

OFFERING MEMORANDUM

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

FAMILY DOLLAR

HWY-7 & HWY-32 | SANDY HOOK, KY



LISTED BY

KYLE MATTHEWS

BROKER OF RECORD

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LIC # 77576 (KY)

Representative Photo

EXECUTIVE OVERVIEW

INVESTMENT HIGHLIGHTS

Property, Lease & Location Details:

- High Return – 8.41% Return with a 5-Year Option Exercised in 2017 by Family Dollar, Giving the Investor a Site with Commitment to Location
- Strong Operating History – Family Dollar had this Facility Built & is Operating at a Rent-To-Sales well under 4.7%
- Family Dollar Core Location – Sandy Hook, KY is the Type of Location Family Dollar Thrives In, Median Household Income is Under \$51,000, Ideal for a Discount Retailer
- Corporate Signature Lease – Family Dollar was Recently Acquired by Dollar Tree, Inc. and is Now Considered to be the Nation's Largest Small-Box Discount Retailer
- Credit & Backing – Family Dollar & Dollar Tree have more than 13,500 Locations Nationwide, with a Standard & Poor's Credit Rating of BB+

THE OFFERING

Property Name		Family Dollar
Property Address		Hwy-7 & Hwy-32 Sandy Hook, KY 41171
Site Description		
Number of Stories		One
Year Built		2008
GLA		±7,250 SF
Lot Size		±0.79 Acres (±34,377 SF)
Type of Ownership		Fee Simple

FINANCIAL OVERVIEW

FINANCIAL HIGHLIGHTS



LIST PRICE

\$480,714



CAP RATE

8.41%



TERM REMAINING

± 4 YEARS

ANNUALIZED OPERATING DATA

	Monthly Rent	Annual Rent	Rent/SF	Tax & Insurance Reserve	Cap Rate
Current - 12/31/2021	\$3,993.00	\$47,916.00	\$6.61	\$7,500.00	8.41%
Option 3 (5 years)	\$4,392.25	\$52,707.00	\$7.27	\$7,750.00	9.35%
Option 4 (5 years)	\$4,831.50	\$57,978.00	\$8.00	\$8,000.00	10.40%

TENANT SUMMARY

Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Modified Gross
Roof & Structure	Landlord Responsible
Original Lease Term	5 Year Extension
Rent Commencement Date	1/2017
Lease Expiration Date	12/2021
Term Remaining	±4 Years
Increases	In Options
Options	Two, 5-Year Options

TENANT OVERVIEW

FAMILY DOLLAR

TENANT OVERVIEW

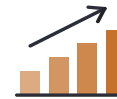
When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation's fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household 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 OUTREACH

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.



COMPANY TRADE NAME
FAMILY DOLLAR



HEADQUARTERED
MATTHEWS, NORTH CAROLINA



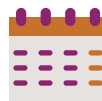
NO. OF EMPLOYEES
± 60,000



WEBSITE
WWW.FAMILYDOLLAR.COM



OF LOCATIONS
± 8,000



YEAR FOUNDED
1986

AREA OVERVIEW

Sandy Hook, KY is 90 miles east of Lexington, KY. Sandy Hook is the county seat Elliott County, along the Little Sandy River.

Founded in 1775, Lexington, also known as the “Horse Capital of the World” is the second-largest city in Kentucky. The city spans across 285.5 square miles along the Kentucky River in the heart of the Bluegrass Region. The area is noted for its fertile soil, excellent pastureland and horse and stock farms.

The city of Lexington has one of the country’s most stable economies as they describe themselves as “a fortified economy, strong in manufacturing, technology and entrepreneurial support, benefitting from a diverse balanced business base. It was ranked as the 4th best city for “Business and Careers” by Forbes Magazine in 2011.

SANDY HOOK DEMOGRAPHICS

POPULATION	3 Mile	5 Mile	7 Mile
2022 Projection	1,154	3,034	4,874
2017 Estimate	1,221	3,208	5,141
HOUSEHOLDS	3 Mile	5 Mile	7 Mile
2017 Estimate	503	1,376	2,175
Growth 2010 - 2017	2.23%	1.32%	1.37%
INCOME	3 Mile	5 Mile	7 Mile
2017 Est. Average Household Income	\$50,885	\$48,855	\$47,775

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar** located at **Hwy-7 & Hwy-32 Sandy Hook KY, 41171 (“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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