

Dollar Tree - Net Leased - Single Tenant Investment NWC 35th Ave. & Bell Road, Phoenix, AZ

INVESTMENT OPPORTUNITY
Excellent Location. Very Successful Store.



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Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

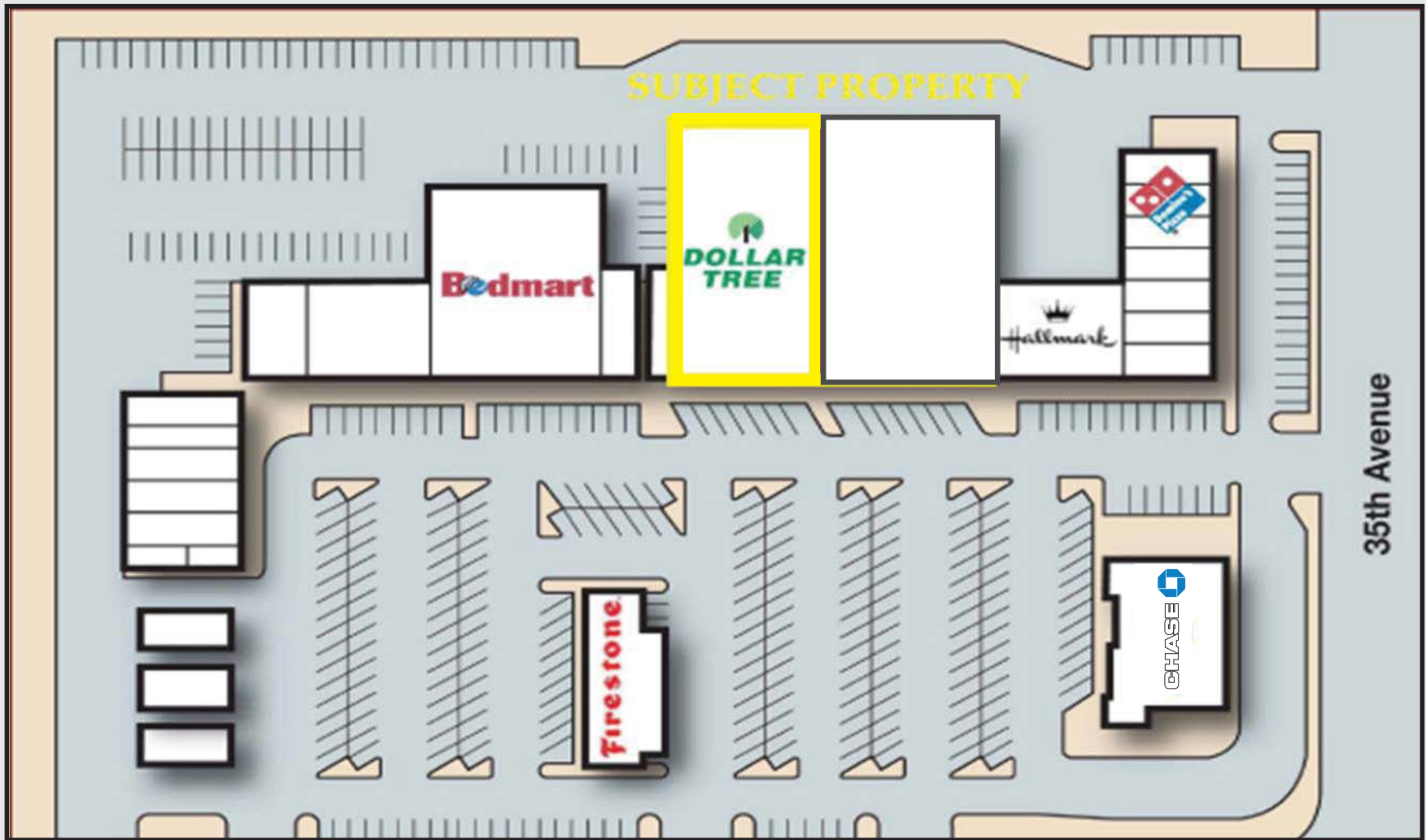


Executive Summary



<u>Property:</u>	Dollar Tree (Single Tenant, Net leased Investment)
<u>Building Size:</u>	12,500 Square Feet.
<u>Shopping Center Name:</u>	Woodland Plaza. (Subject Property is a part of a +/-81,000 SF Shopping Center)
<u>Location:</u>	NWC 35 th Avenue & Bell Road, Phoenix, AZ
<u>Address:</u>	3522 W. Bell Rd., Glendale, AZ, 85308. (Glendale Zip Code but within City of Phoenix boundaries).
<u>Price:</u>	\$1,925,000
<u>NOI:</u>	\$158,727
<u>Cap Rate:</u>	8.25%
<u>Lease Term:</u>	<u>Original Term:</u> Ten Years – 5 ½ years to go (Tenant just renewed). <u>Renewal Terms:</u> Three (3) – Five (5) Year Renewal Options.

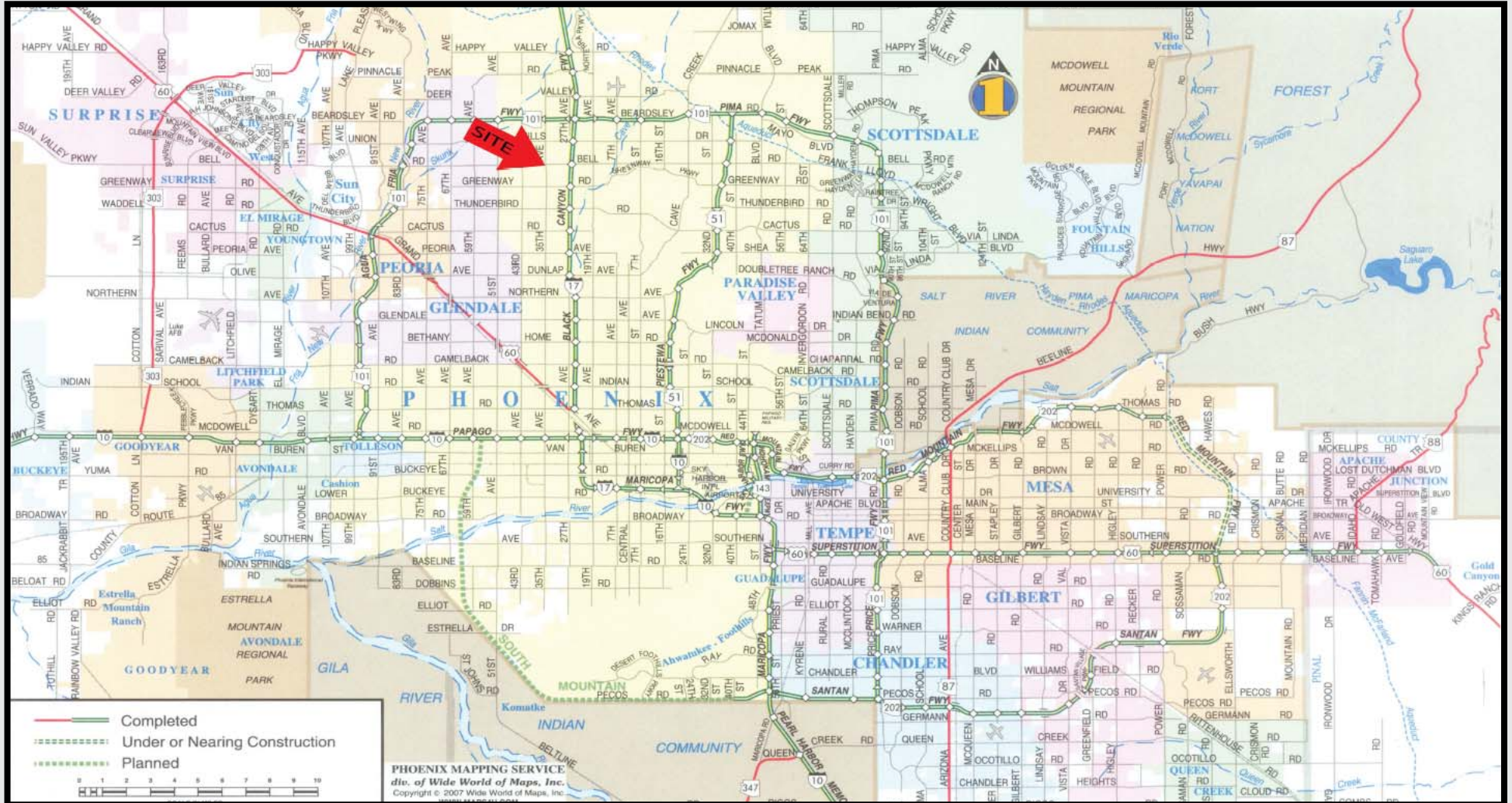
Site Plan



Trade Area Aerial



Proximity Map



Dollar Tree, Phoenix, AZ

Proximity
Map
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Tenant Information



Dollar Tree, Inc. (NASDAQ: DLTR), a fortune 500 company and North America's leading operator of discount variety stores selling everything for \$1 or less, operates 4,630 stores across the United States and in Canada. In 2011 Dollar Tree's sales totaled \$6.97 billion, a 12.7% increase year-over-year. The company operates stores under the names of Dollar Tree Deal\$, and Dollar Giant and Dollar Bills. Its stores offer consumable merchandise, including candy and food, basic health, and beauty care; household consumables, such as paper, plastics, and household chemicals, as well as frozen and refrigerated food; variety merchandise, which includes toys, durable house wares, gifts, fashion health and beauty care, party goods, greeting cards, apparel, and other items; and seasonal goods, such as Easter, Halloween, and Christmas merchandise, as well as summer toys, and lawn and garden merchandise.



Income Statement/Operating Data



Income			
Rent	12,500	\$13.09	\$ 163,625.00
Expense Reimbursement			\$ 34,021.00
Gross Income			\$ 197,646.00
Expenses			
Taxes			\$ 17,347.00
Insurance			\$ 5,763.00
Maintenance			\$ 15,809.00
Total Expenses			\$ 38,919.41
Net Operating Income			\$ 158,727.00
Cap Rate			8.25%
Price			\$ 1,925,000.00

Lease Information			
Term:	10 Years-5/1/08-4/31/18		
Renewal Terms:	Three (3) five (5 years each		
Rent:	Current	\$13.09 until 4/31/18	
	Renewal	\$14.27 First Renewal Term	
		\$15.55 Seceond Renewal Term	
		\$16.95 Third Renewal Term	

Income Statement/
Operating Data

Dollar Tree, Phoenix, AZ

Metropolitan Phoenix Information



Greater Phoenix Community Profile:

Greater Phoenix has consistently outpaced the U.S. population growth over the last 20 years. With 4.2 million people, Greater Phoenix's population is expected to nearly double in the next two decades which equates to a growth rate four times the national average. The area's past and future growth is largely attributable to the availability of jobs and a low cost of living. The region offers a pro-business and low-cost operating environment and a vast pool of young, diverse and educated talent. Additionally, the area enjoys over 300 days of sunshine a year offering an attractive environment to live and work. Phoenix's strategic and centrally located southwest location has made Greater Phoenix a choice business and innovative hub with international access for aerospace, high-tech, bioscience, advanced business, and sustainable technology companies.

Population and Workforce

From 2002 through 2007 Metropolitan Phoenix created more jobs over that five-year span than any metro area in the United States, expanding its employment base by 23.4%. While the MSA was not immune to the effects of the national recession, during 2011 it experienced a positive gain of more than 33,400 jobs. Over the next two years Moody's Analytics projects a gain of over 40,000 jobs annually, increasing to 66,000 jobs annually between 2014 to 2016. The unemployment rate in Metropolitan Phoenix is consistently below the national average and is currently at 7.4%, which is 40 basis points lower than the national average of 7.8%.

Principal Industries

Metropolitan Phoenix's industry base has evolved and matured from its original base of the "Five C's" (cotton, cattle, copper, climate, and citrus), to where it is today with a well-diversified mix of multiple next generation sustainable industries including high-tech manufacturing, information services, and international trade and tourism. Nearly half of the city's employment base is anchored by financial activities, professional and business services, education and health services and government which fuel absorption of retail, office, and industrial space. Near term employment growth will come from education and health-care services, profession and business services, leisure and hospitality, and FIRE (finance, insurance, and real estate) sectors. Growth in these sectors will be the catalyst for future commercial space absorption. The recovery in the Metro Phoenix construction industry which currently accounts for only 5% of our 1.7 million employment base has begun and is expected to continue to grow concurrently with housing and commercial starts.



Dollar Tree, Phoenix, AZ

Metropolitan
Phoenix
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Confidentiality Agreement



This is a Confidential Memorandum intended solely for your use and benefit in determining whether you desire to express further interest in the acquisition of Woodlands Plaza, Phoenix, Arizona ("Property"; "Project"). The Memorandum contains selected unverified information pertaining to the Project and does not purport to be a representation of the state of affairs of the Owner of the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Strategic Retail Group, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreage, square footages and other measurements are approximations. Neither the Owner nor Strategic Retail Group, Inc. nor any of their respective directors, officers, broker, affiliates and/or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, nor any warranty or representation, with respect to the future projected financial performance of the property, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject Property, and no legal commitment or obligation shall arise by reason of you receipt of this Memorandum or use of its contents.

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 terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase this Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in strictest confidence and that you will not disclose this Memorandum or any of its contents to any other person/entity without the prior written authorization of the Owner or Strategic Retail Group. You also agree that you will not use contents in any manner detrimental to the interest of the Owner or Strategic Retail Group.