



FAMILY DOLLAR

W State Hwy 133 | Oakland, IL 61943

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This Confidential Memorandum has been prepared by Kentwood Capital Advisors (“KCA”) and is being furnished to you solely for the purpose of your review of the commercial property located on West State Hwy 133 in Oakland, IL 61943 (the “Property”). The material contained in this Offering Memorandum shall be used for the purposes of evaluating the Property for acquisition and shall not be used for any purpose or made available to any other person without the express written consent of Kentwood Capital Advisors (“Broker”).

By accepting the Confidential Memorandum, you acknowledge and agree that: (1) all of the information contained herein and any other information you will be receiving in connection with this transaction, whether oral, written or in any other form (collectively, the “Materials”), is confidential; (2) you will not reproduce the Confidential Memorandum in whole or in part; (3) if you do not wish to pursue this matter, you will return this Confidential Memorandum to KCA as soon as practicable together with all other materials relating to the Property which you may have received from KCA; and (4) any proposed actions by you which are inconsistent in any manner with the foregoing agreements will require the prior written consent of KCA.

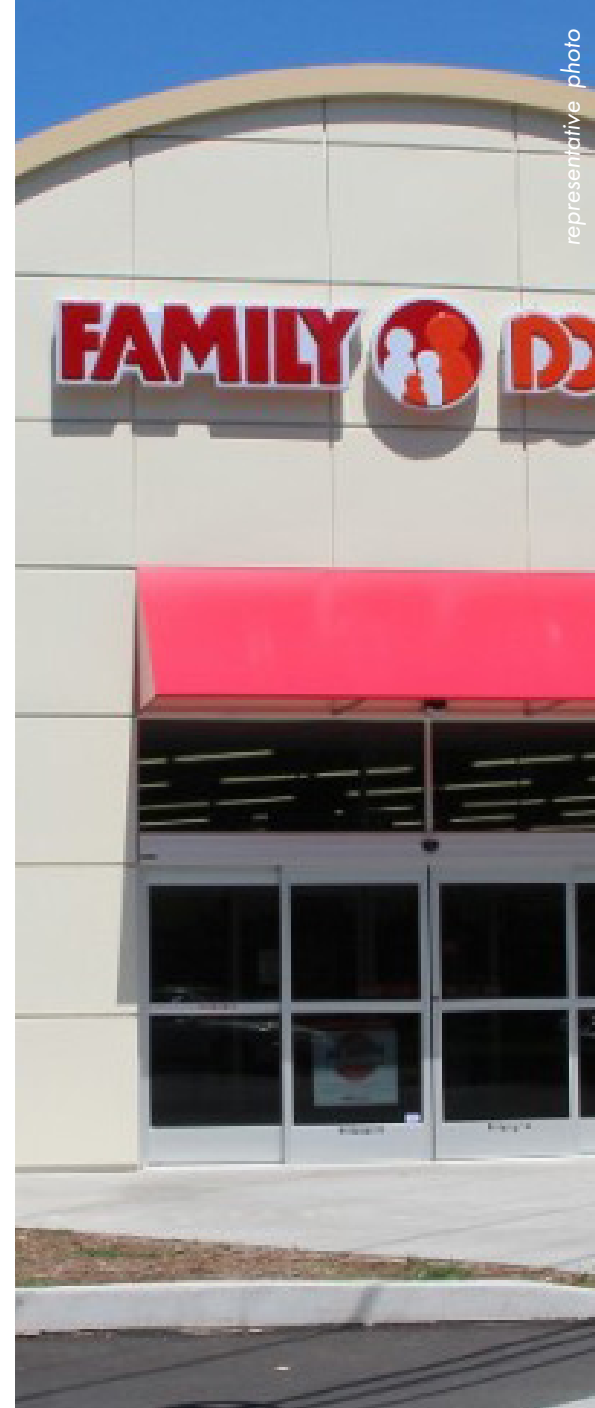
This Confidential Memorandum has been prepared by KCA, based upon certain information pertaining to the Property and any information obtained from KCA to assist interested parties in making their own evaluation of the Property is offered on a no representation or warranty provision other than customary warranties of title and is sold on an “as-is, where-is” basis and with all faults. The material and transaction does not purport to be all inclusive. This Confidential Memorandum contains descriptive materials, financial information and other data compiled for the convenience of parties interested in the Property. The Materials are being delivered by KCA to prospective investors with the understanding that it is not all inclusive and that it is qualified in its entirety by independent investigation by prospective investors of those matters which they deem appropriate in evaluating this offering without reliance upon KCA, the Broker or any of their respective affiliates or any of the information set out in the Materials. Neither KCA, the Broker, nor any of their respective affiliates have independently verified any of the information contained herein or in any of the Materials, and no representations or warranties as to the accuracy or completeness thereof or of any other kind whatsoever are made or intended and none should be inferred.

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This Confidential Memorandum does not constitute an offer to accept any investment proposal but is merely a solicitation of interest with respect to the investment described herein. The Confidential Memorandum does not constitute an offer of security. The investment described herein may be financed or withdrawn from the market, without prior notice. By accepting this Confidential Memorandum you agree to release KCA and hold it harmless from any kind of claim, expense, or liability arising out of your discovery or purchase of the Property. KCA reserves the right to request the return of the Materials at any time. Ownership of the Property reserves the right to negotiate with one or more prospective investors at any time.

INVESTMENT HIGHLIGHTS

- Long Term lease with Family Dollar
- New 2018 Construction, Concrete Parking Lot
- 10-year initial term with six five year options periods
- 110 Miles West of Indianapolis International Airport
- Scheduled rental increases of 5% after Year 10 and every five years thereafter
- Only national credit general store within 15 + mile radius
- Tenant Selected Area which is a highly underserved Retail Market
- Situated next to a brand new relocation Casey General market
- Excellent Visibility and Access along West State highway 133
- As of January 2017, Dollar Tree has revenues of over \$20 billion, a net income of \$890 million and a net worth in excess of \$5 billion. Standard and Poor's credit Rating of BB+.



representative photo

EXECUTIVE OVERVIEW



PRICE

\$1,025,000



CAP

7.80%

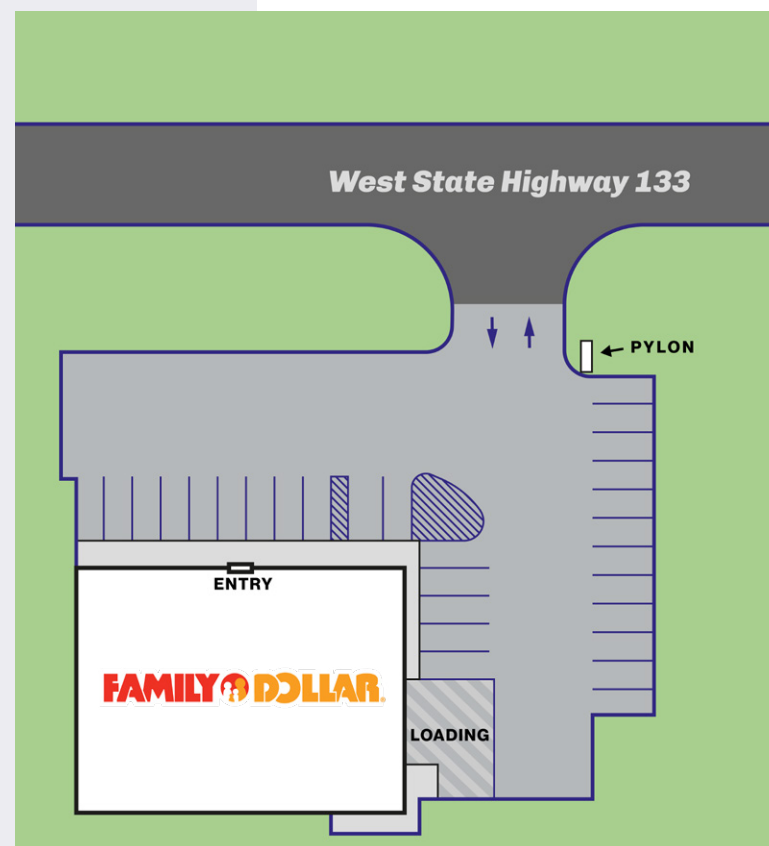


NOI

\$80,000

Kentwood Capital Advisors is pleased to offer for sale to qualified investors this 10-Year NN leased investment Family Dollar store with 5% rent increases beginning in year 10 and every 5 years thereafter. The property is leased and guaranteed by Family Dollar Stores, Inc., a wholly owned subsidiary of Dollar Tree (NYSE: DLTR). The parent company that has a current credit rating of BB+ by Standard and Poor's and the net worth in excess of \$5B and market cap of \$21.74B.

This new Family Dollar store currently under construction will benefit from its location along Highway 133 in this underserved retail market in Oakland, Illinois. It is situated directly adjacent to a brand new Casey General store which is replacing its older smaller store showing its commitment to this area. The location has excellent access and visibility with approximately 3,500 vehicles per day passing by it.



LEASE ABSTRACT

Address	204 IL Highway 133, Oakland, IL 61943
Tenant Name	Family Dollar
Offering Price	\$1,025,000
Cap Rate	7.80%
Property Type	Dollar Store
Rentable SF	8,320 SF +/-
Lot Size	0.71 Acres
Annual Rent	\$80,000
Lease Term Remaining	10 Years
Lease Commencement Date	Estimated March 2018
Lease Expiration Date	Estimated March 2028
Option Periods	Six (6) Five (5) year options
Increases	5% Increase in each option period

INCOME

Years 1 - 10	\$80,000.00
Option 1	\$84,000.00
Option 2	\$88,200.00
Option 3	\$92,610.00
Option 4	\$97,241.04
Option 5	\$102,103.80
Option 6	\$107,208.00



representative photo

TENANT OVERVIEW

Family Dollar Stores, Inc. (NYSE: DLTR) is the second largest dollar store chain in the United States, operates a chain of variety stores in 48 states, providing consumers with a wide selection of merchandise in neighborhood stores. Family Dollar offers a focused assortment of merchandise in a number of core categories, such as health and beauty aids, packaged food and refrigerated products, home cleaning supplies, housewares, stationery, seasonal goods, apparel, and home decor.

On July 6th, 2015, Dollar Tree (NASDAQ: "DLTR") officially acquired Family Dollar for \$8.5 billion. With this acquisition, the company has over 13,000 stores in 48 states and five Canadian provinces and sales of over \$18 billion.

For more information, please visit www.familydollar.com.

No. of Locations	13,000+
Stock Symbol	DLTR (NYSE)
Annual Sales	\$18 Billion
S&P	BB+
Headquarters	Matthews, NC
Website	www.familydollar.com



LOCATION OVERVIEW

Oakland, Illinois in Coles County is located approximately 15 miles East of Interstate 57. Riders traveling to Oakland would use Exit 203 of I-57 to access Illinois Route 133 and travel 15 Miles East to reach the town. Route 133 is a 52 mile East-West road that starts in Lovington, IL on the West and ends in Paris, IL to the East where it becomes Route 150, which is an approximately 22 Mile road from Paris, IL into Terra Haute, Indiana.

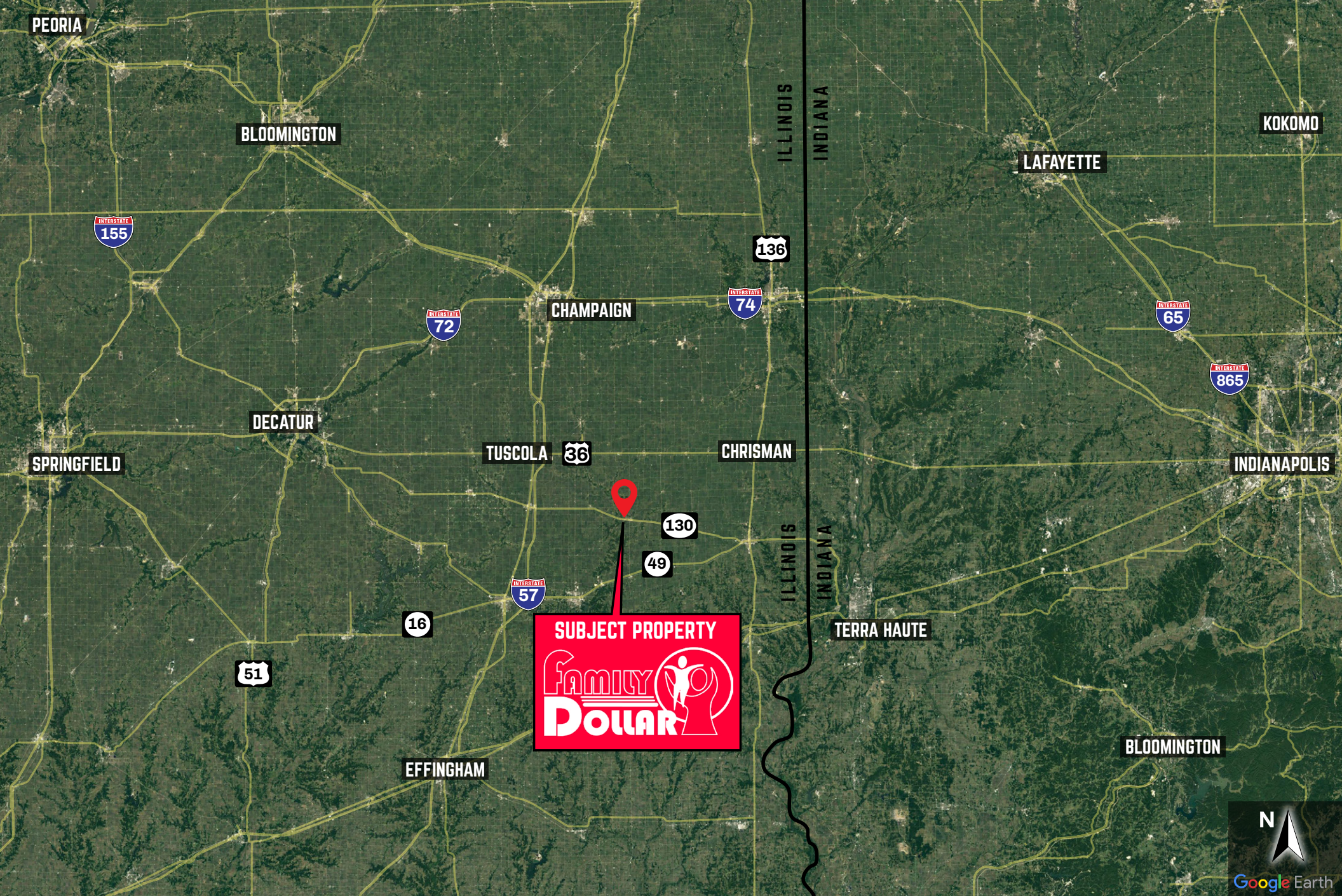
Oakland, Illinois, formerly known as Independence, is a town intersected by Illinois Route 133 and according to 2010 US Census, has a population density of 1,215.8 people per square mile. Being 0.873 square miles in size, Oakland's population is 880.

Oakland is home to a 9 Hole Golf Course called Norton Knolls Golf Course. It is also home to various businesses such as Casey's General Store with gas pumps, True Value (a home Improvement store), Birkey's (an agricultural supply store), First Farmers Bank & Trust, and various eateries, churches and schools.





MARKET AERIAL



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