average daily traffic counts of 11,000 vehicles per day. Within close proximity of Dollar Tree are Sweet Home Junior High School, Sweet Home High School, and the Linn-Benton Community College. The immediate trade area features a mix of national retailers, including Safeway, Bi-Mart, O'Reilly Auto Parts, Dairy Queen, and Les Schwab Tire Center. The subject property has a strategic U.S. Route 20 location, which is both the primary thoroughfare through Sweet Home, as well as the road used by surrounding communities and tourists to travel to the historic mountain ranges to the east, including the Three Sisters volcanic peaks.

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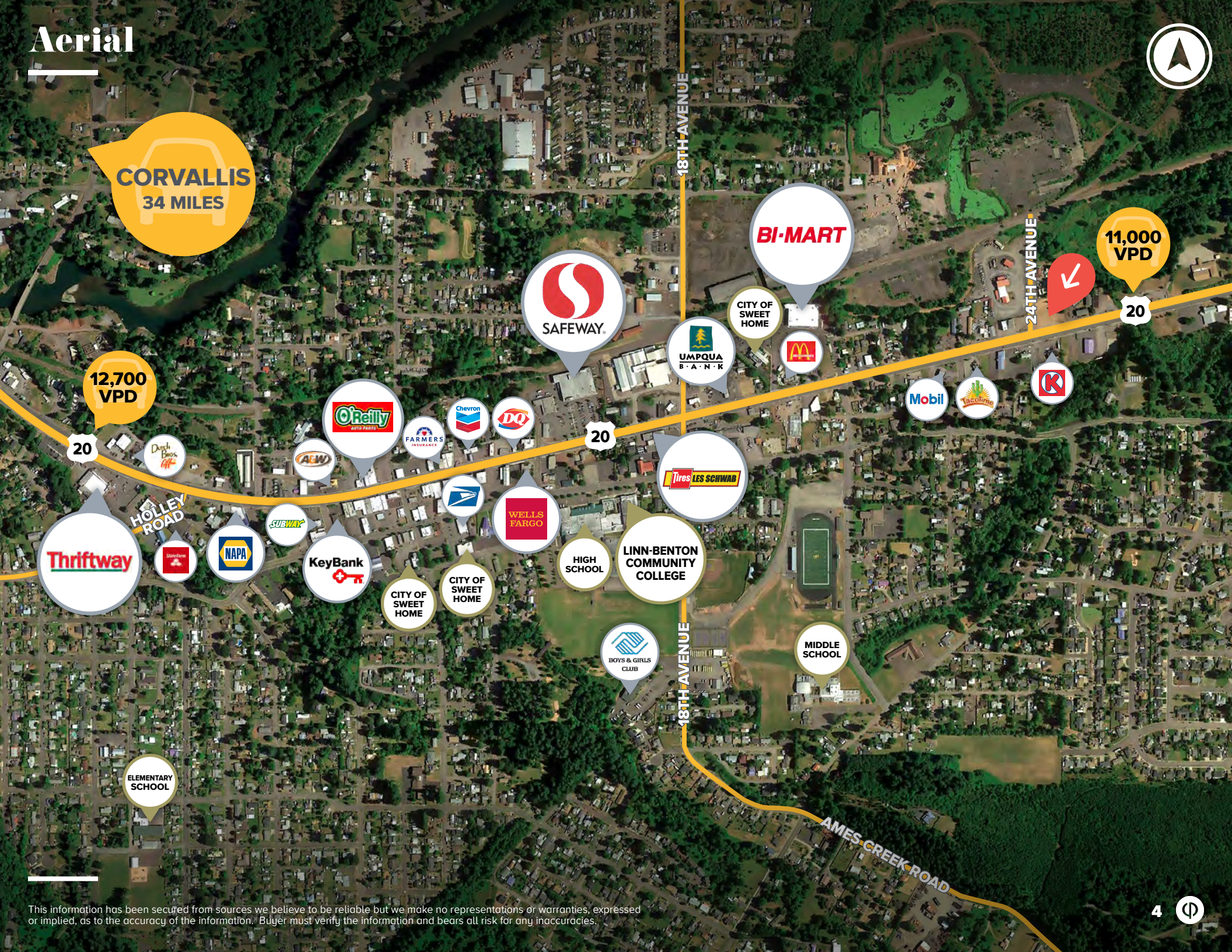
Aerial



CORVALLIS
34 MILES

12,700
VPD

11,000
VPD



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Submarket Overview

RETAILERS IN CLOSE PROXIMITY INCLUDE:

- | | | |
|---------------------|------------------------|------------------------------|
| Safeway | Chevron | The Coffee Hut |
| Bi-Mart | Les Schwab Tire Center | Santiam Drug |
| McDonald's | Umpqua Bank | Speedy Mart |
| Starbucks | Subway | Linn-Co Federal Credit Union |
| O'Reilly Auto Parts | Taco Time | Dollar General |
| Dairy Queen | Circle K | |
| Wells Fargo Bank | Skyline Inn | |

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KEY

■	1-MILE
■	3-MILES
■	5-MILES

BUSINESS SUMMARY

TOTAL	1-MILE	3-MILES	5-MILES
Businesses	194	328	367
Employees	1,393	2,560	2,812
Residential Population	5,039	12,035	14,020

3km

Income & Expense

REPRESENTATIVE PHOTO

PRICE **\$1,729,000**

Price Per Square Foot: \$175.21

Capitalization Rate: 6.65%

Total Rentable Area (SF): 9,868

Lot Size (AC): 0.98

STABILIZED INCOME **PER SQUARE FOOT**

Scheduled Rent \$11.80 \$116,442

Effective Gross Income \$11.80 \$116,442

LESS **PER SQUARE FOOT**

Taxes NNN \$0.00

Insurance NNN \$0.00

Structural Reserve (\$0.15) (\$1,480.20)

Total Operating Expenses (\$0.15) (\$1,480.20)

EQUALS NET OPERATING INCOME **\$114,962**



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Rent Roll

TENANT INFO		LEASE TERMS		RENT SUMMARY				
TENANT NAME	SQ. FT.			CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEAR RENT/FT
Dollar Tree	9,868	1	10	\$116,442	\$9,704	\$116,442	\$0.98	\$11.80
Sweet Home, OR	Option 1	11	15		\$10,115	\$121,376	\$1.03	\$12.30
	Option 2	16	20		\$10,526	\$126,310	\$1.07	\$12.80
	Option 3	21	25		\$10,937	\$131,244	\$1.11	\$13.30
TOTALS:	9,868			\$116,442	\$9,704	\$116,442	\$0.98	\$11.80

Rent Commencement: 90 days after delivery date or when Tenant opens for business. Expected delivery Nov 15.

Lease Abstract

TENANT	Dollar Tree
BUILDING SF	9,868 SF
LEASE TYPE	Corporate NN
TERM	10 Years
DELIVERY DATE	November 2018 (Estimated)
OPTIONS	Three 5-year options

RENT

BASE RENT

DATE RANGE	MONTHLY RENT	ANNUAL RENT
Years 1-10	\$9,704	\$116,442

OPTION RENTS

DATE RANGE	MONTHLY RENT	ANNUAL RENT
#1. Years 11-15	\$10,115	\$121,376
#2. Years 16-20	\$10,526	\$126,310
#3. Years 21-25	\$10,937	\$131,244

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EXPENSES

TAXES

Tenant shall reimburse Landlord for the ad valorem taxes payable with respect to the Property.

TENANT'S OBLIGATIONS

Tenant is responsible for all maintenance and repair to the non-structural portions of the Premises, including the HVAC unit.

LANDLORD'S OBLIGATIONS

Landlord is responsible for the maintenance and repair of the common areas, as well as the roof and structure.

COMMON AREAS

Landlord shall operate and maintain the common areas, and tenant shall reimburse for these CAM costs. Tenant's CAM expenses shall not increase by more than 5% from the previous year.

INSURANCE

Tenant shall maintain commercial general liability insurance with a minimum limit no less than \$1 million per occurrence and \$2 million in aggregate, and an umbrella policy with minimum additional coverage of \$1 million. Landlord shall be named as additional insured.

Landlord shall maintain the following insurance policies: (1) Commercial general liability insurance with a minimum limit no less than \$1 million per occurrence and \$2 million in aggregate, and an umbrella policy with minimum additional coverage of \$1 million; and (2) property insurance insuring the Premises in an amount equal to at least 80% of the insurable value. Tenant shall be named as additional insured.

Tenant shall reimburse Landlord for all insurance costs.

UTILITIES

Tenant is responsible for direct payment of all utilities to the appropriate billing authority.

LEASE PROVISIONS

RIGHT OF FIRST REFUSAL

Landlord shall notify Tenant within 5 business days of receipt of an offer to purchase the property, and Tenant will then have 10 business days to exercise its right of first refusal.

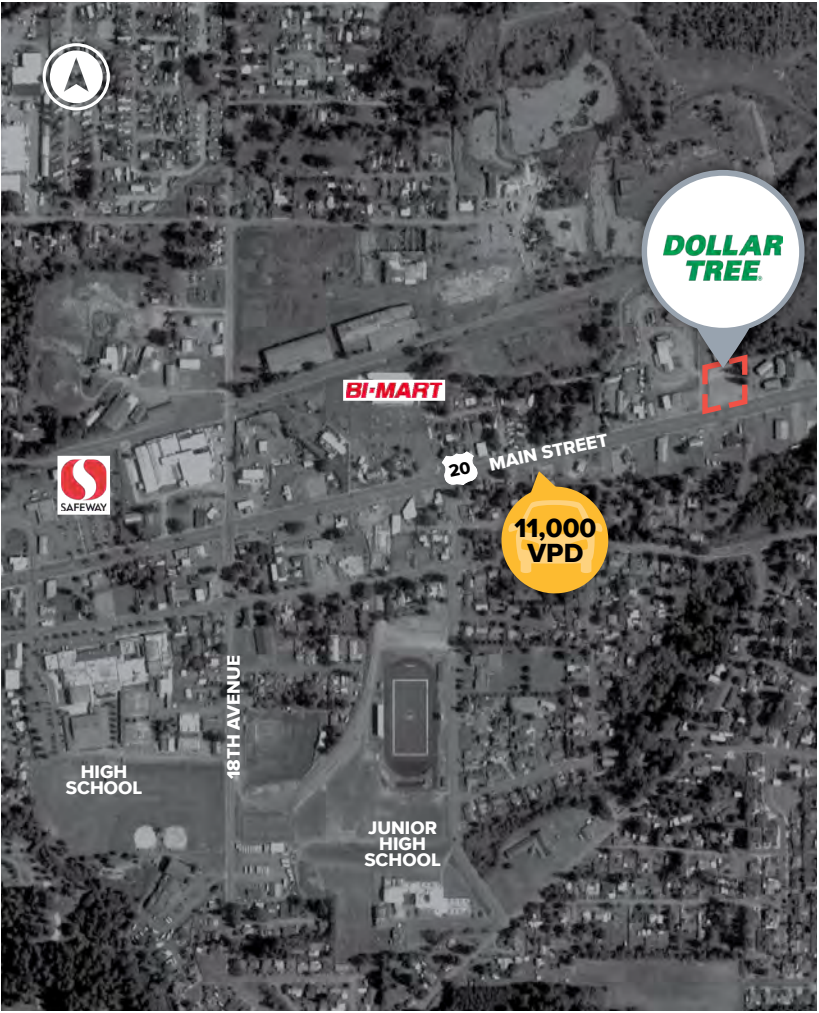
Site Plan

sf

9,868
RENTABLE SF

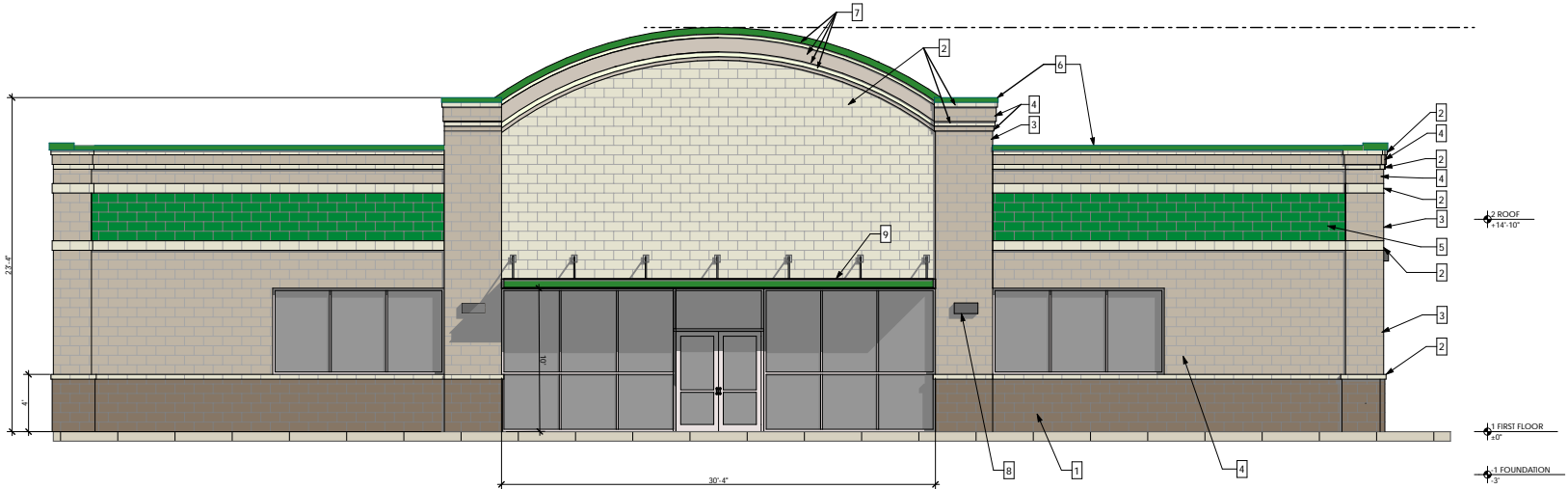
ac

0.98
ACRES



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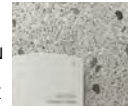
Site Elevations



SOUTH ELEVATION

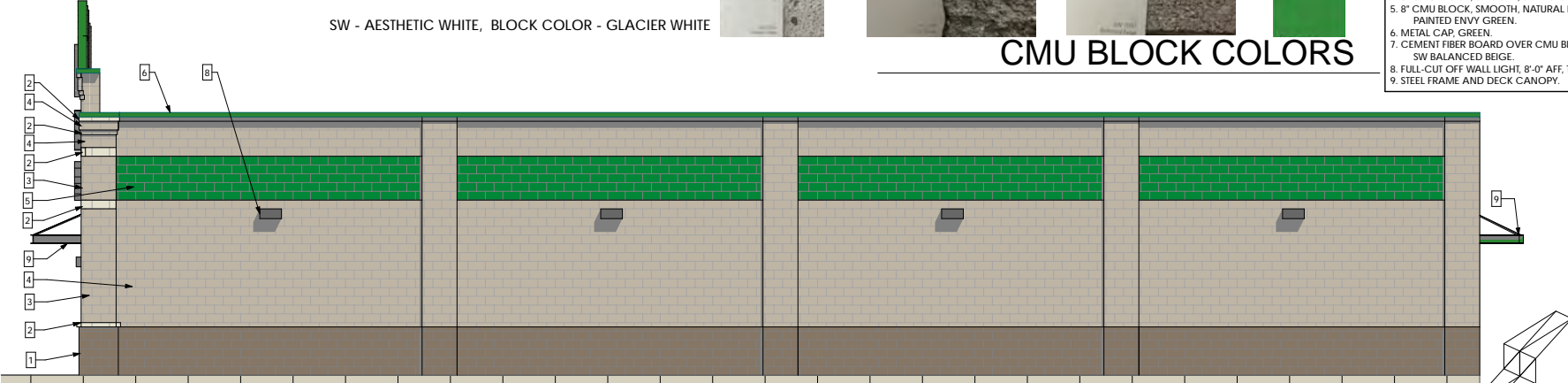
SCALE: 1/8" = 1'-0"

- SW - BALANCED BEIGE, BLOCK COLOR - SANDSTONE
- SW - VIRTUAL TAUPE, BLOCK COLOR - CANYON BROWN
- SW - AESTHETIC WHITE, BLOCK COLOR - GLACIER WHITE



CMU BLOCK COLORS

- FLOOR PLAN KEYNOTES:**
1. 8" CMU BLOCK, SPLIT FACE, CANYON BROWN.
 2. 4" CMU BLOCK, SMOOTH, GLACIER HITE.
 3. 8" CMU BLOCK, SPLIT FACE, SANDSTONE.
 4. 8" CMU BLOCK, SMOOTH, SANDSTONE.
 5. 8" CMU BLOCK, SMOOTH, NATURAL BLOCK PAINTED ENVY GREEN.
 6. METAL CAP, GREEN.
 7. CEMENT FIBER BOARD OVER CMU BLOCK, PAINTED SW BALANCED BEIGE.
 8. FULL-CUT OFF WALL LIGHT, 8'-0" AFF, TYP.
 9. STEEL FRAME AND DECK CANOPY.



EAST ELEVATION

REPRESENTATIVE ELEVATIONS

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Tenant Overview



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ABOUT DOLLAR TREE

Dollar Tree, Inc. is the world's leading operator of \$1 price point variety stores. The Company also operates nearly 8,200 stores under the Family Dollar banner, which provides customers with a broad selection of competitively-priced merchandise in convenient neighborhood store locations. Overall, Dollar Tree Inc. operates more than 14,800 stores across the 48 contiguous states and five Canadian provinces, supported by a coast-to-coast logistics network and more than 176,000 associates.

A Fortune 200 company, Dollar Tree has served North America for more than thirty years. Growth and consistency in the Dollar Tree banner continued in 2017 with its 40th consecutive quarter of positive same-store sales, and consistent gross margins. In 2017, Dollar Tree Inc's net sales reached a record \$22.2 Billion. The company plans to open 350 new Dollar Tree stores and 300 new Family Dollar stores in 2018.

14,800+


LOCATIONS IN 48 STATES,
AND 5 CANADIAN
PROVINCES

DOLLAR TREE INC.
2017 NET SALES


\$22 Billion

Demographics

POPULATION

	1-MILE	3-MILES	5-MILES
2010	4,686	11,084	12,964
2017	5,039	12,035	14,020
2022	5,303	12,035	14,796

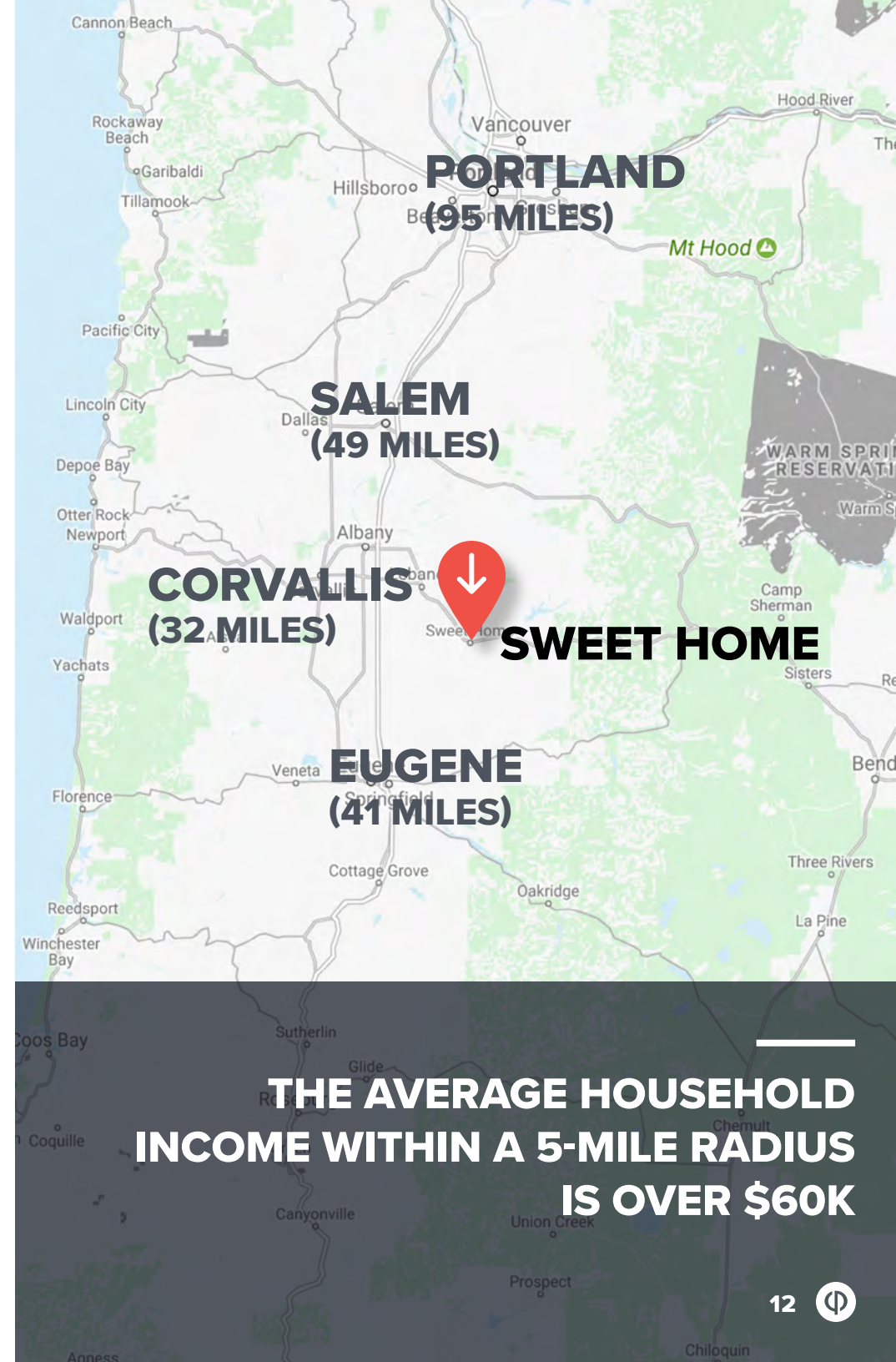
2017 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$53,881	\$58,657	\$60,275
Median	\$41,692	\$46,388	\$48,405

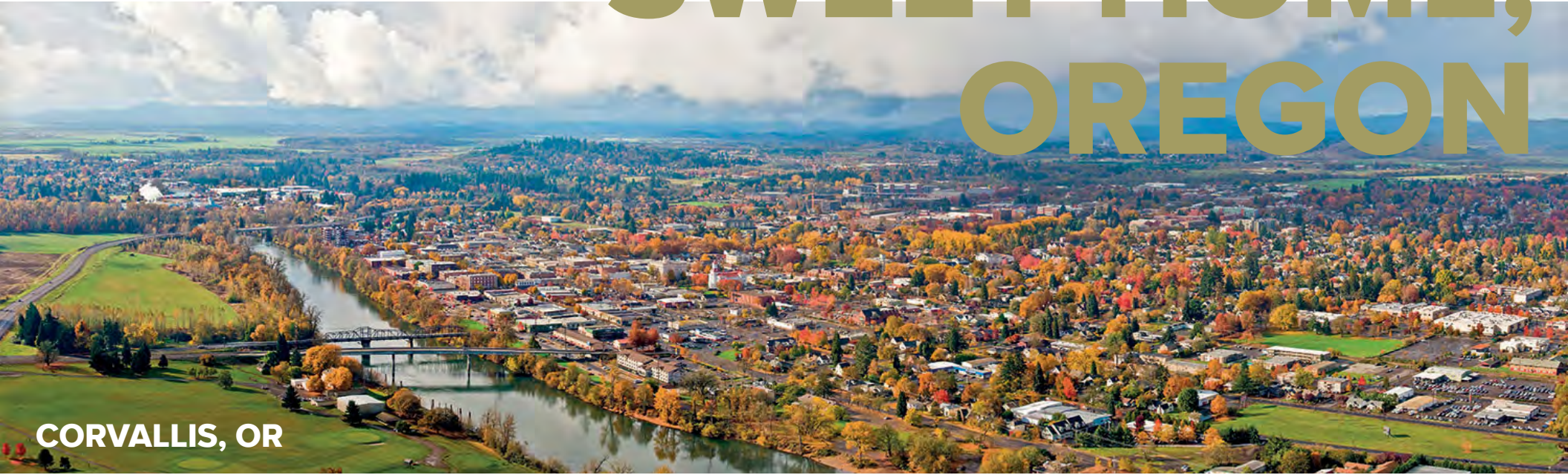
TOP EMPLOYERS IN CORVALLIS

EMPLOYER	# OF EMPLOYEES
Oregon State University	10,430
Samaritan Health Services	2,632
HP	1,550
Corvallis Clinic	620
Corvallis School District	550

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SWEET HOME, OREGON



CORVALLIS, OR

SWEET HOME, OREGON, is located on the western edge of the Cascade Mountains, within a 100 miles of four major Oregon cities, including Portland. The Southern Santium River runs through the northern portion of town, and to the west is Foster Lake. Sweet Home's central location and abundant natural beauty make it a popular destination for outdoor activities including fishing, hiking, camping, and more.

Sweet Home is built on a prehistoric petrified forest, which along with large deposits of agate, jasper, and other minerals, draws visitors from around the world.

CORVALLIS, is located in the Willamette Valley, 32 miles west of Sweet Home, and 84 miles south of Portland, Oregon. The Willamette Valley is a massively productive agricultural region, and home to Oregon's wine industry. The Willamette River runs the length of the 150-mile long valley, and forms the eastern edge of Corvallis.

Oregon State University, the state's leading public research institution is based in Corvallis. OSU has over 31,000 total students and an estimated \$2.23 Billion in economic impact to the state.

202,251



**ALBANY-CORVALLIS-LEBANON MSA
POPULATION
(ESTIMATED)**

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We'd love to hear from you.

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