



JDS Real Estate Services, Inc.  
MI Lic. # 6505385865

SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



## OFFERING MEMORANDUM

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5480 Holton Rd | Twin Lake, MI 49457



# EXCLUSIVELY MARKETED BY:

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SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS

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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the Family Dollar Located at 5480 Holton Rd in Twin Lakes, Michigan. The Building is 8,000 SF on 0.99 Acres of Land.



## OFFERING SUMMARY

PRICE	\$576,000
CAP	8.25%
NOI	\$47,520
PRICE PER SF	\$72.00
YEARS REMAINING	~6 Years
LEASE GUARANTY	Corporate

## PROPERTY SUMMARY

ADDRESS	5480 Holton Rd Twin Lake, MI 49457
COUNTY	Muskegon
BUILDING AREA	8,000 SF
LAND AREA	0.99 AC
BUILT	2004

# HIGHLIGHTS



Recent 5-Year Lease Extension In Place



Corporate Guarantee



Twin Lake is the County Seat of Muskegon County - Muskegon is the Largest Populated City on the Eastern Shores of Lake Michigan



Located Between the Muskegon Community College (Over 5,000 Students), Holton Senior High School and Twin Lake Elementary Schools



20 Minutes East of Duck Lake State Park and the Shores of Lake Michigan



Just 5-Miles East of Hwy 31- the Connector to I-96 Into Grand Rapids, MI (1 Hour Drive)



Average Household Income of \$62,680 Within a 3-Mile Radius



Nearby Tenants Include: Marathon Gas, Scuba Zoo, T&A Auto Performance, Walt's Garage/Twin Lake Auto, Betten Baker Used Cars Twin Lake, Twin Lake Storage and Twin Lake Greenhouse





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**FAMILY DOLLAR**

Twin Lake  
Elementary School

Walt's Garage/  
Twin Lake Auto

**BettenBaker**  
PRE-OWNED VEHICLES | TWIN LAKE, MI

**Scuba  
ZOO**

**M**  
MARATHON

**CARZ-N-TRUX**

Twin Lake  
Storage

Effin Bar  
and Grill

Holton Rd

Muskegon  
County Road  
Commission

T & A Automotive  
Performance LLC

Twin Lake  
Greenhouse



# CITY OVERVIEW

Twin Lake | Muskegon County | Michigan

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## Twin Lake, MI

Twin Lake is an unincorporated community in Muskegon County in the state of Michigan. As of the last census, the community had a population of 1,720 residents. The city is the home of the Blue Lake Fine Arts Camp, the YMCA's Camp Pinewood, the Boy Scouts' Gerber Scout Reservations, and Owasippe Scout Reservation. Local government services are provided by the Dalton Township. The Twin Lake CDP includes only the areas surrounding the Twin Lakes and the nearby North Lake and West Lakes in the northeast corner of Dalton Township. The city is located 50 miles from Grand Rapids, MI.



## Economy

Twin Lake employs about 894 people and is specialized in Manufacturing, Agriculture, Forestry, Fishing, and Hunting. Due to their close proximity, Grand Rapids' economy affects Twin Lake's. Headquartered in Grand Rapids, Spectrum Health is the largest employer in West Michigan, with 25,600 staff and 1,700 physicians in 2017. The city is a center for furniture manufacturing like American Seating, Steelcase, Haworth, and Herman Miller. The area is home to a number of well-known companies that include: Alticor, Bissell, Highlight Industries, SpartanNash, and Foremost Insurance Company.



## Contemporary Life

Twin Lake is near the famous Wilmot Mountain Ski Resort, which is a traditional ski mountain offering skiing trails & snow tubing, plus rentals & a cozy eatery. The city is home to Elizabeth Lake and Lake Mary, which are both summer favorites to go swimming, fishing and boating. Grand Rapids is about a 50 minute drive from the city, making it a perfect day trip getaway. Grand Rapids is home to the Frederik Meijer Gardens, which are sprawling botanical gardens with diverse sculptures that hosts indoor art exhibits & summer concerts. The city is also home to the John Ball Zoo and Millennium Park.



# DEMOGRAPHICS

Family Dollar | 5480 Holton Rd | Twin Lake, MI 49457

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## Population

3-MILE

5,862

5-MILE

14,560

10-MILE

88,489



## Average Household Income

3-MILE

\$62,860

5-MILE

\$60,349

10-MILE

\$54,224



Actual Property Image



# TENANT PROFILE

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Dollar Tree, Inc. (NASDAQ: DLTR), a Fortune 200 Company, now operates more than 15,100 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Family Dollar and Dollar Tree Canada as of January 7, 2019.

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.

The average size of a Family Dollar store is approximately 7,000 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small town, as well as in large urban neighborhoods. Within these markets, the stores are located in shopping centers or as free-standing building and all are convenient to the Company's customer base.



COMPANY TYPE  
NASDAQ: DLTR



FOUNDED  
1953



# OF LOCATIONS  
15,100+



HEADQUARTERS  
Chesapeake, VA



WEBSITE  
familydollar.com  
dollartree.com



# LEASE SUMMARY

TENANT	Family Dollar
PREMISES	A Building of Approximately 8,000 SF
LEASE COMMENCEMENT	October 5, 2004
LEASE EXPIRATION	December 31, 2024
LEASE TERM	~6 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	10% at Options
LEASE TYPE	NN+
PERMITTED USE	Dollar Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No



Actual Property Image



# RENT ROLL

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Actual Property Images

SIZE		ANNUAL RENT				LEASE TERM			
TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
Family Dollar	8,000 SF	100%	\$47,520	\$5.94	10%	At Options	10/05/2004	12/31/2024	3 x 5 Years





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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

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By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release JDS & SIG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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