



OFFERING MEMORANDUM



6618 N. 30TH STREET | OMAHA, NE 68112

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LISTED BY

ANDREW GROSS
SENIOR ASSOCIATE

D I R (214) 295 4511
M O B (435) 659 1404
andrew.gross@matthews.com
LIC # 01987860 (CA)

CODY SCHOOLEY
ASSOCIATE

D I R (214) 692 2129
M O B (954) 461 9767
cody.schooley@matthews.com
LIC # 712657 (TX)

BROKER OF RECORD
KYLE MATTHEWS
LIC # 20170883 (NE)

EXECUTIVE OVERVIEW

A photograph of a Family Dollar store in winter. The store is a single-story building with a light-colored facade and a large red sign that reads "FAMILY DOLLAR". A yellow banner with the word "CLEARANCE" is hanging in the window. The store is surrounded by bare trees and snow-covered ground. Several cars are parked in front of the store, including a silver car, a dark van, a red car, and a blue car. The text "EXECUTIVE OVERVIEW" is overlaid in large white letters.

INVESTMENT HIGHLIGHTS



LEASE

- **Strong Commitment to Location** – Family dollar has operated at this site for nearly 30 years recently extending their lease for another 5 years solidifying strong store performance
- **Minimal Landlord Responsibilities** - 2019 roof upgrade making this a completely passive investment attractive for out of state investors
- **Attractive Return** – 7.50% Cap Rate for a long-time stabilized tenant
- **Incredibly Low Rent-To-Sales Ratio** - Family dollar is operating at a healthy 3.94% Rent-To-Sales ratio



LOCATION

- **Strong Demographics** – Nearly 170,000 people within a 5-mile radius
- **Attractive Growth** – The population is set to grow over 5.25% within a 1,3, and 5-mile radius
- **Large MSA** – Omaha is the largest city in Nebraska with approximately 1.3 million people reside in the area
- The property is just 3.5 miles away from Eppley Airfield that services over 5 million passengers a year



TENANT

- **Investment Grade Credit** – With a market cap of ± \$23.2 B Family Dollar is rated “BBB” by Standard & Poor’s
- Family Dollar was recently acquired by Dollar Tree, Inc. and is now considered to be the nation’s “largest small-box discount retailer” with more than 13,500 locations nationwide
- Both Family Dollar & Dollar Tree have plans to continue expanding over the next several years





FINANCIAL OVERVIEW



\$680,000

LIST PRICE



±8,084 SF

GLA



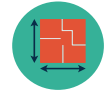
7.50%

CAP RATE



±0.75 AC

LOT SIZE



\$51,000

NOI



1998

YEAR BUILT



TENANT SUMMARY

Tenant	Dollar General
Property Address	6618 N 30TH ST
City	Omaha
State	NE
Zip	68112
APN	2344470250
Parking Spaces	17
Lease Type	NN+
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Roof & Structure Responsible	Landlord Responsible
Lease Expiration Date	7/31/23
Term Remaining on Lease	± 4.50 YRS
Options	Three, 5-Year Options
Store Number	#2311

ANNUALIZED OPERATING SUMMARY

	MONTHLY	ANNUAL	RENT PSF	CAP
Current	\$4,250	\$51,000	\$6.31	7.50%
Option 1 -	\$4500	\$54,000	\$6.68	7.95%
Option 2 -	\$4,950	\$59,400	\$7.35	8.74%
Option 3 -	\$5,445	\$65,340	\$8.08	9.60%



SURROUNDING TENANT MAP



TENANT OVERVIEW

**FAMILY
DOLLAR**

30th St
Newport Av
6700 N

FAMILY DOLLAR

CLEARANCE!



COMPANY NAME

Dollar Tree, Inc.

OWNERSHIP

Public

YEAR FOUNDED

1959

INDUSTRY

Dollar Stores

HEADQUARTERS

Charlotte, NC

NO. OF LOCATIONS

±8,000

TENANT OVERVIEW

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation's fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

GEOGRAPHIC REACH

Family Dollar serves families in more than 8,000 neighborhoods in 46 states. Texas is its largest market with 1,027 stores, followed by Florida with 584 stores. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$19 billion annually with more than 13,600 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

STRATEGY

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.

AREA OVERVIEW



OMAHA, NE

Located on the Missouri River, Omaha is the largest city in the state of Nebraska with a population over 400,000. Omaha is a strong, growing business community being home to five Fortune 500 companies. Forbs Magazine named Omaha the “Best Bang-For-The Buck City” in the United States along with putting the city on the list of one of the “Best Places for Business and Careers.”

This Midwestern city is commonly regarded as the telecommunications capital of the U.S. and serves as a major commercial hub. Deemed as one of the friendliest cities in the world, Omaha sits on the south-east end of Douglas County.

There are over 20,400 businesses located in the Omaha-Council Bluffs metropolitan area, five of which are Fortune 500 companies. There has been a consistent growth in the labor force overall even though the unemployment rate has recently increased. While average income is below national average, the cost of living is 5.5% lower. With the population in the metropolitan area increasing toward 1 million, more businesses are expected to call Omaha their new home.

The Omaha-Council Bluffs metropolitan area is continuously growing at a steady rate of 1.2% each year and is predicted to hit a population of 1 million in the coming years. This area includes eight counties, three of which are in Iowa while the other five are in Nebraska. This milestone number has proven to bring in business as some larger firms only consider locating in cities with a million or more people.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Census	14,773	60,771	157,150
2019 Estimate	14,826	62,857	166,934
2024 Projection	15,118	64,856	173,257
Growth % 2019-2024	1.97%	3.18%	3.79%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2010 Census	5,196	22,495	61,816
2019 Estimate	5,242	23,530	66,850
2024 Projection	5,356	24,376	69,721
Growth % 2019-2024	2.17%	3.60%	4.29%

INCOME	1-MILE	3-MILE	5-MILE
Average HH Income	\$51,108	\$51,425	\$64,173

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar** located in **6618 N. 30th St Omaha, NE 68112** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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ANDREW GROSS
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MOB (435) 659 1404
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REAL ESTATE INVESTMENT SERVICES

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