ELEVATE
NET LEASE

Dollar Tree

1905 Valley Pine Cir, International Falls, MN 56649

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ELEVATE NET LEASE

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BUILDING INFORMATION

Building Size: 9,000 SF

Lot Size: .7 AC

Year Built: 2007

RENT SCHEDULE	INCREASE	NOI	CAP RATE
Current - 1/31/2028		$78,750	8.65%
Option 1	$1.25 PSF	$90,000	9.89%

OFFERING SUMMARY

Sale Price:	$910,000
Cap Rate:	8.65%
NOI:	$78,750
Guarantor:	Corporate
Term Remaining:	1.5 Years
Lease Expiration:	January 31, 2028
Options:	1 (5) Year
Increase:	From $8.75 PSF to $10 PSF at next option
Lease Type:	NN
Landlord Responsibility:	Roof + Structure + Parking Lot + Partial Insurance
Tenant Responsibility:	Taxes, Partial Insurance, CAM

PROPERTY HIGHLIGHTS

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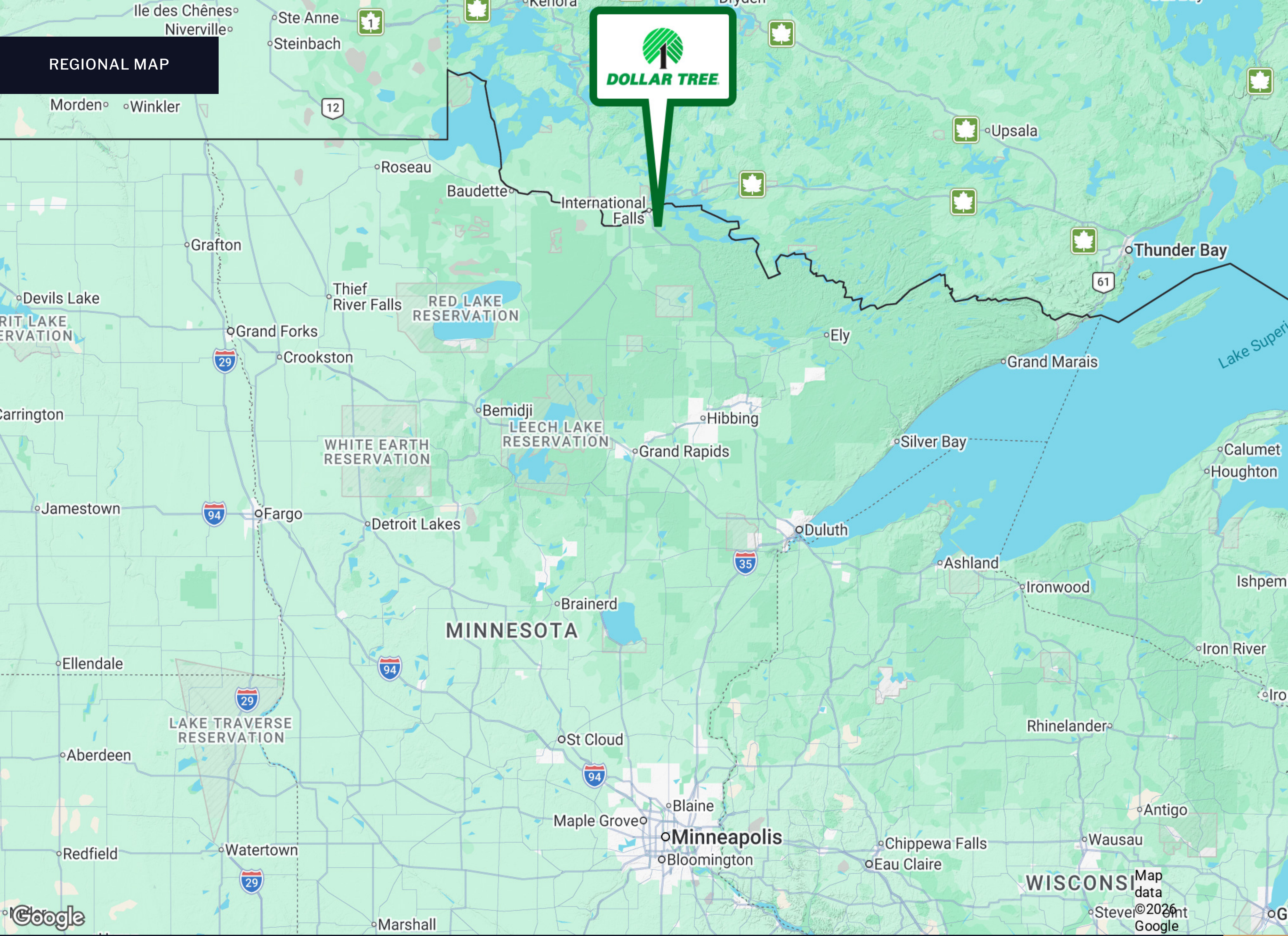
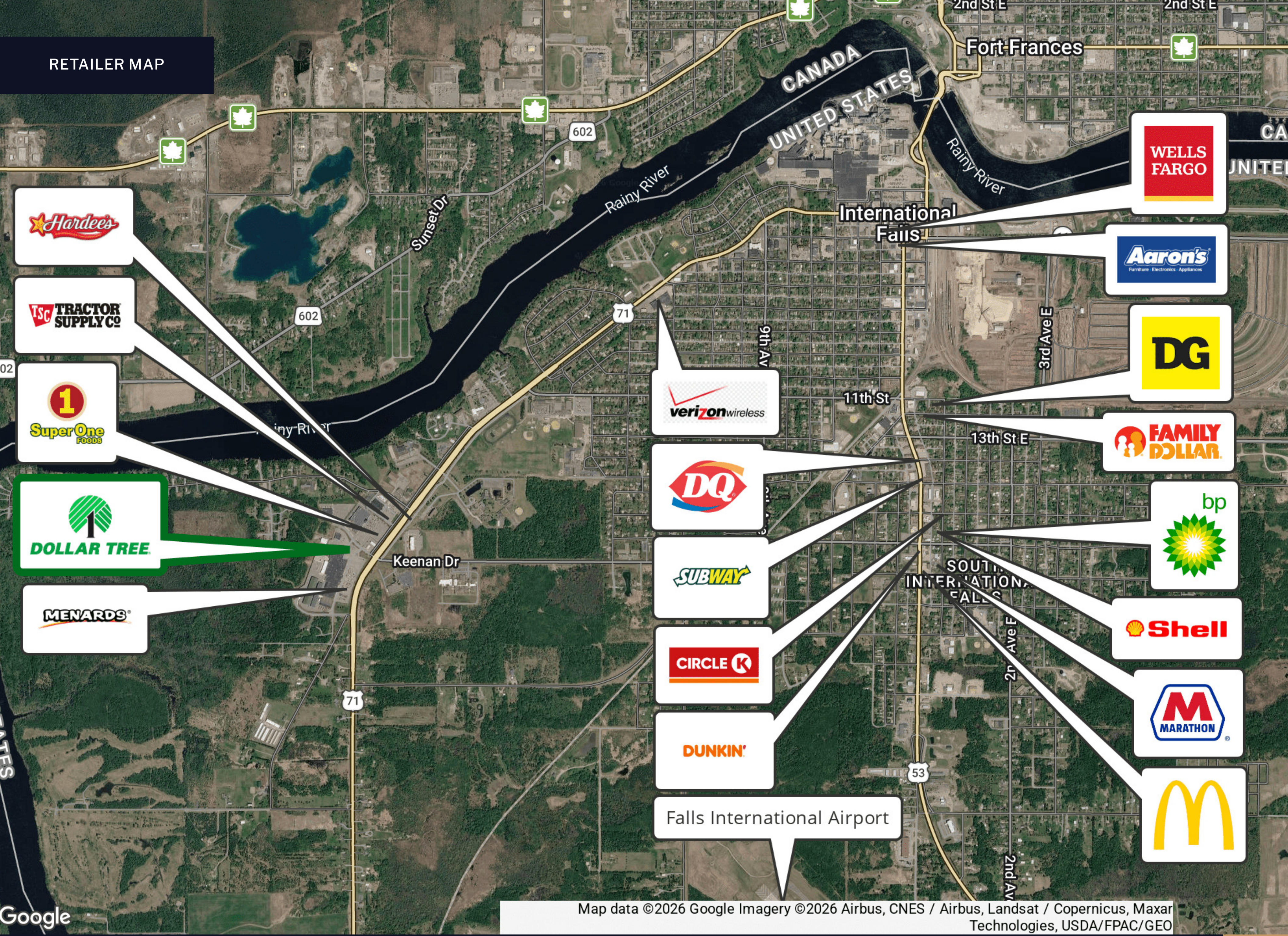
- **Corporate Guarantee –** Backed by Dollar Tree, a Fortune 200 company operating over 16,000 locations nationwide.
- **High Yield Investment –** Attractive 8.65% cap rate offered at a sub-$1,000,000 price point, providing strong cash flow with a low basis.
- **Upcoming Lease Opportunity –** 1.5 years remaining on the base term with one 5-year option remaining featuring a $1.25/SF rental increase. If exercised, the return increases to approximately 9.90% at the asking price. After the final option, the landlord has the ability to negotiate a new lease and rental rate.
- **Building & Parcel –** 9,000 SF freestanding building constructed in 2007, situated on 0.70 acres along the primary retail corridor in International Falls.
- **Nearby National Retail Corridor –** Surrounded by national retailers including Tractor Supply, Menards, Hardee's, Verizon, Wells Fargo, Aaron's, Dairy Queen, Circle K, Dunkin', McDonald's, and the International Falls Airport, driving consistent consumer traffic.
- **Established Trade Area –** Serves approximately 7,174 residents within a 5-mile radius and benefits from its location near the U.S.-Canada border, drawing both local shoppers and cross-border visitors.
- **Affordable In-Place Rent –** Below-market rental rate provides downside protection while creating long-term upside potential upon future lease negotiations.
- **Limited Competition –** One of the primary national discount retailers serving the local market, benefiting from limited direct competition.

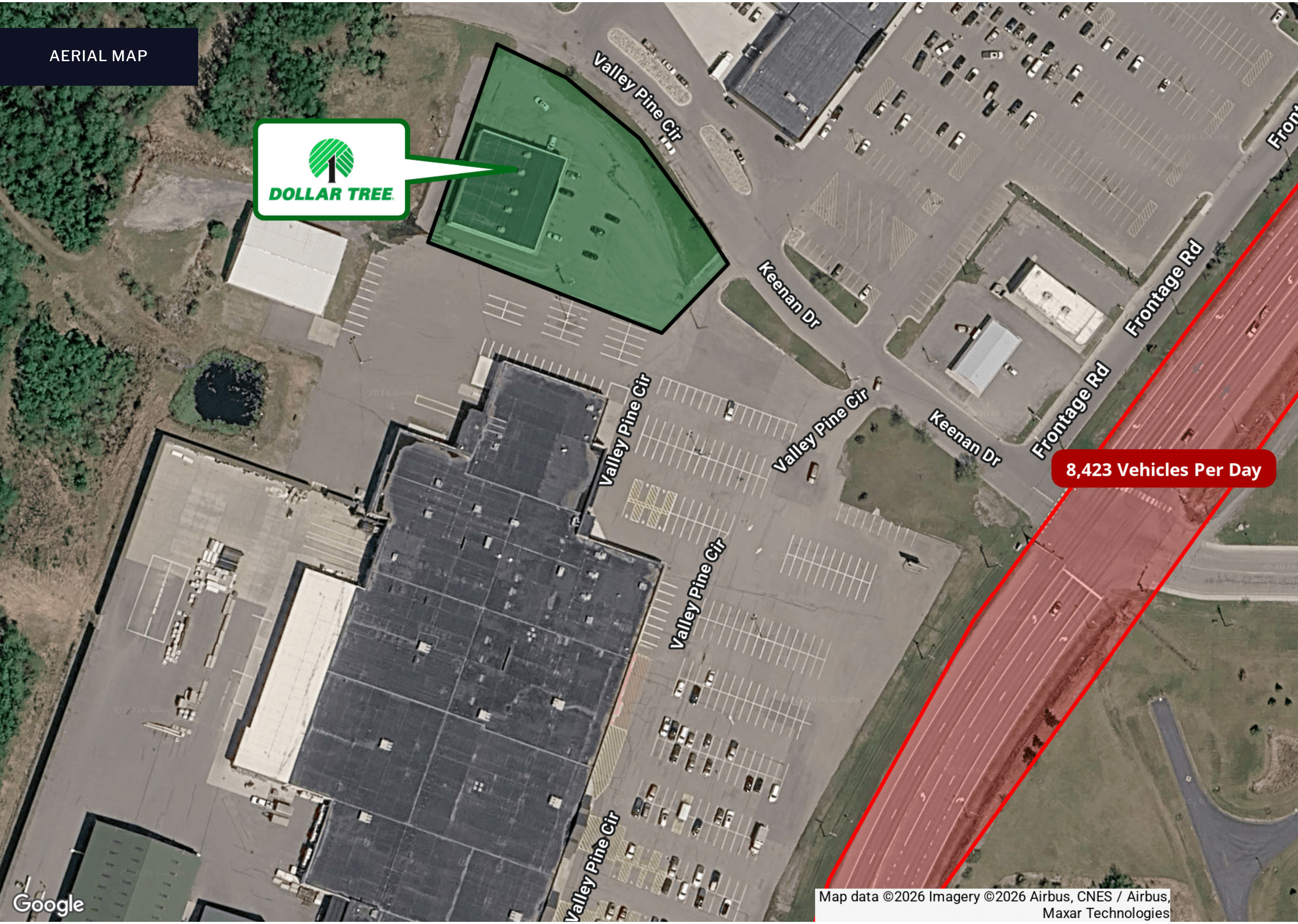
REGIONAL MAP



RETAILER MAP



AERIAL MAP


DOLLAR TREE
Valley Pine Cir
Keenan Dr
Frontage Rd
Valley Pine Cir
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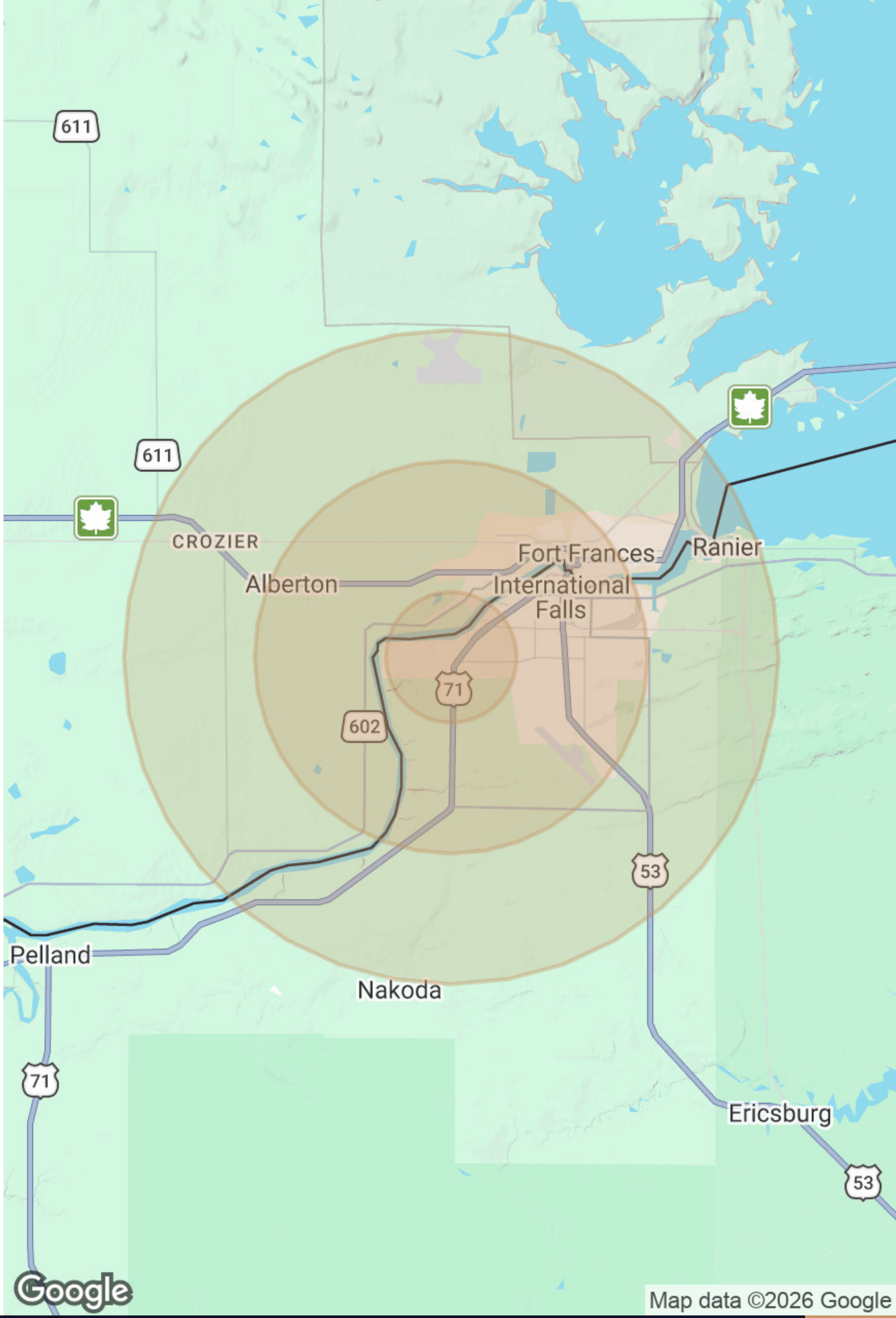
Frontage Rd
8,423 Vehicles Per Day
Valley Pine Cir
Valley Pine Cir
Google
Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,176	6,320	7,147
Average Age	48	45	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	547	3,060	3,464
# of Persons per HH	2.2	2.1	2.1
Average HH Income	$79,813	$76,567	$78,127
Average House Value	$160,826	$144,865	$158,182

2020 American Community Survey (ACS)



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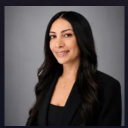

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