OFFERING MEMORANDUM

SINGLE TENANT DOLLAR TREE (NASDAQ: DLTR)

BITE-SIZED DEAL | INVESTMENT GRADE CREDIT (S&P: BBB) | LIMITED COMPETITION – ONLY DOLLAR TREE WITHIN 20 MILES | COUNTY SEAT LOCATION

101 N. Webster Street | Cuthbert, GA, 39840

Actual Location

FORGED REAL ESTATE

www.forgedre.com
610.608.2621

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OFFERING SUMMARY

Forged Real Estate is pleased to exclusively offer the opportunity to acquire the fee simple interest in a single tenant property leased to Dollar Tree, (the "Property") in Cuthbert, Georgia a charming city in the southwest of the state. Dollar Tree operates on a fee simple double-net (NN) lease with just under 3 years of term. The property sits nearby the intersection of N. Webster Street and US Highway 82 benefiting from excellent visibility to local traffic.

Dollar Tree is strategically located less than one mile from Andrews University, a nationally recognized private university with an enrollment of approximately 600+ students at its nearby campus and a broader university community that contributes to consistent daytime traffic and consumer demand. The property benefits from a highly favorable competitive position, with the nearest Dollar Tree located nearly 20 miles away. As the only Dollar Tree serving the surrounding trade area, the store captures a broad customer base from the local community and neighboring markets, reinforcing its role as a primary destination for value-oriented shopping.

Dollar Tree (NASDAQ: DLTR) is a leading discount variety retailer operating more than 9,200 stores across the United States and Canada. Dollar Tree boasts an investment grade credit rating of BBB from Standard & Poor's and delivered strong financial performance in its most recent earnings report for the first quarter 2026 and full year 2025. In Q1, net sales increased 7.2% year-over-year to $5.0 billion, with comparable store sales growth of 3.5%. For the full year 2025, net sales rose 10.4% to $19.4 billion, supported by the opening of 402 new stores.

ADDRESS	101 N. Webster Street, Cuthbert, GA 39840
PRICE	$832,200
CAP RATE	8.65%
NOI	$71,986
LEASE TYPE	Fee Simple: NN
BUILDING SIZE	16,625 SF
PARCEL SIZE	2.26 Acres
YEAR BUILT	2002
TENANT	Dollar Tree Stores, Inc.
REMAINING LEASE TERM	2.8 Years
OPTIONS	Five (5), Five (5) Year Options
RENTAL INCREASES	$0.50 PSF In Options

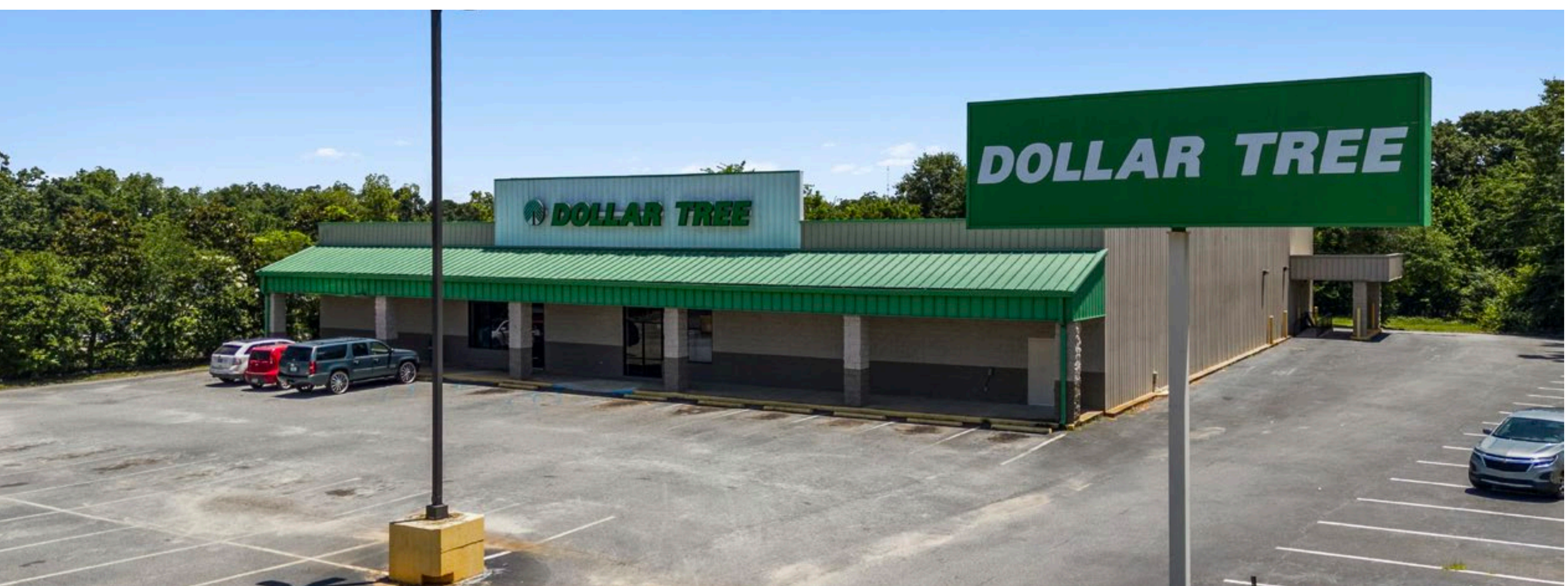
INVESTMENT HIGHLIGHTS

BITE-SIZED PRICED OFFERING – With annual rent positioned just over $71,000 ($4.33 PSF), the asset offers an accessible entry into a nationally recognized dollar store tenancy.

INVESTMENT GRADE CREDIT (S&P: BBB) - Dollar Tree (NASDAQ: DLTR) is a leading discount variety retailer operating more than 9,200 stores across the United States and Canada. Dollar Tree boasts an investment grade credit rating of BBB from Standard & Poor's and delivered strong financial performance in its most recent earnings report for the first quarter 2026 and full year 2025. In Q1, net sales increased 7.2% year-over-year to $5.0 billion, with comparable store sales growth of 3.5%. For the full year 2025, net sales rose 10.4% to $19.4 billion, supported by the opening of 402 new stores.

LIMITED COMPETITION - The property benefits from a highly favorable competitive position, with the nearest Dollar Tree located nearly 20 miles away. As the only Dollar Tree serving the surrounding trade area, the store captures a broad customer base from the local community and neighboring markets, reinforcing its role as a primary destination for value-oriented shopping.

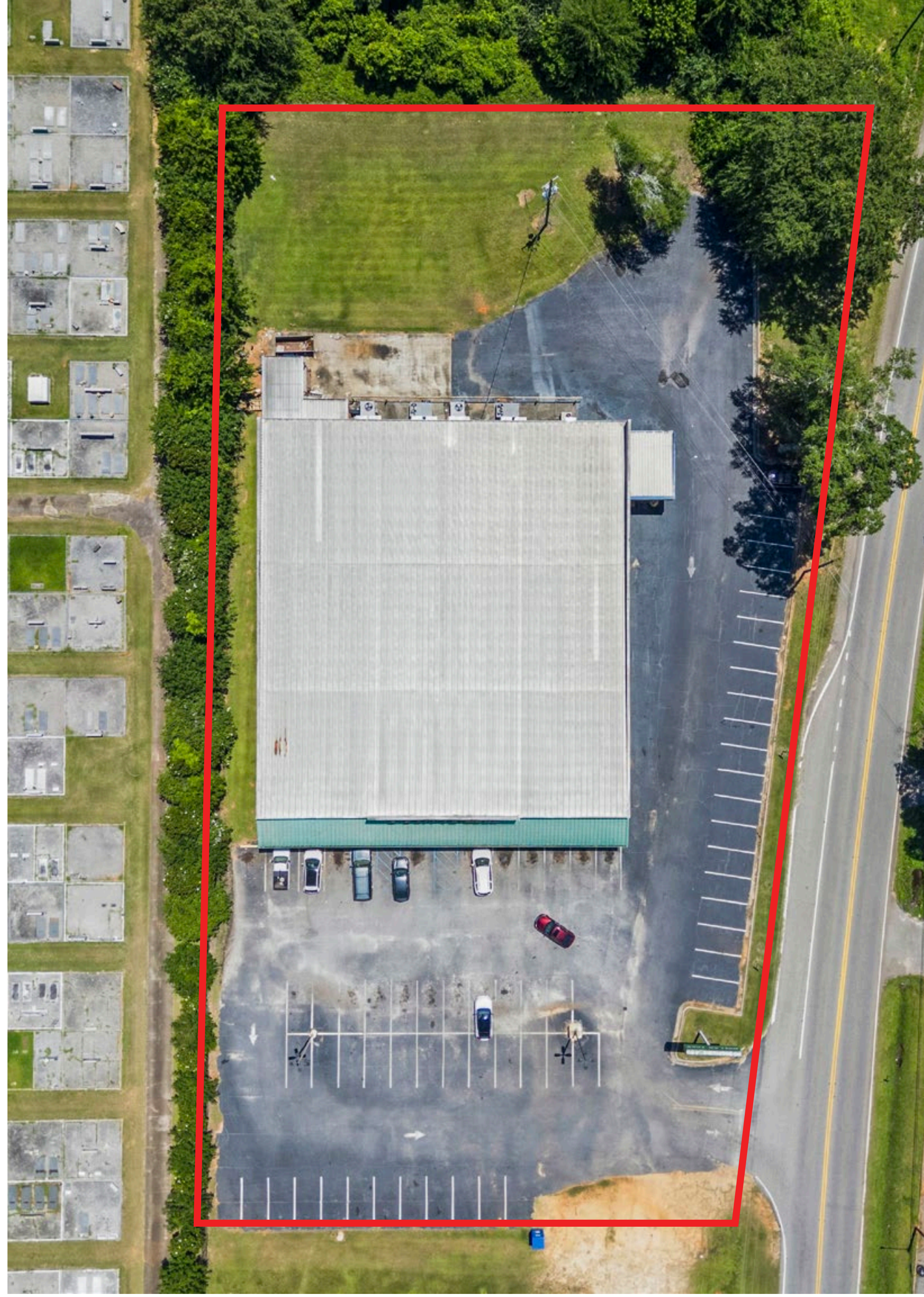
PROXIMITY TO HIGHER EDUCATION INSTITUTION – Dollar Tree is strategically located less than one mile from Andrews University, a nationally recognized private university with an enrollment of approximately 600+ students at its nearby campus and a broader university community that contributes to consistent daytime traffic and consumer demand.



VIEW IN GOOGLE MAPS


DOLLAR TREE
DOLLAR TREE
Modelo


DOLLAR TREE
DOLLAR TREE



LEASE SUMMARY

Address	101 N. Webster Street, Cuthbert, GA 39840
Tenant	Dollar Tree Stores, Inc.
Building Size	16,625 SF
Parcel Size	2.26 Acres
Year Built	2002
Annual Rent	$71,986
Rent PSF	$4.33
Lease Type	Fee Simple: NN
Roof & Structure	Landlord's Responsibility
Parking Lot	Maintenance & Repair (Tenant's Responsibility); Replacement (Landlord's Responsibility)
HVAC (Maintenance, Repair, Replacement)	Tenant's Responsibility
Rent Commencement	11/11/2021
Lease Expiration	2/28/2029
Remaining Options	Five (5), Five (5) Year Options
ROFO/ROFR	None

PRICE
$832,200

CAP RATE
8.65%

NOI
$71,986

RENT
SCHEDULE

DESCRIPTION	DATES	ANNUAL RENT	INCREASE AMOUNT
Current Term	11/11/2021 - 2/28/2029	$71,986	-
Option Term 1	3/1/2029 - 2/28/2034	$80,299	11.55%
Option Term 2	3/1/2034 - 2/28/2039	$88,611	10.35%
Option Term 3	3/1/2039 - 2/29/2044	$96,924	9.38%
Option Term 4	3/1/2044 - 2/28/2049	$105,236	8.58%
Option Term 5	3/1/2049 - 2/28/2054	$113,549	7.90%

LEASE **ABSTRACT**

TENANT RESPONSIBILITIES

- **Maintenance & Repairs**
  Tenant shall be obligated to keep the Building and any fixtures, facilities or equipment contained therein in good condition and repair, including, but not limited to, exterior and interior doors, windows, plate glass, and showcases surrounding the Building, electrical, plumbing and sewer systems, and all portions of the store front area, and shall make any replacements of broken and/or cracked plate and window glass which may become necessary during the Lease Term. With regard to the exterior areas of the Premises, Tenant shall be obligated to perform routine maintenance of the parking lot, roadways, pedestrian sidewalks, loading docks and delivery and trash areas, including sweeping and seasonal plowing of the parking areas; seasonal maintenance of the existing landscaping; replacement of light bulbs for all exterior lighting located on the Premises; and routine dock maintenance. Tenant shall maintain and repair the parking areas (including periodic restriping and seal coating as reasonably necessary to meet high quality Shopping Center standards), drive aisles, parking lot and other exterior lighting on the Premises. Tenant shall be responsible for Tenant's trash and refuse collection and disposal. Tenant, at its sole cost and expense, shall maintain a service contract for and perform routine, standard HVAC System maintenance and shall be responsible for all repairs and replacements of the HVAC System. Tenant shall be obligated to maintain its signs, including its exterior Building signs and pylon sign panels in good order and repair and in compliance with Applicable Laws.

- **Insurance**
  Tenant, at Tenant's sole expense, shall carry commercial general liability insurance covering the Premises and Tenant's use thereof. Tenant shall pay to Landlord Tenant's Proportionate Share of the insurance premiums actually paid by Landlord during the Lease Term for the property insurance Landlord is obligated to maintain pursuant to Section L.2.a of this Lease (collectively, "Reimbursable Insurance Costs").

- **Taxes**
  Tenant shall pay to Landlord Tenant's Proportionate Share (100%) of all Real Property Taxes payable during the Lease Term.

- **Utilities**
  Tenant shall pay all utility bills with respect to utilities consumed in the Premises during the Lease Term directly to the appropriate service provider.

LANDLORD RESPONSIBILITIES

- **Maintenance & Repairs**
  Landlord shall be obligated to: (a) keep the foundations, roof, floor slab, and structural portions of the outer walls of the Building in good repair and condition, consistent with the standards of a high quality retail Building, (b) if currently existing or if required by code any time after the Delivery Date, maintain, repair and replace the fire sprinkler system, fire alarm system, the monitoring panels, sub panels and any other fire protection equipment located within the Building (individually or collectively, the "Sprinkler System") so that all such equipment is in good working order and in compliance with Applicable Laws at all times; (c) replace when necessary the parking areas, drive aisles, parking lot and other exterior pole lighting on the Premises, except for the routine maintenance described in Section K.3; (d) if required by code, replace any landscaping of the Premises with landscaping of substantially similar quality and design as the landscaping to be replaced; except for the routine maintenance described in Section K.3. Landlord shall be obligated to maintain, repair and replace all pylon signs as necessary so that at all times during the Lease Term such signs are in good order and repair and in compliance with Applicable Laws. Landlord shall provide and maintain all necessary pipes, mains, conduits, wires, and cables to the point of connection within the Building (including those which cross the parking lot and other portions of the Premises) for water, sewer, gas, electricity, and telephone service that are not otherwise provided and maintained by their respective service provider, including those that are in the parking areas, beneath the floors of tenant spaces, or in other portions of the Premises.

- **Insurance**
  Landlord, at Landlord's sole expense, shall carry commercial general liability insurance covering the Premises. Landlord shall maintain policies of insurance insuring the Premises, including the Building, against fire and such other perils as are normally covered by special coverage endorsements in the County where the Premises are located. **Tenant to reimburse Landlord, property insurance premiums paid by Landlord.**

TENANT OVERVIEW

DOLLAR TREE

Dollar Tree is a leading discount variety retailer operating more than 9,200 stores across 48 contiguous U.S. states and seven Canadian provinces. The company offers a broad assortment of consumable and seasonal merchandise, including both national and regional brands. Its product mix ranges from candy and snacks to cleaning supplies and beauty products, providing customers with everyday essentials at compelling price points.

In response to evolving consumer demand, Dollar Tree has expanded its merchandise strategy to include additional price points above its traditional $1.25 offering. This enhanced assortment has been implemented in more than 6,000 locations, allowing the company to broaden its appeal while maintaining its value-focused positioning.

Dollar Tree delivered strong financial performance in its most recent earnings report for the first quarter 2026 and full year 2025. In Q1, net sales increased 7.2% year-over-year to $5.0 billion, with comparable store sales growth of 3.5%. For the full year 2025, net sales rose 10.4% to $19.4 billion, supported by the opening of 402 new stores. Additionally, the company continued to scale its Dollar Tree 3.0 multi-price format, converting or adding approximately 2,400 stores during the year and ending 2025 with roughly 5,300 multi-price locations.

OWNERSHIP
PUBLIC (NASDAQ: DLTR)

CREDIT RATING
BBB (S&P)

HEADQUARTERS
CHESAPEAKE, VA

LOCATIONS
9,200+

WEBSITE
DOLLARTREE.COM

LOCATION OVERVIEW

CUTHBERT, GA | RANDOLPH COUNTY

Cuthbert is a small city in southwest Georgia that serves as the county seat and largest municipality in Randolph County. Founded in 1831, the city is known for its historic downtown, Victorian-era architecture, and Andrew College, one of the oldest colleges in Georgia. Located along U.S. Highways 27 and 82, Cuthbert provides convenient regional access to Albany, Columbus, and neighboring Alabama communities.

Situated near the Alabama border in western Georgia, Randolph County is part of the state's historic Black Belt region and has long been shaped by its agricultural heritage, with deep roots in cotton production and farming. Together, Cuthbert and Randolph County offer a blend of small-town character, historic significance, and a strong connection to southwest Georgia's agricultural economy.

POPULATION:
Cuthbert, GA: 3,000
Randolph County, GA: 6,200

NEARBY MAJOR CITIES:
Tallahassee, FL – 95 miles southeast
Atlanta, GA – 140 miles northeast
Birmingham, AL – 170 miles northeast

ECONOMIC & INSTITUTIONAL DRIVERS
RANDOLPH COUNTY, GEORGIA

ATTRACTIONS OF RANDOLPH COUNTY

The Fletcher Henderson House
1888 Victorian home honoring the youth of famous jazz musician Fletcher Henderson.

COLLEGES & UNIVERSITIES OF RANDOLPH COUNTY

Randolph County is home to Andrew College, located in the heart of Cuthbert. The institution was originally a four-year women's college from its founding in 1854 until 1917 when it became a junior college. In 1956, the institution became co-educational and is home to over 600 students today.

EMPLOYMENT WITHIN RANDOLPH COUNTY

LEADING EMPLOYERS
Randolph County School System
Randolph County Government
Andrew College

LEADING EMPLOYMENT SECTORS

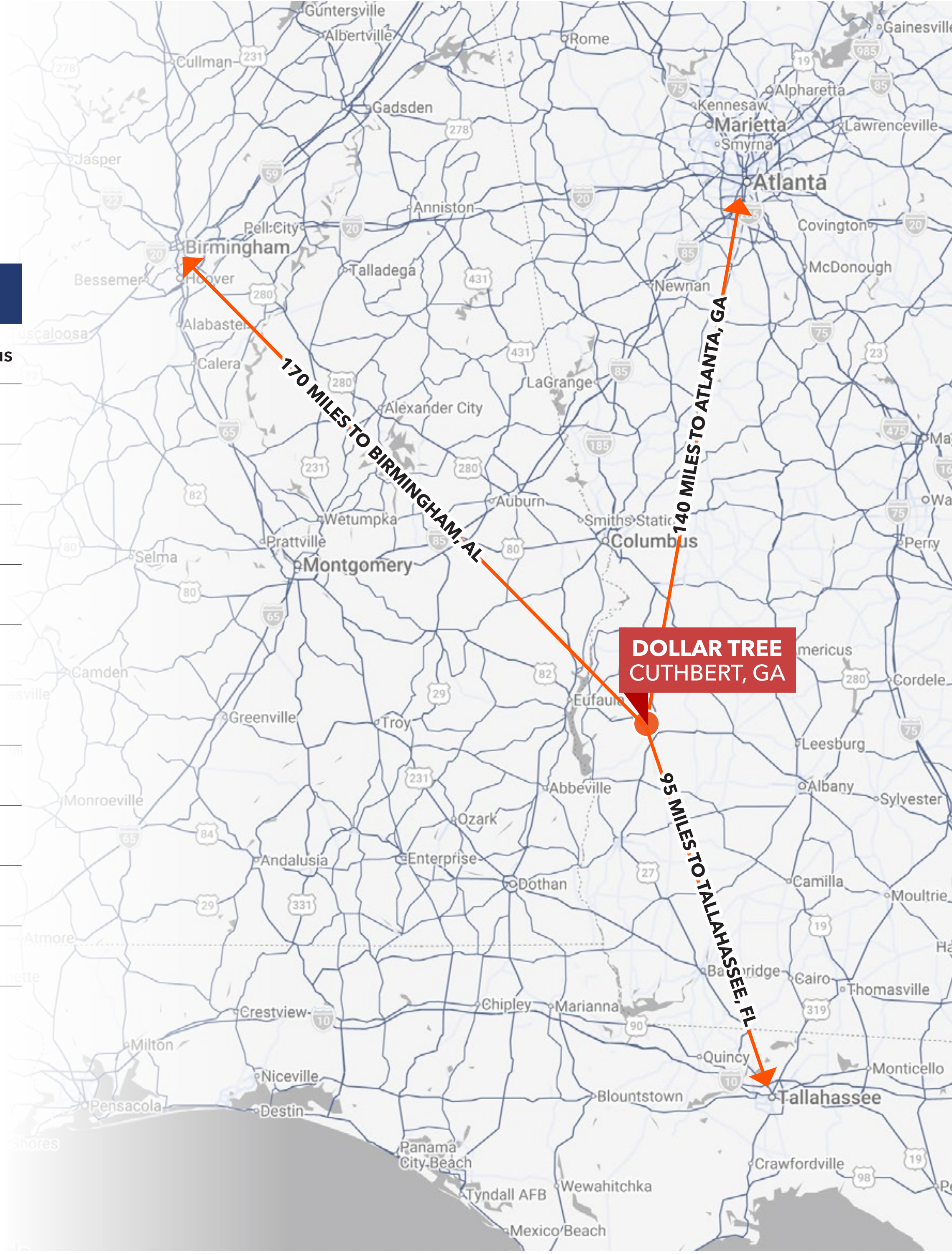
MANUFACTURING

RETAIL TRADE

PUBLIC ADMINISTRATION

DEMOGRAPHICS

DEMOGRAPHICS			
	2-mile radius	**7-mile radius**	**10-mile radius**
Population			
2020 Census	3,688	4,217	5,429
2025 Summary	3,615	4,130	5,335
2030 Projection	3,441	3,927	5,060
Estimated Household Income			
Average Household Income	$39,312	$39,823	$42,581
Median Household Income	$28,687	$28,564	$31,135
Households			
2020 Census	1,497	1,730	2,229
2025 Summary	1,485	1,724	2,221
2030 Projection	1,406	1,631	2,100



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