OFFERING MEMORANDUM

DOLLAR TREE®

GREENVILLE, KY

Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

SUBJECT PROPERTY

DOLLAR TREE

715 W EVERLY BROTHERS BLVD, GREENVILLE, KY 42345

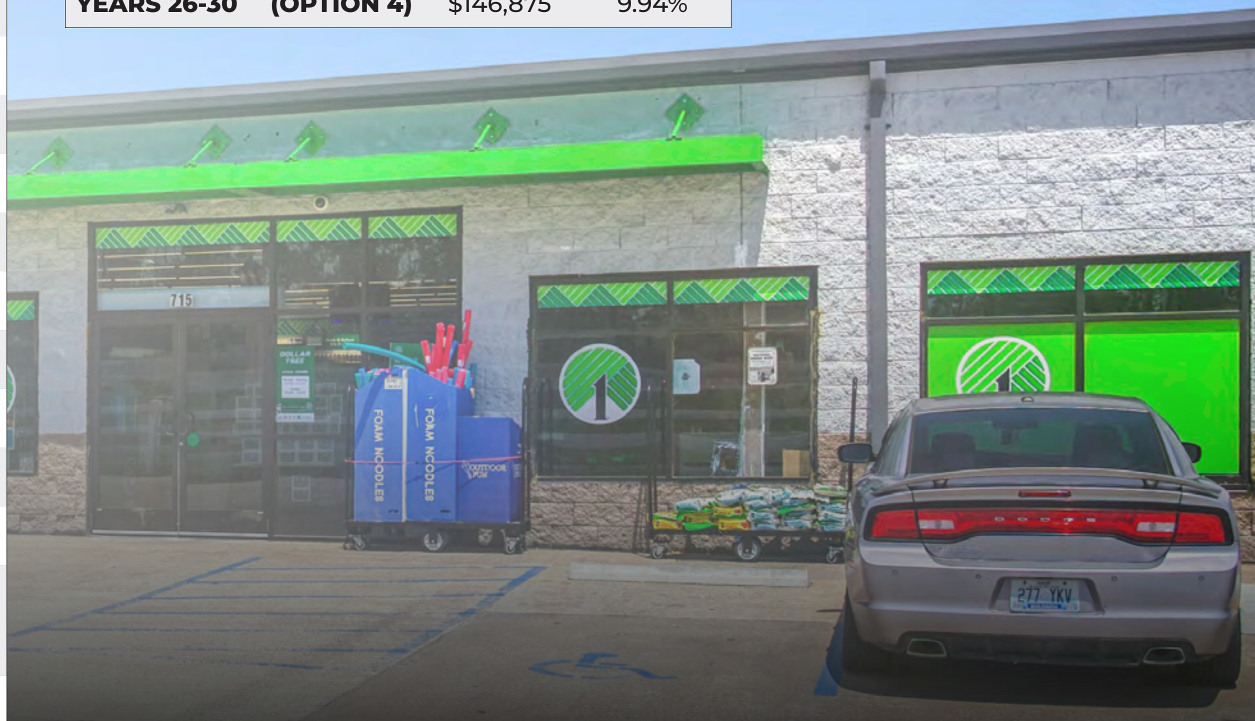
THE OFFERING

$121,875	$1,478,000	8.25%
NOI	PRICE	CAP

RENTABLE SQ FT.	12,500
YEAR BUILT / RENOVATED	1988/2025 New Roof in 2020
LOT SIZE (AC)	1.00 AC
TENANT TRADE NAME	Dollar Tree
LEASE GUARANTOR	Corporate
LEASE TYPE	NN
LEASE TERM	10 Years
RENT COMMENCEMENT DATE	July 2025
LEASE EXPIRATION DATE	July 2035
TERM REMAINING ON LEASE	9 Years
RENT INCREASES	$0.50/SF Every 5 Years in each Option
OPTIONS	Four, 5-Year Options
TENANT RESPONSIBILITIES	Routine Maintenance and Repairs of Parking Lot Including Resealing, Resurfacing, Restriping, and Sweeping, HVAC, Landscaping Maintenance, Taxes, Insurance, Utilities
LANDLORD RESPONSIBILITIES	Roof, Structure, Parking Lot Replacement

RENT SCHEDULE

BASE RENT		NOI	RETURN
YEARS 1 - 10		$121,875	8.25%
OPTION RENT		**NOI**	**RETURN**
YEARS 11-15	(OPTION 1)	$128,125	8.67%
YEARS 16-20	(OPTION 2)	$134,375	9.09%
YEARS 21-25	(OPTION 3)	$140,625	9.51%
YEARS 26-30	(OPTION 4)	$146,875	9.94%



SUBJECT PROPERTY

INVESTMENT HIGHLIGHTS

LOW RENT & PRICE POINT WITH ATTRACTIVE 8.25% RETURN

- This Dollar Tree has a lower rent & price point of $1.4M and an attractive 8.25% return on investment grade credit.

INVESTMENT GRADE TENANT

- Dollar Tree is a publicly traded (NASDAQ: DLTR) Fortune 500 company with an S&P investment grade credit rating of BBB.
- Dollar Tree has been in business for 70 years and has a current net worth of over $33 billion.
- The company operates more than 9,000 Dollar Tree stores across the United States and Canada, making it one of North America's largest discount retailers.

NEWLY RENOVATED DOLLAR TREE

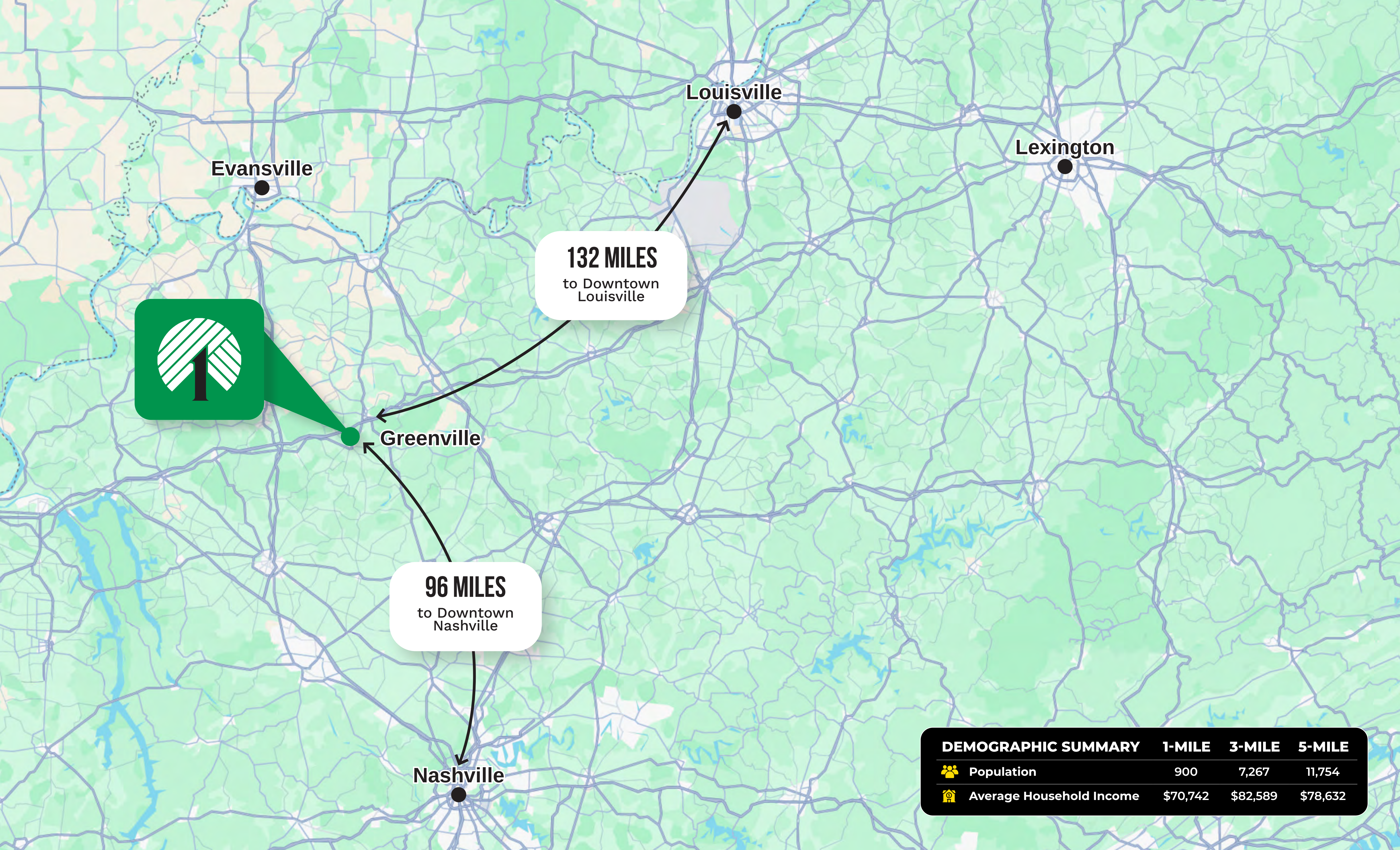
- The subject property is a newly renovated 12,500 SF Dollar Tree. The store is open and rent commenced in July 2025.
- The roof was replaced in 2020.

10-YEAR CORPORATE LEASE

- Dollar Tree signed a new 10-year corporate guaranteed NN Lease.
- Tenant is responsible for routine maintenance and repairs of parking lot including resealing, resurfacing, restriping, and sweeping, HVAC, landscaping maintenance, taxes, Insurance, utilities.
- There are limited Landlord responsibilities which include roof, structure and parking lot replacement.
- The rent increases by $.50/SF every 5 years in each of the four, 5-year option periods.

POSITIONED ON HIGHWAY 189 (12,436 VPD) IN GREENVILLE, KY

- The subject property is located on Highway 189 that supports 12,436 vehicles per day.
- Nearby National Retailers include Kroger, a Walmart Super Center, Tractor Supply, McDonalds, and more.
- This Dollar Tree is surrounded by multiple schools with a total of 2,582 students and 163 faculty members.
- Greenville is the county seat of Muhlenberg County, serving as the primary commercial, healthcare, and governmental hub for the surrounding rural trade area.
- Located approximately 35 miles south of Owensboro and 70 miles northwest of Bowling Green, providing convenient access to major regional markets.



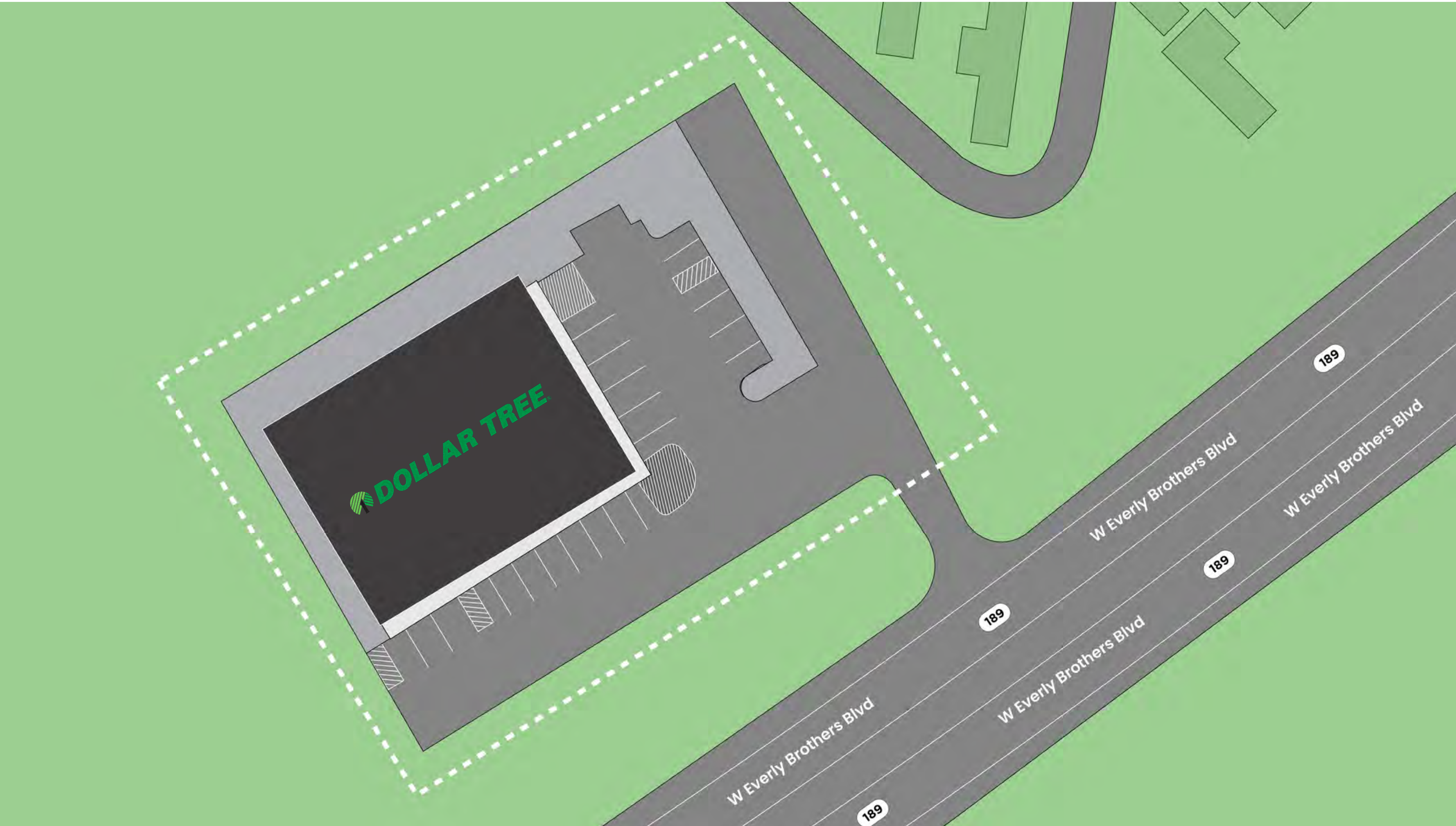
DEMOGRAPHIC SUMMARY	1-MILE	3-MILE	5-MILE
Population	900	7,267	11,754
Average Household Income	$70,742	$82,589	$78,632

Muhlenberg North Middle School
480+ Students
Western Kentucky Pkwy
11,759 VPD
Central City Country Club
FRESENIUS MEDICAL CARE
O'Reilly AUTO PARTS
189
TACO BELL
Little Caesars Pizza
SONIC
Goodwill Kentucky
DQ
CENTRAL CITY
Food GIANT
enterprise
Burger Shack
SUBWAY
ups THE UPS STORE
Walmart
Pizza Hut
MCDONALD'S
189
62
MCDONALD'S
Arby's
Hardee's
Muhlenberg County High School
1,100+ Students
Kroger
BURGER KING
LONG JOHN SILVER'S
Casey's
UNCLE LEE
AutoZone
62
POWDERLY
62
US-62
10,231 VPD
189
Domino's Pizza
HUDDLE HOUSE
SONIC
62
189
TSC TRACTOR SUPPLY CO
KFC
MALONE HOME CENTER
EL RANCHO GRANDE
MEXICAN RESTAURANT
189
Highway 189
12,436 VPD
OLD NATIONAL BANK
First Southern National Bank
Owensboro Health
Madisonville Community College: Muhlenberg Campus
1,700+ Students
DQ
MUHLENBERG COUNTY AIRPORT
BAPTIST HEALTH DEACONESS
URGENT CARE
WALGREEN'S
GREENVILLE
COMMONWEALTH COMMUNITY BANK
431
US-431
5,286 VPD
Food GIANT
First Kentucky
Greenville Elementary School
500+ Students


Greenville, Kentucky
Kroger
SUBWAY
PIZZA PLUS
LETHAL LATTE
bomgaars
Muhlenberg County Agriculture & Convention Center
MUHLENBERG COUNTY AIRPORT
with flying colors
OLD NATIONAL BANK
COMMONWEALTH COMMUNITY BANK
189
Highway 189
12,436 VPD

Greenville, Kentucky

SITE PLAN



DOLLAR TREE
W Everly Brothers Blvd
189
W Everly Brothers Blvd
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W Everly Brothers Blvd
189

DEMOGRAPHIC SUMMARY

POPULATION	1-MILE	3-MILE	5-MILE
2030 Projected Population	898	7,259	11,761
2025 Estimated Population	900	7,267	11,754
2020 Census Population	901	7,293	11,792
2010 Census Population	879	7,327	11,951

DAYTIME POPULATION	1-MILE	3-MILE	5-MILE
2025 Estimate Population	1,331	8,004	11,912

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2030 Projected Households	389	2,996	4,802
2025 Estimated Households	387	2,982	4,776
Household Growth	0.48%	0.48%	0.56%
2020 Census Households	384	2,955	4,725
2010 Census Households	381	2,943	4,718

HOUSEHOLDS INCOME	1-MILE	3-MILE	5-MILE
2025 Est. Average HH Income	$70,742	$82,589	$78,632
2025 Est. Median HH Income	$60,742	$59,561	$58,002

HOUSEHOLDS BY INCOME	1-MILE	3-MILE	5-MILE
2025 Estimate			
$200,000 or More	3.25%	7.16%	5.60%
$150,000 - $199,999	4.32%	6.15%	6.38%
$100,000 - $149,999	11.68%	12.63%	13.54%
$75,000 - $99,999	15.09%	14.07%	12.70%
$50,000 - $74,999	20.75%	15.71%	15.89%
$35,000 - $49,999	17.03%	10.08%	11.58%
$25,000 - $34,999	9.47%	13.17%	13.08%
$15,000 - $24,999	8.91%	7.52%	8.34%
$10,000 - $14,999	3.88%	7.23%	6.89%
Under $9,999	5.62%	6.28%	5.99%

HOUSEHOLDS BY INCOME	1-MILE	3-MILE	5-MILE
2030 Projected			
Owner Occupied Housing Units	73.04%	63.80%	64.71%
Renter Occupied Housing Units	16.96%	25.99%	24.80%
Vacant	10.00%	10.21%	10.49%
2025 Estimate			
Owner Occupied Housing Units	72.75%	63.59%	64.54%
Renter Occupied Housing Units	17.21%	26.21%	24.97%
Vacant	10.05%	10.20%	10.48%
2020 Estimate			
Owner Occupied Housing Units	71.58%	62.50%	63.69%
Renter Occupied Housing Units	18.36%	27.30%	25.82%
Vacant	10.06%	10.20%	10.49%

Marcus & Millichap

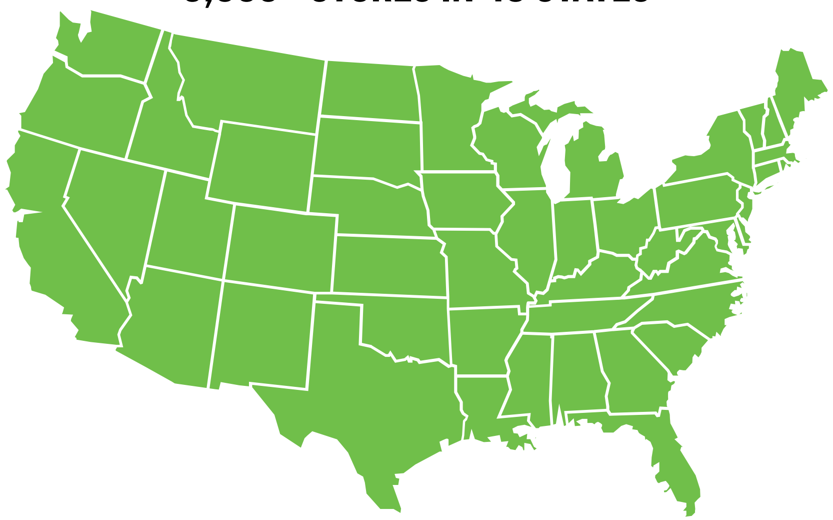
Source: © 2026 Experian

TENANT SUMMARY

DOLLAR TREE

BBB	DLTR	$33B	9,000+	48	400
S&P CREDIT RANKING INVESTMENT GRADE	PUBLICLY TRADED	TOTAL NET WORTH	STORES	STATES	NEW STORES PLANNED FOR 2026

9,000+ STORES IN 48 STATES



Dollar Tree, Inc. (NASDAQ: DLTR) is one of the nation's leading discount variety retailers, headquartered in Chesapeake, Virginia. Founded in 1986, the company operates approximately 9,000 stores across 48 states under the Dollar Tree banner, offering everyday essentials at fixed, value-driven price points.

In July 2025, Dollar Tree completed the sale of its Family Dollar banner, sharpening its focus on the core Dollar Tree brand and streamlining operations around its highest-performing format. The company carries an investment-grade credit rating of BBB (stable) from S&P Global Ratings, upgraded from BBB- on the strength of its resilient performance, disciplined balance sheet, and status as an essential-goods retailer.

As a necessity-based discount retailer with national scale and an investment-grade profile, Dollar Tree ranks among the most sought-after net-lease (NNN) tenants in the commercial real estate market, valued for its recession-resistant business model and consistent rent performance across economic cycles.

INVESTMENT CONTACTS

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NET LEASE SPECIALIST

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Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

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Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

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Marcus & Millichap
TAYLOR MCMINN RETAIL GROUP

Dated:

Don McMinn
Marcus & Millichap
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Atlanta, GA 30328

Phone: (678) 808-2762
Fax: (815) 550-1286
don.mcminn@marcusmillichap.com

Re: 715 Robert L. Draper Way, Greenville, KY (Dollar Tree)

Dear:

Please accept this offer to purchase the above referenced Property. This letter expresses Purchaser's interest in purchasing the Property under the following terms and conditions:

Purchaser	____________________
Purchaser's Address	____________________
Purchaser's Phone/Fax	____________________
Purchaser's Email Address	____________________
Offer Price	____________________
Earnest Money	$50,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract with an additional $50,000 deposited at the expiration of the Inspection Period ($100,000 Total). The Earnest Money shall become non-refundable barring any other listed contingencies at the expiration of the Inspection Period.
Inspection Period	21 Calendar Days from the Effective Date, which shall mean the date on which the latter of the parties executes a Contract. All available Due Diligence Documents ("Documents") will be forwarded immediately upon the Effective Date of the Contract.

Purchaser's Initials ______ Seller's Initials ______

Financing Period
(Please Check One)

☐ **All Cash** (No Financing Period)

☐ **Financing:** Purchaser shall have ten (10) days from the Effective Date of the Contract to apply for and obtain a financing commitment. In addition, Purchaser shall have 30 days from the effective date of the contract to complete loan processing. Purchaser shall use its best efforts to secure and obtain a new first mortgage loan in the amount of $______________ on terms which are acceptable to Purchaser.

Closing Date

Within 10 Calendar Days after the expiration of the Inspection Period (or Financing Period if applicable).

Closing Costs

Seller shall pay for the transfer tax. Buyer shall pay for Title. Purchaser and Seller shall each bear its own attorneys expenses. All other Closing Costs shall be split 50-50 between Buyer and Seller.

Property Condition

Property is being sold "AS IS" with Seller making representations or warranties concerning the property.

Contract within 10 days:

Within Ten (10) Calendar Days of the Effective Date of this Letter of Intent, Purchaser and Seller shall enter into a binding Contract (the "Contract"). Seller will Draft the Contract and Failure to reach an agreement will allow the Seller to consider this agreement void and accept offers from other parties.

Broker Commission

Purchaser acknowledges that Purchaser has employed _________________________, ("Purchaser's Brokers") to represent them in this transaction. Any commissions due the Purchaser's broker (if applicable) shall be paid by the Seller directly.

1031 Exchange

Purchaser ☐ is / ☐ is not (check one) completing an IRS 1031 Tax Deferred Exchange, to which the Seller agrees to cooperate providing there is no cost or expense to Seller. Purchaser has $_____________ in an exchange account from a transaction which closed escrow on _____________. Purchaser will provide Seller, upon request, proof of such funds.

Confidentiality

Purchaser and Purchaser's agents and representatives hereby covenant with Seller that Purchaser and Purchaser's agents and representatives shall not, without the prior written consent of Seller (which consent may be withheld in Seller's sole and absolute discretion), disclose to any other person (other than Purchaser's accountants and attorneys) or entity by any means whatsoever: (i) any information pertaining to the Documents; (ii) any information pertaining to the Contract; or (iii) any information or documentation (written or oral) provided by Seller or Seller's agents and representatives concerning Seller, Seller's business, Tenant, Tenant's business or the Property.

This Letter of Intent is contingent upon the prospective Purchaser's willingness to execute Seller's standard Purchase Agreement as well as review and approval of the details of the transaction proposed above by the appropriate principal parties of the Seller.

It is understood and agreed that the foregoing constitutes a *Letter of Intent* setting forth the major business points from our discussions. It is further understood that neither party intends to create any contractual rights or obligations as a result of entering into this *Letter of Intent.* No binding agreement or rights or obligations shall arise as the result of executing this letter or with respect to the proposed transactions, unless and until we execute definitive documentation incorporating the above provisions and other appropriate terms.

If the foregoing accurately reflects our discussions, please acknowledge same by returning a signed copy of this letter. Execution of this Letter of Intent by the undersigned agent in no way binds or obligates the Seller or any of its principals.

Agreed and Accepted | Purchaser	**Agreed and Accepted | Seller**
By: ______________________________	By: ______________________________
Printed: __________________________	Printed: __________________________
Dated: ____________________________	Dated: ____________________________