FAMILY DOLLAR 5 UNIT PORTFOLIO

KENTUCKY & OHIO

AVAILABLE INDIVIDUALLY OR AS A PORTFOLIO

OFFERING MEMORANDUM

CBRE

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CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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Annville, KY


Burnside, KY


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Oak Hill, OH

PORTFOLIO SUMMARY

TENANT	ADDRESS	PRICE	CAP RATE	NOI	LEASE TERM	RENT COMMENCEMENT	LEASE EXPIRATION	LEASE TYPE	RENTAL INCREASES
Family Dollar	3181 Hwy 3630 Annville, KY 40402	$1,392,000	8.75%	$121,800	7+ Years	1/5/2024	1/31/2034	Double Net (NN)	$0.50/SF Each Option
Family Dollar	7755 S Hwy 27 Burnside, KY 42519	$1,434,000	8.75%	$125,475	~7 Years	7/27/2023	7/31/2033	Double Net (NN)	$0.50/SF Each Option
Family Dollar	215 Lock Rd Butler, KY 41006	$1,500,000	8.75%	$131,250	7+ Years	11/4/2023	2/28/2034	Double Net (NN)	$0.50/SF Each Option
Family Dollar	98 KY-70 Eubank, KY 42567	$1,416,000	8.75%	$123,900	7+ Years	8/24/2023	8/31/2033	Double Net (NN)	$0.50/SF Each Option
Family Dollar	227 S Front St Oak Hill, OH 45656	$1,416,000	8.75%	$123,900	7+ Years	12/3/2023	2/28/2034	Double Net (NN)	$0.50/SF Each Option
	TOTAL	**$7,158,000**	**8.75%**	**$626,325**					

Burnside, KY

Butler, KY

INVESTMENT SUMMARY

PRICING
$7,158,000

CAP RATE
8.75%

NOI
$626,325

LEASE TYPE
DOUBLE NET (NN)

GUARANTY
CORPORATE

INVESTMENT HIGHLIGHTS

5-UNIT FAMILY DOLLAR PORTFOLIO: AVAILABLE INDIVIDUALLY OR AS A PORTFOLIO

CBRE is pleased to present this exclusive offering of a 5-unit portfolio of Family Dollar stores located throughout Kentucky and Ohio. The properties are available individually or as a portfolio, and are all subject to long-term Double Net (NN) leases.

LONG-TERM LEASES IN PLACE

All 5 properties are subject to long-term leases with at least 7+ years of base term remaining. Each lease has four, five-year renewal options and rental increases of $0.50/SF during each option period, providing positive income growth for an investor. Family Dollar has established themselves as a high volume operator in these markets as Burnside, Eubank, and Butler are relocation stores.

MINIMAL LANDLORD RESPONSIBILITIES

Each property operates under a Double Net (NN) lease structure, resulting in minimal landlord management responsibiltites. The tenant is responsible for payment of taxes, insurance, and most repairs & maintenance at the property. Landlord's responsibilities are limited to the roof & structure and maintenance of the parking areas. All 5 properties include a 20-year roof warranty which limits landlord's exposure to any expenses. The parking lots are concrete, which demonstrate high quality construction and fewer maintenance responsibilities for landlord.

CORPORATE GUARANTY FROM FAMILY DOLLAR

The leases are corporately guaranteed by Family Dollar Stores, LLC, one of the nation's largest discount retailers. In total, Family Dollar operates over 7,100 locations across 48 states. Family Dollar completed its separation from Dollar Tree, Inc. in July 2025 and now operates as an independent private company under 1959 Holdings, a consortium led by Brigade Capital Management.

TENANT OVERVIEW

Oak Hill, OH

Annville, KY

Tenant Name	Family Dollar
Business Summary	Family Dollar is an American variety discount store chain with over 7,100 locations across the United States. Founded in 1959 by Leon Levine in Charlotte, North Carolina, it has grown into one of the nation's largest small-box retailers. The brand offers a broad assortment of everyday essentials, including consumables, household products, health and beauty items, apparel, and seasonal merchandise at value price points, serving budget-conscious consumers across suburban, rural, and urban infill communities. In 2015, Family Dollar was acquired by Dollar Tree, Inc., and in July 2025 completed a sale to private equity firms Brigade Capital Management, Macellum Capital Management, and Arkhouse Management for approximately $1 billion, relaunching as a standalone private company under the leadership of Chairman and CEO Duncan MacNaughton. The brand's value-oriented, neighborhood discount concept has demonstrated consistent consumer demand through varying economic cycles, benefiting from the structural tailwinds of persistent inflation and a growing base of value-conscious shoppers.

COMPANY FAST FACTS

Tenant Name	Family Dollar
Website	www.familydollar.com
Guaranty	Corporate
Sector	Discount
U.S. Headquarters	Chesapeake, VA
Number of Locations	7,100+

ANNVILLE, KY OVERVIEW

LEASE ABSTRACT

Tenant	Family Dollar
Address	3181 Hwy 3630, Annville, KY 40402
Price	$1,392,000
Cap Rate	8.75%
NOI	$121,800
Gross Leasable Area	10,500 SF
Lot Size	±1.19 AC
Year Built	2023

Lease Type	Double Net (NN)
Original Lease Term	10 Years
Rent Commencement Date	1/5/2024
Lease Expiration Date	1/31/2034
Term Remaining	7+ Years
Rental Increases	$0.50/SF Each Option
Renewal Options	Four, 5-Year
Lease Guarantor	Corporate

Taxes	Tenant Reponsible
Insurance	Tenant Reponsible
Utilities	Tenant Reponsible
Repairs & Maintenance	Tenant Reponsible
Landlord's Responsibilities	Roof, Structure, & Parking Areas
Right of First Refusal	5 Business Days

RENT SCHEDULE

Period	Years	Annual Base Rent	Annual Base Rent PSF	Increases
Initial Term	1-10	$121,800	$11.60	-
First Renewal Term	11-15	$127,050	$12.00	$0.50/SF
Second Renewal Term	16-20	$132,300	$12.60	$0.50/SF
Third Renewal Term	21-25	$137,550	$13.10	$0.50/SF
Fourth Renewal Term	26-30	$142,800	$13.60	$0.50/SF

ANNVILLE, KY OVERVIEW

SITE PLAN

ANNVILLE, KY OVERVIEW

DEMOGRAPHICS

POPULATION	3 Miles	5 Miles	7 Miles
2025 Population - Current Year Estimate	2,947	5,448	8,315
2030 Population - Five Year Projection	2,967	5,502	8,395
2020 Population - Census	2,922	5,309	8,090
2020-2025 Annual Population Growth Rate	0.14%	0.41%	0.44%
2025-2030 Annual Population Growth Rate	0.14%	0.20%	0.19%
HOUSEHOLD INCOME			
2025 Average Household Income	$67,651	$68,273	$65,531
2025 Median Household Income	$57,273	$58,723	$56,462

Source: CBRE Research

BURNSIDE, KY OVERVIEW

LEASE ABSTRACT

Tenant	Family Dollar
Address	7755 S Hwy 27, Burnside, KY 42519
Price	$1,434,000
Cap Rate	8.75%
NOI	$125,475
Gross Leasable Area	10,500 SF
Lot Size	±1.39 AC
Year Built	2023

Lease Type	Double Net (NN)
Original Lease Term	10 Years
Rent Commencement Date	7/27/2023
Lease Expiration Date	7/31/2033
Term Remaining	~7 Years
Rental Increases	$0.50/SF Each Option
Renewal Options	Four, 5-Year
Lease Guarantor	Corporate

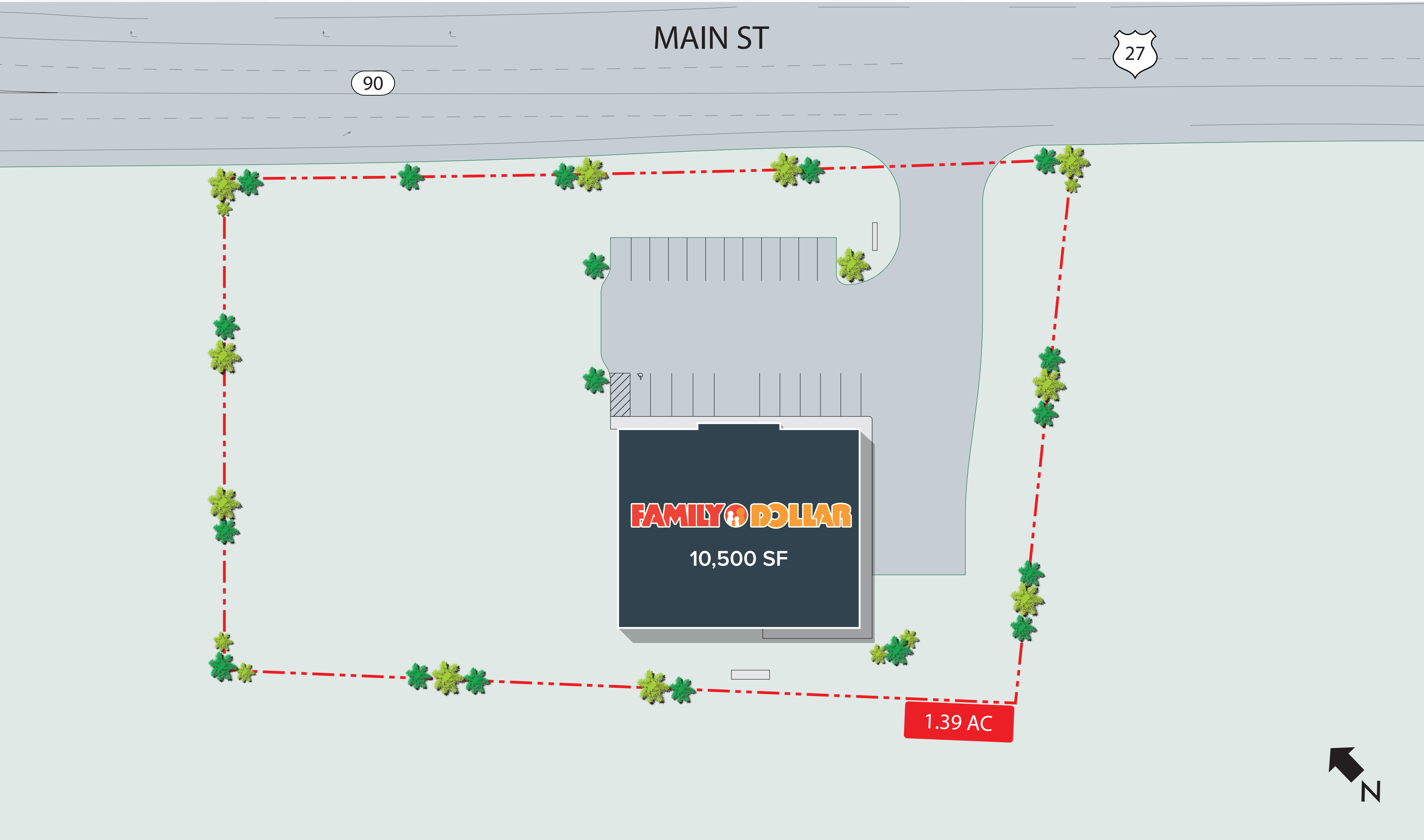
Taxes	Tenant Reponsible
Insurance	Tenant Reponsible
Utilities	Tenant Reponsible
Repairs & Maintenance	Tenant Reponsible
Landlord's Responsibilities	Roof, Structure, & Parking Areas
Right of First Refusal	5 Business Days

RENT SCHEDULE

Period	Years	Annual Base Rent	Annual Base Rent PSF	Increases
Initial Term	1-10	$125,475	$11.95	-
First Renewal Term	11-15	$130,725	$12.45	$0.50/SF
Second Renewal Term	16-20	$135,975	$12.95	$0.50/SF
Third Renewal Term	21-25	$141,225	$13.45	$0.50/SF
Fourth Renewal Term	26-30	$146,475	$13.9.5	$0.50/SF

BURNSIDE, KY OVERVIEW

SITE PLAN



BURNSIDE, KY OVERVIEW

DEMOGRAPHICS

POPULATION	3 Miles	5 Miles	7 Miles
2025 Population - Current Year Estimate	7,309	18,703	32,768
2030 Population - Five Year Projection	7,348	18,909	33,108
2020 Population - Census	7,200	18,148	31,919
2020-2025 Annual Population Growth Rate	0.24%	0.48%	0.42%
2025-2030 Annual Population Growth Rate	0.11%	0.22%	0.21%

HOUSEHOLD INCOME			
2025 Average Household Income	$58,294	$69,368	$74,168
2025 Median Household Income	$52,058	$57,909	$56,494

Source: CBRE Research

BUTLER, KY OVERVIEW

LEASE ABSTRACT

Tenant	Family Dollar
Address	215 Lock Rd, Butler, KY 41006
Price	$1,500,000
Cap Rate	8.75%
NOI	$131,250
Gross Leasable Area	10,500 SF
Lot Size	±1.33 AC
Year Built	2023

Lease Type	Double Net (NN)
Original Lease Term	10 Years
Rent Commencement Date	11/4/2023
Lease Expiration Date	2/28/2034
Term Remaining	7+ Years
Rental Increases	$0.50/SF Each Option
Renewal Options	Five, 5-Year
Lease Guarantor	Corporate

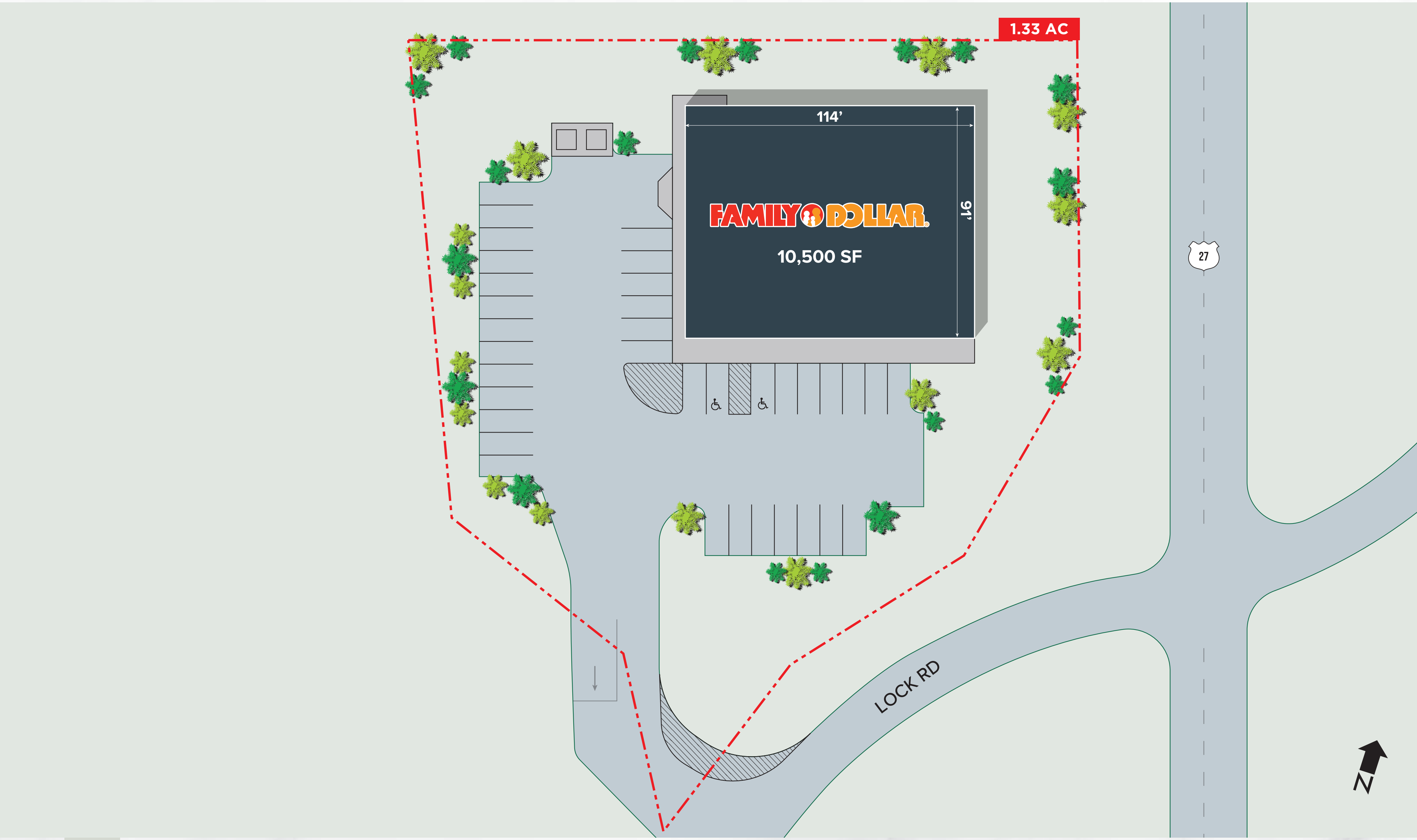
Taxes	Tenant Reponsible
Insurance	Tenant Reponsible
Utilities	Tenant Reponsible
Repairs & Maintenance	Tenant Reponsible
Landlord's Responsibilities	Roof, Structure, & Parking Areas
Right of First Refusal	5 Business Days

RENT SCHEDULE

Period	Years	Annual Base Rent	Annual Base Rent PSF	Increases
Initial Term	1-10	$131,250	$12.50	-
First Renewal Term	11-15	$136,500	$13.00	$0.50/SF
Second Renewal Term	16-20	$141,750	$13.50	$0.50/SF
Third Renewal Term	21-25	$147,000	$14.00	$0.50/SF
Fourth Renewal Term	26-30	$152,250	$14.50	$0.50/SF
Fifth Renewal Term	31-35	$157,500	$15.00	$0.50/SF

BUTLER, KY OVERVIEW

SITE PLAN



BUTLER, KY OVERVIEW

DEMOGRAPHICS

POPULATION	3 Miles	5 Miles	7 Miles
2025 Population - Current Year Estimate	2,953	6,678	10,832
HOUSEHOLD INCOME			
2025 Average Household Income	$102,534	$122,187	$123,813
2025 Median Household Income	$73,549	$87,425	$92,832

Source: CBRE Research

EUBANK, KY OVERVIEW

LEASE ABSTRACT

Tenant	Family Dollar
Address	98 KY-70, Eubank, KY 42567
Price	$1,416,000
Cap Rate	8.75%
NOI	$123,900
Gross Leasable Area	10,500 SF
Lot Size	±1.51 AC
Year Built	2023

Lease Type	Double Net (NN)
Original Lease Term	10 Years
Rent Commencement Date	8/24/2023
Lease Expiration Date	8/31/2033
Term Remaining	7+ Years
Rental Increases	$0.50/SF Each Option
Renewal Options	Four, 5-Year
Lease Guarantor	Corporate

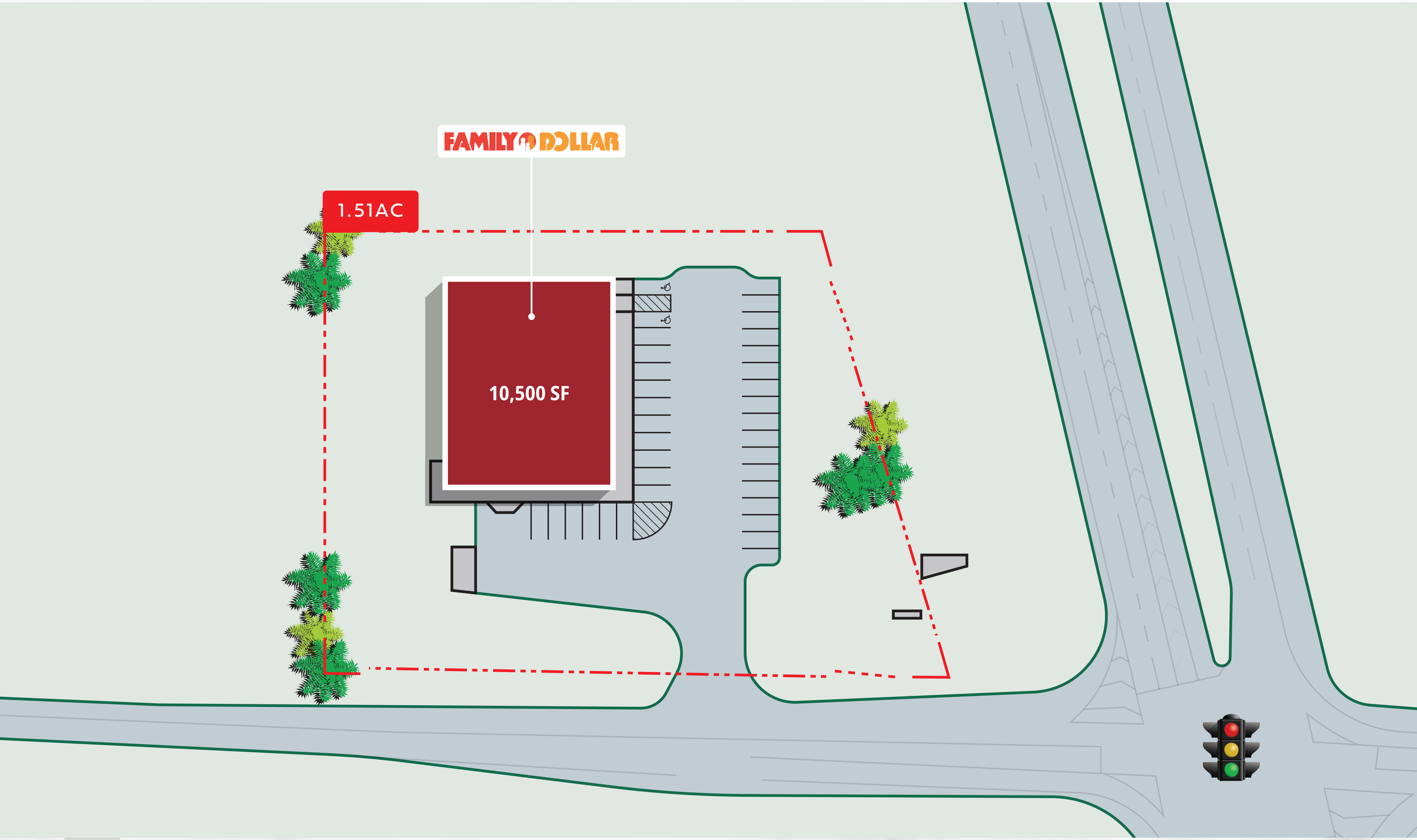
Taxes	Tenant Reponsible
Insurance	Tenant Reponsible
Utilities	Tenant Reponsible
Repairs & Maintenance	Tenant Reponsible
Landlord's Responsibilities	Roof, Structure, & Parking Areas
Right of First Refusal	5 Business Days

RENT SCHEDULE

Period	Years	Annual Base Rent	Annual Base Rent PSF	Increases
Initial Term	1-10	$123,900	$11.80	-
First Renewal Term	11-15	$129,150	$12.30	$0.50/SF
Second Renewal Term	16-20	$134,400	$12.80	$0.50/SF
Third Renewal Term	21-25	$139,650	$13.30	$0.50/SF
Fourth Renewal Term	26-30	$144,900	$13.80	$0.50/SF

EUBANK, KY OVERVIEW

SITE PLAN



EUBANK, KY OVERVIEW

DEMOGRAPHICS

POPULATION	3 Miles	5 Miles	7 Miles
2025 Population - Current Year Estimate	2,763	5,775	11,213
2030 Population - Five Year Projection	2,785	5,854	11,384
2020 Population - Census	2,711	5,580	10,806
2020-2025 Annual Population Growth Rate	0.30%	0.55%	0.59%
2025-2030 Annual Population Growth Rate	0.16%	0.27%	0.30%
HOUSEHOLD INCOME			
2025 Average Household Income	$77,464	$71,271	$70,376
2025 Median Household Income	$56,853	$56,968	$57,402

Source: CBRE Research

OAK HILL, OH OVERVIEW

LEASE ABSTRACT

Tenant	Family Dollar
Address	227 S Front St, Oak Hill, OH 45656
Price	$1,416,000
Cap Rate	8.75%
NOI	$123,900
Gross Leasable Area	10,500 SF
Lot Size	±1.13 AC
Year Built	2023

Lease Type	Double Net (NN)
Original Lease Term	10 Years
Rent Commencement Date	12/3/2023
Lease Expiration Date	2/28/2034
Term Remaining	7+ Years
Rental Increases	$0.50/SF Each Option
Renewal Options	Four, 5-Year
Lease Guarantor	Corporate

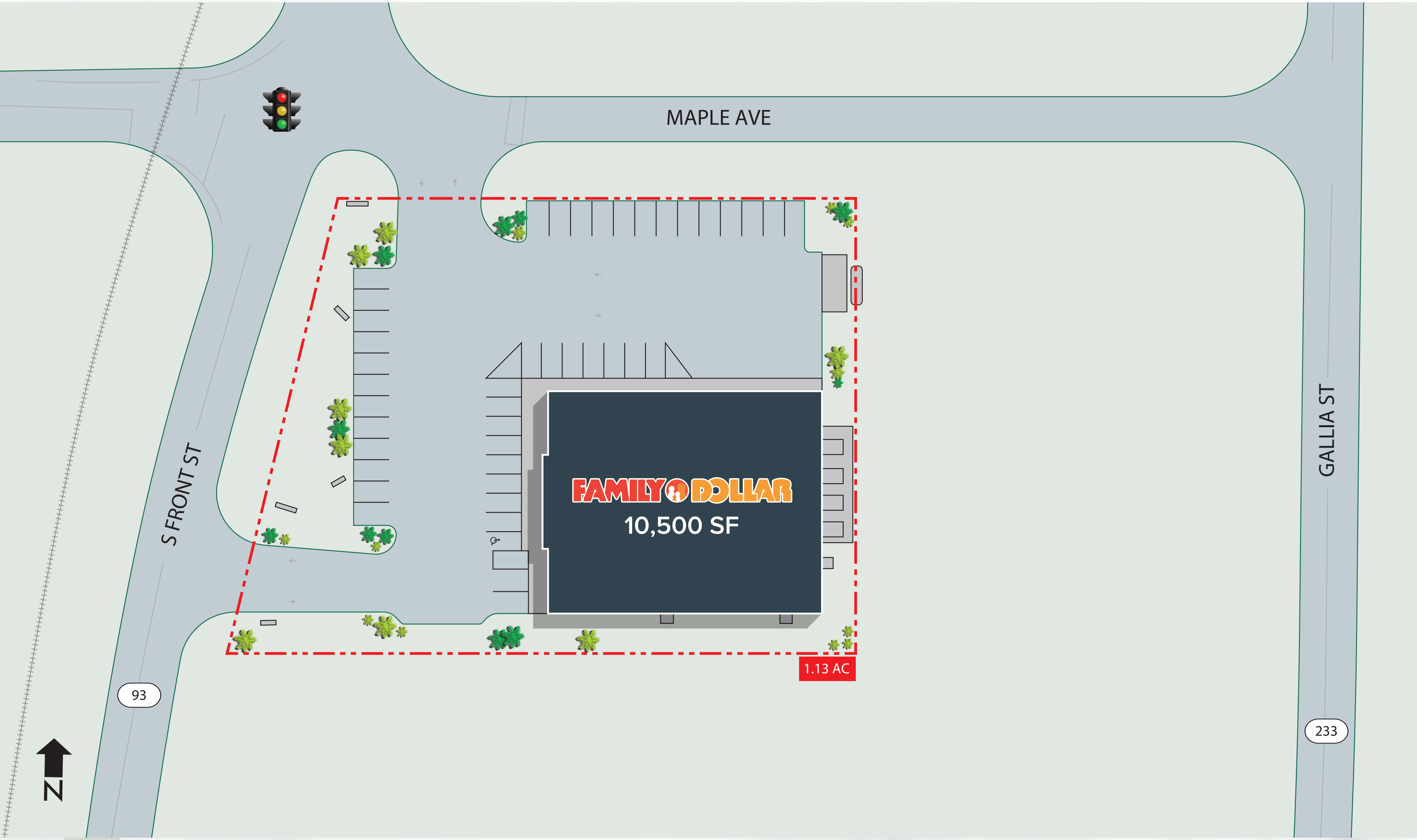
Taxes	Tenant Reponsible
Insurance	Tenant Reponsible
Utilities	Tenant Reponsible
Repairs & Maintenance	Tenant Reponsible
Landlord's Responsibilities	Roof, Structure, & Parking Areas
Right of First Refusal	5 Business Days

RENT SCHEDULE

Period	Years	Annual Base Rent	Annual Base Rent PSF	Increases
Initial Term	1-10	$123,900	$11.80	-
First Renewal Term	11-15	$129,150	$12.30	$0.50/SF
Second Renewal Term	16-20	$134,400	$12.80	$0.50/SF
Third Renewal Term	21-25	$139,650	$13.30	$0.50/SF
Fourth Renewal Term	26-30	$144,900	$13.80	$0.50/SF

OAK HILL, OH OVERVIEW

SITE PLAN



OAK HILL, OH OVERVIEW

DEMOGRAPHICS

POPULATION	3 Miles	5 Miles	7 Miles
2025 Population - Current Year Estimate	3,592	5,593	8,218
HOUSEHOLD INCOME			
2025 Average Household Income	$83,506	$85,212	$87,277
2025 Median Household Income	$60,811	$63,083	$65,299

Source: CBRE Research

FAMILY DOLLAR 5-UNIT PORTFOLIO

KENTUCKY & OHIO

AVAILABLE INDIVIDUALLY OR AS A PORTFOLIO

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