FAMILY DOLLAR

4925 BLOOMFIELD RD MACON, GA 31206

TRI OAK
CONSULTING GROUP

TRI OAK
CONSULTING GROUP

Sam Roe
Net-Lease Advisor
678.272.4961
Sam@Tri-Oak.com

Shane Karnes
Net-Lease Advisor
(678) 551-6263
Shane@Tri-Oak.com

TABLE OF CONTENTS

TRI OAK
CONSULTING GROUP

CONFIDENTIALITY AGREEMENT

This Offering Memorandum is confidential and is intended solely for your limited use in assessing your interest in acquiring the Subject Property. It includes selected information about the Property but does not represent the complete state of affairs of Tri-Oak Consulting Group (“the Owner”) or the Property. This document is not comprehensive and may not contain all the details prospective investors require to evaluate a real estate purchase. All financial projections and information provided are for general reference only, based on assumptions about the economy, market conditions, competition, and other factors outside the Owner's or Tri-Oak Consulting Group's control. As such, these projections and assumptions are subject to significant changes. Measurements, such as acreages and square footages, are approximations. Further information and the opportunity to inspect the Property will be available to qualified interested buyers. Neither the Owner nor Tri-Oak Consulting Group, nor their directors, officers, affiliates, or representatives, make any express or implied representations or warranties regarding the accuracy or completeness of this Offering Memorandum or its contents. No legal obligations arise from your receipt of this document or its use; you should rely solely on your own investigations and inspections when considering a potential purchase. The Owner reserves the right to reject any or all expressions of interest or purchase offers and may terminate discussions with any party at any time, with or without notice, following the review of this Offering Memorandum. No legal commitment exists until a written purchase agreement has been fully executed, delivered, and approved by the Owner, with all conditions met or waived. By receiving this Offering Memorandum, you agree to treat its contents as confidential and not disclose it to any third party without prior written consent from the Owner or Tri-Oak Consulting Group. You also agree not to use this document in any way that could harm the interests of the Owner or Tri-Oak Consulting Group. Certain documents, such as leases, are summarized within this Offering Memorandum. These summaries do not claim to be complete or necessarily accurate representations of the full agreements. Interested parties are encouraged to independently review all summaries and related documents without relying solely on this Offering Memorandum.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT YOUR TRI-OAK CONSULTING GROUP AGENT FOR MORE INFORMATION.

Disclaimer: The information in this Offering Memorandum is obtained from sources we believe to be reliable; however, Tri-Oak Consulting Group has not verified and will not verify any of this information. Potential buyers are advised to take necessary steps to verify all details during the due diligence period.

4 | INVESTMENT HIGHLIGHTS

- **Covered Land Basis on 1.58-Acre Signalized Corner**: Situated on approximately 1.58 acres at the signalized intersection of Bloomfield Road and Chambers Street, the asset benefits from strong visibility and long-term underlying real estate value. The land component provides meaningful downside protection relative to basis
- **Below-Market Anchor Rent Creates Embedded Reversion Potential**: Family Dollar is currently paying approximately $9.48/SF. Comparable small-box retail users in similar tertiary Georgia markets often command higher rental rates, creating potential rent growth at renewal or backfill
- **Immediate Upside Through Vacancy Lease-Up**: A 1,500 SF vacant suite (13% of GLA) provides near-term value-add opportunity. Lease-up at $11 RPSF would increase rent $16,500
- **Flexible 8,000 SF Retail Box (2003 Construction)**: Constructed in 2003, the single-story 8,000 SF structure is well-suited for discount retail, service-oriented tenants, medical users, or alternative small-box concepts, supporting long-term adaptability of the asset
- **NN Lease Structure with Limited Landlord Responsibilities:** Tenants reimburse taxes and CAM, with landlord responsible for roof and structure, providing operational efficiency while maintaining control of major capital components

5 | OFFERING SUMMARY

LIST PRICE	CAP RATE	NOI	SQUARE FEET	LOT SIZE	YEAR BUILT
$990,640	10.00%	$99,064	12,000	1.58 Acres	2003

TENANT	GLA (SF)	GLA (%)	START DATE	EXPIRE DATE	TERM REMAINING	NOI	RENT PSF	LEASE TYPE	RENT INCREASES	OPTIONS	GUARANTOR
Family Dollar	8,000	66%	2003	6/30/2031	5.5 Years	$73,930	$9.48	NN*	2027	Three, 5-Year	Corporate
Jiffy Clean	1,250	10.50%	2OO7	12/31/2026	1 Year	$15,600	$12.48	NN*	In Option	One, 5-Year	Personal
Fish House	1,250	10.50%	2007	Month-to-Month	-	$14,526	$11.62	NN*	Flat	-	Personal
Vacant Suite	1,500	13%	-	-	-	-	-	-	-	-	-

***Landlord Responsible for Roof & Structure**
***Tenants Fully Reimburse for all Taxes & CAM Charges**


FAMILY DOLLAR


COIN LAUNDRY


FISH HOUSE
COIN LAUNDRY

TRI OAK CONSULTING GROUP

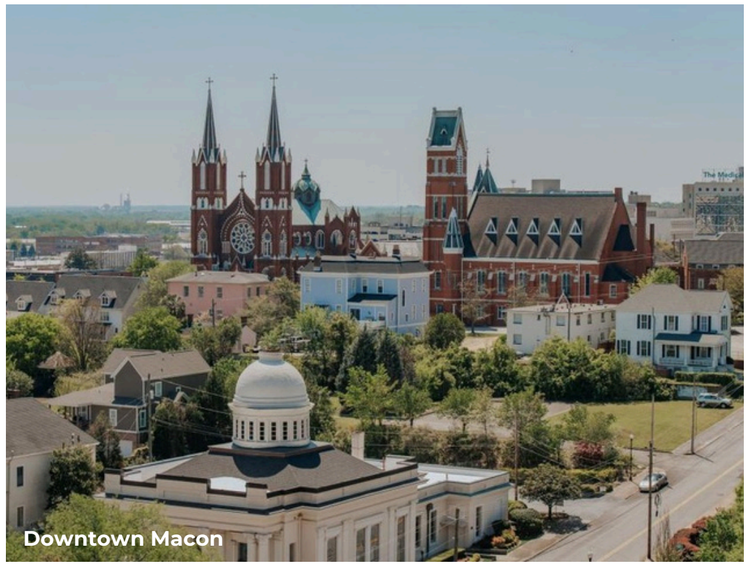
DEMOGRAPHICS

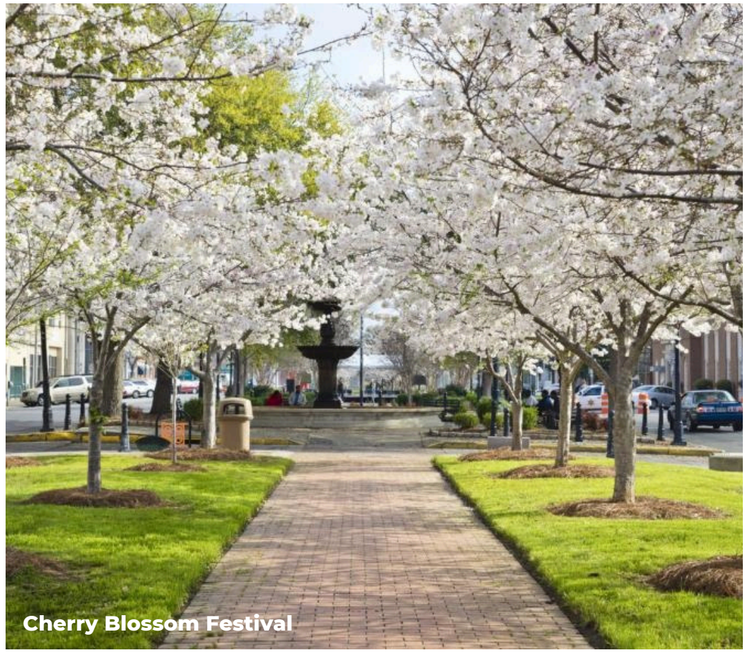
	1-Mile	3-Mile	5-Mile
POPULATION			
2025 Population	5,248	35,658	84,092
2030 Projection	5,194	35,218	83,581
Annual Growth 2020-2025	-0.10%	-0.26%	-0.22%
Annual Growth 2025-2030	-0.21%	-0.25%	-0.12%
HOUSEHOLDS			
2025 Households	2,012	13,550	33,202
2030 Projection	2,003	13,473	33,198
INCOME			
AVG. Household Income	$48,563	$50,033	$70,212

8,620+ VPD

Log Cabin Dr x Bloomfield Road

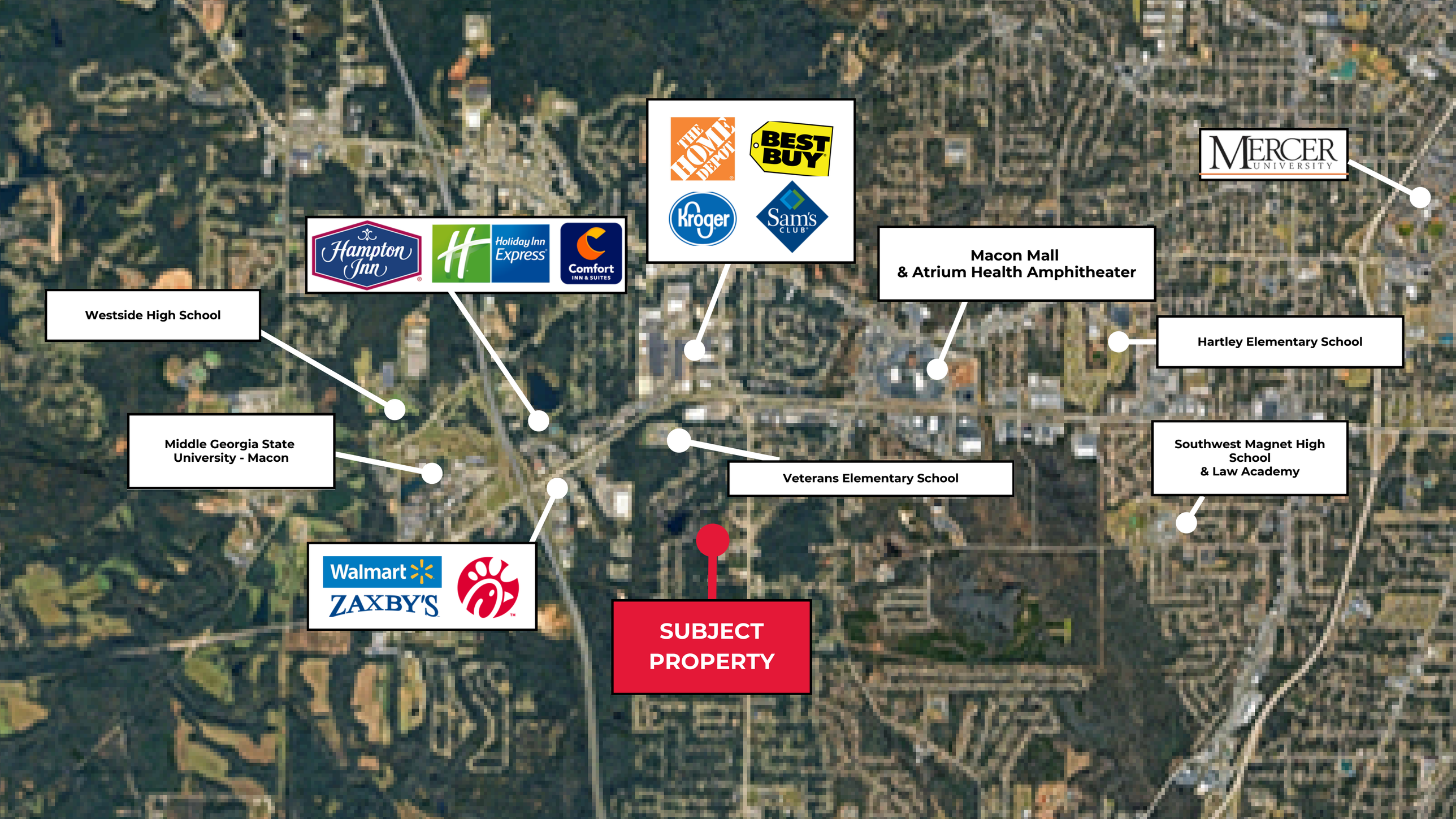
8 | LOCATION OVERVIEW - Macon, GA


Downtown Macon


Cherry Blossom Festival

Macon serves as the consolidated city-county seat of Macon–Bibb County in central Georgia, home to approximately 157,000 residents. Its strategic central-state location—at the intersection of I-75 north-south and I-16 east-west and within an hour-plus of Atlanta—makes it a regional hub for logistics and manufacturing. The region's largest employment sectors include healthcare, advanced manufacturing (including food-processing), distribution/logistics and professional services, anchored by major employers such as Atrium Health Navicent and industrial campuses tailored for growth. Macon offers an affordable cost of living (about 11 % below the U.S. average) and relatively competitive business operating costs. Workforce infrastructure and industrial parks are in place to support expansions, and the region is actively marketed for new investment.

Recent developments include: the region's designation by Site Selection Magazine as one of its "Top 10 Metro Cities" in 2025, based on strong private investment and facility expansions. The county is gearing up to collect $450 million over 10 years from a SPLOST (special-purpose local option sales tax) to fund major projects, with potential development sites valued above $1 billion identified. A major downtown initiative is seeking developers for a new hotel and convention centre near Mercer University, and the demolition of a longtime vacant 16-story hotel marks a symbolic step in river-front/downtown renewal. Together these signal Macon is transitioning from a legacy regional hub toward a more dynamic growth and development posture — making the city one where both residents and businesses may find increasing opportunity.


Hampton Inn
Holiday Inn Express
Comfort INN & SUITES
THE HOME DEPOT
BEST BUY
Kroger
Sam's CLUB
MERCER UNIVERSITY
Macon Mall
& Atrium Health Amphitheater
Westside High School
Hartley Elementary School
Middle Georgia State University - Macon
Veterans Elementary School
Southwest Magnet High School
& Law Academy
Walmart
ZAXBY'S
SUBJECT PROPERTY


BEST BUY
Auto Zone
CADENCE Bank
Hampton Inn
Cracker Barrel
Comfort INN & SUITES
DQ
Bloomfield Village Shopping Center
Sam's CLUB
Veterans Elementary School
Eisenhower Pkwy - 20,000+ VPD
Bloomfield Rd - 13,500+ VPD
Walmart
BW Best Western
RAMADA BY WYNDHAM
COUNTRY INN & SUITES BY RADISSON
SUBJECT PROPERTY
Chambers Rd - 8,400+ VPD
LA QUINTA INNS & SUITES

11 | TENANT OVERVIEW

Company:	**Brigade Capital Management**
Year Founded:	**1959**
Locations:	**8,000+**
Annual Sales (2023):	**$11 Billion**
Website:	**www.familydollar.com**
Headquarters:	**Chesapeake, VA**
Guarantor:	**Corporate**

Family Dollar, headquartered in Chesapeake, Virginia, is one of the nation's largest small-format value retailers, serving millions of customers across urban, suburban, and rural communities. The company operates more than 8,000 stores across 46 states, offering convenient neighborhood access to everyday essentials at competitive prices. Family Dollar stores are strategically located to serve cost-conscious households and provide a broad assortment of consumables, home goods, apparel, seasonal items, and basic necessities.
Employing tens of thousands of team members nationwide, Family Dollar is committed to operating with consistency, dependability, and community-focused service—values that have shaped the organization since its founding in 1959.

Family Dollar benefits from the scale, distribution network, and purchasing power of one of North America's largest discount retail organizations, enabling it to continually deliver affordability and convenience to the customers and communities it serves.

12 | INLINE TENANT OVERVIEW

Fish House – Local Restaurant

The Fish House is a locally owned and operated restaurant led by a respected former Macon police officer. The establishment has developed a loyal customer following within the surrounding community and serves as a consistent traffic generator for the center. As a neighborhood-oriented dining option, the tenant contributes to daily activity at the property and enhances the overall merchandising mix by drawing repeat local patronage.

Jiffy Clean – Laundromat

Jiffy Clean is a long-standing service-oriented tenant that recently invested additional capital into the space to expand servicing capacity and improve operational efficiency. This reinvestment demonstrates commitment to the location and confidence in the trade area. As a necessity-based use, the laundromat provides recurring daily traffic and complements the center's value-focused retail profile.

Suite #3 – 1,500 SF Immediate Value-Add Opportunity

The 1,500 SF vacant suite (approximately 13% of GLA) provides immediate upside through lease-up at market rental rates. The space is well-sized for service-oriented or daily-needs retail users that complement the existing tenant mix. Potential synergistic uses include cellular retail, beauty supply, barber/salon, tax services, medical clinic, quick-service food concepts, specialty grocery, vape/smoke shop, or neighborhood professional services.

Importantly, there are ***no use restrictions*** in place limiting tenancy alongside Family Dollar, allowing for flexible merchandising strategy and maximizing leasing optionality. This vacancy presents a near-term opportunity to increase NOI and enhance overall traffic to the center. **Lease-up at $11.00 RPSF would yield a $16,500 rent increase.**

TRI OAK
CONSULTING GROUP

Sam Roe

Net-Lease Advisor
678.272.4961
Sam@Tri-Oak.com

Shane Karnes

Net-Lease Advisor
(678) 551-6263
Shane@Tri-Oak.com

FAMILY DOLLAR®

4925 BLOOMFIELD RD, MACON, GA 31206