

**OFFERING
MEMORANDUM**

TSCG



REPRESENTATIVE PHOTO

ALDI
2455 LAKE ROAD
DYERSBURG, TN

- BRAND NEW 20-YEAR GROUND LEASE WITH 8% BUMPS
- ATTRACTIVE COST BASIS WITH LOW RENT AND PRICE POINT
- DYNAMIC RETAIL CORRIDOR ADJACENT TO NEW CHIPOTLE AND ZAXBY'S

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The logo for TSCG, consisting of the letters "TSCG" in a bold, orange, sans-serif font. The logo is set against a black square background. A thin orange line forms a partial frame around the top and right sides of the black square. The background of the entire page is a faded image of a grocery store aisle with shelves of products.

TSCG[®]

INVESTMENT HIGHLIGHTS

BRAND NEW 20-YEAR ALDI GROUND LEASE WITH 8% BUMPS

- Brand new 20-year ground lease with 8% rent increases every 5 years
- Bite sized deal with ultra-low rent and cost basis
- Part of new retail development adjacent to recently opened Chipotle and Zaxby's
- Aldi is one of the largest grocery chains in the US with more than 2,500 locations
- The company plans to reach 3,200 stores by the end of 2028

DYERSBURG: A DEVELOPING MSA OUTSIDE MEMPHIS

- Dyersburg is situated 79 miles north of Memphis in northwestern TN along Interstate 155
- Super-Regional trade area with limited competition and over 30-mile draw from Walmart (2.6M visits), Commons of Dyersburg (1.7M visits), Lowe's (750K visits) and more
- Over 1.5 million SF of retail within a 1-mile radius from the Property
- High visibility and strong daytime traffic – nearly 23,000 VPD along the frontage road
- Strong employment base with significant presence in manufacturing and distribution
 - Ermco (1,100+ employees)
 - NSK (600+ employees)
 - Rough Country (240 employees)
 - Nortek Global (215 employees)
- Proximity to Dyersburg State Community College (3,100+ students) and West Tennessee Healthcare Dyersburg Hospital (225 beds)
- Western Tennessee has a high retail occupancy rate with Q2 2024 stats indicating a 97.8% occupancy average



PROMINENT CORNER NEAR HIGH PERFORMING TENANTS

- Adjacent to Kroger, Walmart, Dyersburg Mall, Tractor Supply, Chick-Fil-A, McDonald's, Chipotle, Zaxby's, Wendy's and more
- Less than one mile from the recently developed The Commons at Dyersburg anchored by Hobby Lobby, Old Navy, Marshalls, Ulta, Five Below and PetSense
- Daytime population nearly doubles the residential population within 1 mile and the AHHL is more than \$116,000
- 5 Hotels located within 1.5 miles, with residential areas starting to expand in the nearby vicinity
- Compelling Placer.ai stats with surrounding QSRs and retailers
 - Tractor Supply: Top 2% in visits across the chain (320K)
 - Taco Bell: Top 5% in visits across the chain (367K)
 - McDonald's: Top 13% in visits across the chain (740K)
 - Walmart: Top 23% percentile in visits across the chain (2.6M)
- Chick-fil-A: Top 36% in visits across the chain (917K)

INVESTMENT SUMMARY



PRICE
\$ 2,560,000

CAP RATE
4.30%

REPRESENTATIVE PHOTO

ALDI
2455 LAKE ROAD
DYERSBURG, TN 38024

PROPERTY DETAILS

TENANT	Aldi, Inc. (Tennessee)
LAND AREA	1.94 AC
BUILDING SF	19,631
LEASE STRUCTURE	Ground Lease
TERM	20 Years
RENEWAL OPTIONS	Six, 5-Year Options
EXPECTED RCD	4/1/2026
YEAR BUILT	2026
TENANCY	Single
RENT INCREASES	8% Every 5 Years

RENT SCHEDULE

INITIAL TERM	ANNUAL	MONTHLY
Years 1-5	\$110,000	\$9,166.67
Years 6-10	\$118,800	\$9,900.00
Years 11-15	\$128,304	\$10,692.00
Years 16-20	\$138,568	\$11,547.36
EXTENSION	ANNUAL	MONTHLY
Option 1 (Years 21-25)	\$149,654	\$12,471.15
Option 2 (Years 26-30)	\$161,626	\$13,468.84
Option 3 (Years 31-35)	\$174,556	\$14,546.35
Option 4 (Years 36-40)	\$188,521	\$15,710.06
Option 5 (Years 41-45)	\$203,602	\$16,966.86
Option 6 (Years 46-50)	\$219,891	\$18,324.21

SOUTHEAST

INDUSTRIAL
ERMCO 1,111 EMPLOYEES
NSK 601 EMPLOYEES
DOT 223 EMPLOYEES
NORDYNE 215 EMPLOYEES
A HUBBARD COMPANY



STANTON
\$5.6B BLUE OVAL CITY
(43 MILES)




MEMPHIS
(73 MILES)



MILLINGTON
NSA MID-SOUTH
(57 MILES)

THE COMMONS OF DYERSBURG
HOBBY LOBBY
OLD NAVY
ULTA
five BELOW
petsense
Marshalls


DYERSBURG PRIMARY SCHOOL
(780 STUDENTS)



WEST TENNESSEE HEALTHCARE
DYERSBURG HOSPITAL
225 BEDS


DYERSBURG STATE
COMMUNITY COLLEGE
3,100+ STUDENTS



DYERSBURG HIGH SCHOOL
(707 STUDENTS)

GREEN VILLAGE
DOLLAR TREE
The UPS Store
HARBOR FREIGHT
PAPA JOHN'S
Better Ingredients. Better Pizza.

SECURITY Bank
Davita
JAMES & WILKS PHARMACY

DYERSBURG SQUARE
SHOE DEPT. SALLY BEAUTY
Aaron's **DOLLAR GENERAL**

Walmart
2.6 Million Visits

DYERSBURG MALL
bealls
Planet Fitness
OLIE'S Bargain Outlet
Burlington (COMING SOON)
Dunham's (COMING SOON)

US-51 (19,154 VPD)
51

SR-78 AND LAKE RD (22,691 VPD)
Arby's
TACO BELL
Waffle House
Chandler Furniture Mart
TAAPD
EconoLodge
TSC TRACTOR SUPPLY CO

verizon

LONG JOHN SILVER'S

Quality
Hotels & Suites

W

Kroger
FRESH FOR EVERYONE

ALDI

Days Inn

Domino's

McDonald's

Zaxby's

Advance Auto Parts

KFC

6

SUBWAY

TOYOTA

Ford

FAST PACE HEALTH
EMERGENCY CARE

DN KN

CVS pharmacy

5

MURPHY USA

ARBORE

Wendy's

Advance Auto Parts

6

SUBWAY

TOYOTA

Ford

SOUTH



Dyersburg State
Community College
3,100+ Students



Dyersburg High
700+ Students



Memphis
73mi



Millington
NSA Mid-South
57mi



HWY 51 (19,154 VPD)



LAKE RD HWY 78 (22,691 VPD)

PENNELL LN



DUMPSTER



LAKE ROAD - HWY 78 (22,691VPD)



TENANT PROFILE

COMPANY NAME	ALDI
PROPERTY TYPE	Retail
LOCATIONS	Over 13,000 globally
HEADQUARTERS	Essen, Germany
WEBSITE	www.aldi.us
YEAR FOUNDED	1946

Aldi is the common company brand name of two German multinational family-owned discount supermarket chains operating over 13,000 stores in 18 countries. The chain was founded by brothers Karl and Theo Albrecht in 1946, when they took over their mother's store in Essen. The business was split into two separate groups in 1960 that later became Aldi Nord (initially Northern West Germany) and Aldi Süd (initially Southern West Germany).

In 1962, they introduced the name Aldi. In Germany, Aldi Nord and Aldi Süd have been financially and legally separate since 1966, although both divisions' names may appear as if they were a single enterprise with certain store brands or when negotiating with contractor companies. Each company is owned and operated independently, but they do have contractual business with one another.

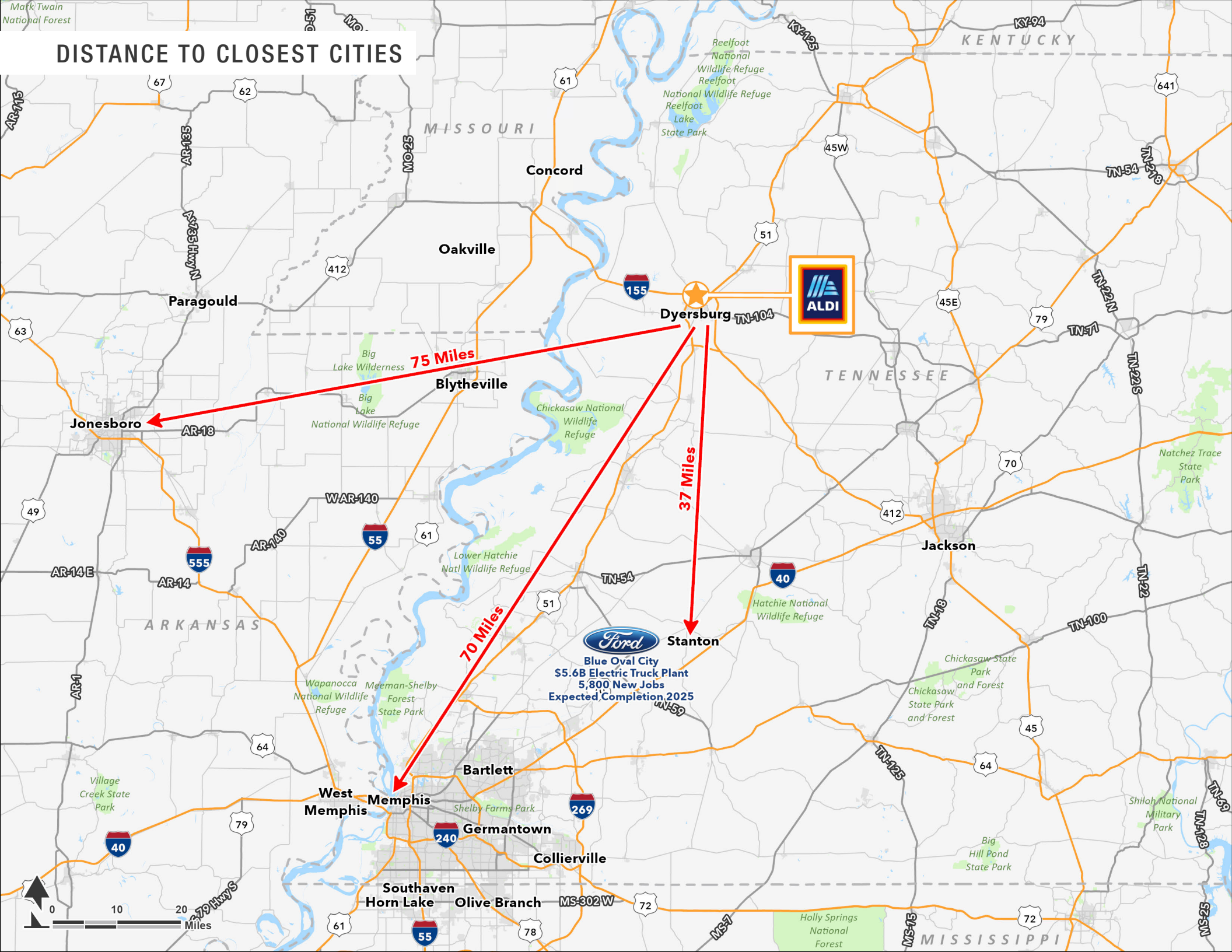
Aldi's German operations consist of Aldi Nord's 35 individual regional companies with about 2,200 stores in western, northern, and eastern Germany, and Aldi Süd's 32 regional companies with 2,000 stores in western and southern Germany. Internationally, Aldi Nord operates in Belgium, Netherlands, France, Luxembourg, Poland, Portugal and Spain, while Aldi Süd operates in Australia, Austria, China, Hungary, Ireland, Italy, Slovenia, Switzerland, the United Kingdom, and the United States. Aldi Nord also owns the Trader Joe's grocery chain in the United States, which operates separately from the group.

ALDI has committed to opening over 225 new stores in 2025, its most significant single-year growth yet. Approximately 800 new stores are anticipated nationwide by 2028. Tennessee, Arkansas, and Georgia are among the targeted regions for expansion. ALDI plans to convert around 220 acquired Southeastern (Winn Dixie and Harvey's acquisition) grocery stores to its brand by 2027, demonstrating confidence in consumer demand across these states.



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DISTANCE TO CLOSEST CITIES



Blue Oval City
 \$5.6B Electric Truck Plant
 5,800 New Jobs
 Expected Completion 2025



CITY OVERVIEW

DYERSBURG, TENNESSEE, is an emerging location in Northwest Tennessee, thanks to its strategic proximity to major economic cities. Situated approximately 45 miles north of Ford's upcoming Blue Oval City in Stanton, Dyersburg offers a convenient location for employees or visitors commuting to the electric vehicle (EV) manufacturing hub. Additionally, it's about 75 miles from Memphis, a major urban center, and roughly 60 miles from the Naval Support Activity (NSA) Mid-South in Millington, which serves as a significant military and civilian employment center.

This growth is further supported by the region's accessibility to major transportation routes (I-155 and US HWY 51) and its appeal to those seeking a balance between small-town living and having close access to more mid/major cities.

In Blue Oval City, Ford Motor Company's \$5.6 billion investment in Stanton, Tennessee is looked upon with great enthusiasm, as its' goal is to be a transformative force for the region. The facility will house both vehicle assembly and battery manufacturing operations, creating approximately 6,000 direct jobs and 20,000+ indirect jobs.

The establishment of Blue Oval City is expected to have a filtering down effect on surrounding communities, including Dyersburg. The job growth and the need for supporting infrastructure are likely to drive population growth and increase demand for housing, services, and retail demand in nearby towns. Projections state that West Tennessee could see an addition of over 176,000 residents in the 25 years following the announcement of Blue Oval City.



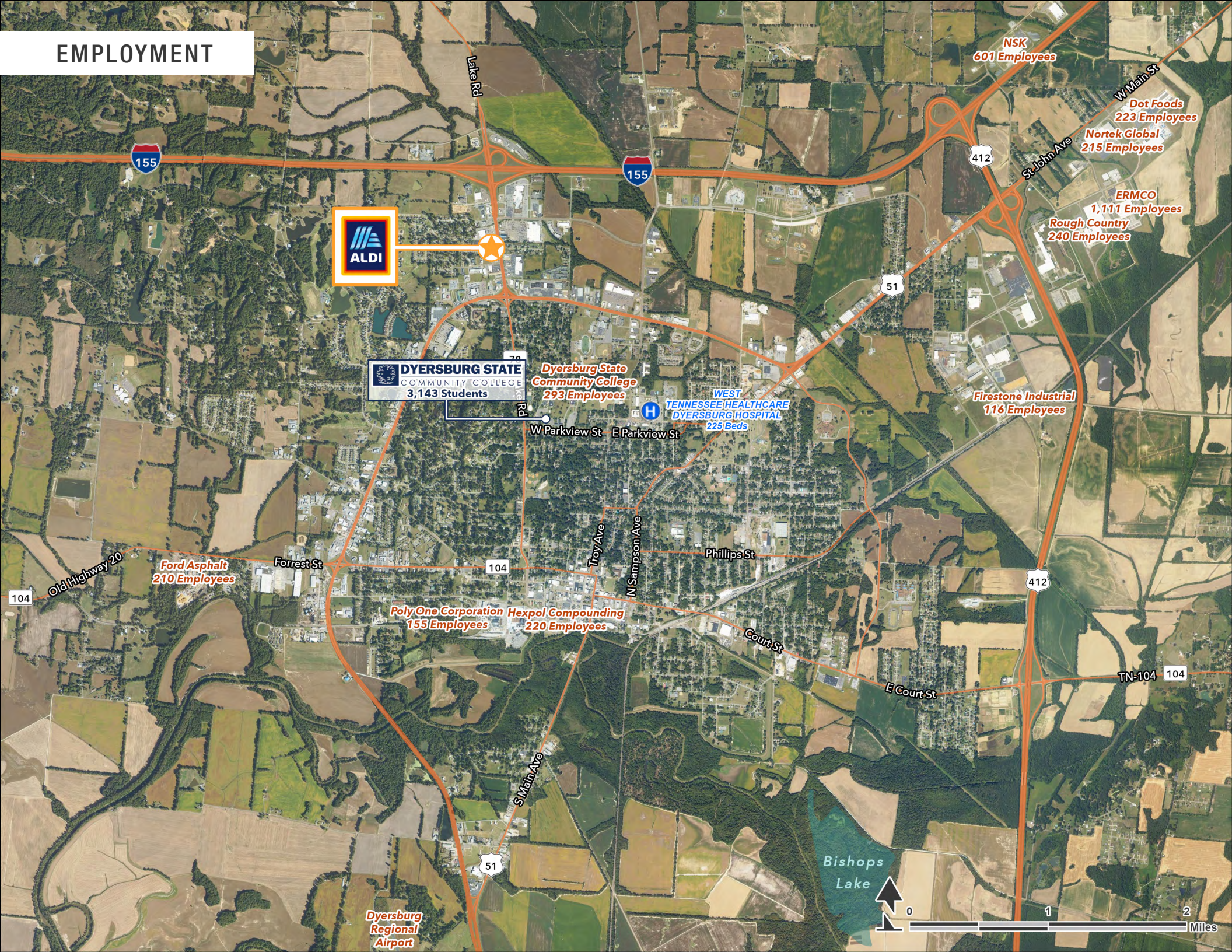
Photo courtesy of mainstreetdyersburg.org
Artwork by @mKsoriginals

Source: Cassandra Stephenson, "West Tennessee Is Growing, But Counties Surrounding BlueOval City Still Lag Projections," Tennessee Look-out, January 7, 2025, <https://tennesseelookout.com/briefs/west-tn-is-growing-but-counties-surrounding-blueoval-city-still-lag-projections>

NEARBY RETAIL & QSR



EMPLOYMENT



WITHIN 1 MILE



2,151

2024 Total Population



5,032

2024 Total Daytime Population



\$248,933

2024 Median Home Value



\$116,005

2024 Average Household Income

	1 MILE	3 MILES	5 MILES	7 MILES
2024 Total Population	2,151	16,580	22,003	27,383
2024 Median Age	46.3	39.1	39.8	40.2
2024 Total Households	977	6,806	8,992	11,119
2024 Owner Occupied Housing Units	576	3,501	5,091	6,774
2024 Median Home Value	\$248,933	\$215,301	\$218,378	\$216,888
2024 Average Household Income	\$116,005	\$83,878	\$83,965	\$82,835
2024 Total (NAICS11-99) Businesses	288	924	1,034	1,094
2024 Total (NAICS11-99) Employees	3,426	11,824	13,147	13,670
2024 Total Daytime Population	5,032	21,646	26,590	29,835
2024 Daytime Population: Workers	4,000	12,395	14,608	15,188
2024 Daytime Population: Residents	1,032	9,251	11,982	14,647

Source: Esri, Esri-Data Axle, U.S. Census
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WITHIN 5 MINS



6,946

2024 Total Population



10,436

2024 Total Daytime Population



\$267,574

2024 Median Home Value



\$99,890

2024 Average Household Income

	5 MIN	10 MIN	15 MIN	20 MIN
2024 Total Population	6,946	19,705	29,319	38,096
2024 Median Age	41.0	39.4	39.8	40.5
2024 Total Households	3,024	8,041	11,912	15,443
2024 Owner Occupied Housing Units	1,568	4,372	7,187	9,759
2024 Median Home Value	\$267,574	\$216,808	\$214,592	\$210,089
2024 Average Household Income	\$99,890	\$83,773	\$81,183	\$78,794
2024 Total (NAICS11-99) Businesses	529	1,000	1,160	1,343
2024 Total (NAICS11-99) Employees	5,848	12,734	14,615	16,221
2024 Total Daytime Population	10,436	24,840	31,831	38,533
2024 Daytime Population: Workers	6,653	13,971	16,028	18,112
2024 Daytime Population: Residents	3,783	10,869	15,803	20,421

Source: Esri, Esri-Data Axle, U.S. Census
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DISCLAIMER

This Offering Memorandum has been prepared by TSCG for use by interested parties to evaluate the potential acquisition of Aldi located at 2455 Lake Road, Dyersburg, TN 38024 (the “Property”). All projections have been developed by TSCG, Owner and designated sources, are based upon assumptions relating to the general economy, competition, and other factors beyond the control of TSCG and Owner, and therefore are subject to variation. No representation is made by TSCG or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein has been obtained from sources deemed to be reliable and believed to be correct, TSCG, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, TSCG, Owner and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omissions from, the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient.

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