

Representative Photo

OFFERING MEMORANDUM



FAMILY DOLLAR

1608 10TH AVE | SIDNEY NE 69162

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

PROPERTY

- Family Dollar has a successful operating history having been at this location since 2001
- 5 Years remaining on current lease term
- Family Dollar recently took their option early
- Corporate guaranteed lease
- High Cap Rate: 8.00%
- Average Household Income in Family Dollar's "Sweet-Spot"
- Ideal demographics for Family Dollar
- Options still remaining
- Lease Type: NN (Landlord only responsible for the cost of Roof, Structure, and Parking Lot)

TENANT

- Family Dollar was recently acquired by Dollar Tree Inc. and is now considered to be the nation's largest small-box discounter
- Family Dollar & Dollar Tree have more than 13,000 locations nationwide
- Standard & Poor's credit rating of BB+



FINANCIAL OVERVIEW

FAMILY DOLLAR

1608 10th Ave
Sidney, NE 69162

List Price\$650,438
CAP Rate - Current..... 8.00%
Gross Leasable Area ± 8,000 SF
Lot Size± 0.60 Acres (26,136 SF)
Year Built.....2001



Annualized Operating Data

	Monthly Rent	Annual Rent	Cap Rate
3/6/2017 - 6/15/2022	\$4,336.25	\$52,035.00	8.00%
Option 6/16/2022 - 6/15/2027	\$4,336.25	\$52,035.00	8.00%

Tenant Summary

Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Roof and Structure	Landlord Responsible
Original Lease Term	10 Years
Rent Commencement Date	6/15/2001
Lease Expiration Date	6/15/2022
Term Remaining on Lease	±5 Years
Increases	Flat
Options	One, 5-Year

TENANT OVERVIEW



Parent Company Trade Name	Dollar Tree, Inc. (NASDAQ: DLTR)
Property Type	Net Leases Discount Store
Credit Rating (S&P)	BB+
No. of Employees	± 60,000
Headquartered	Matthews, North Carolina
Website	www.familydollar.com
Year Founded	1986

TENANT OVERVIEW

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.



Revenue
\$10.49 B



Net Income
\$285 M



No. of Employees
± 60,000



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 OFFERING

Property Name	Family Dollar
Property Address	1608 10th Ave Sidney, NE 69162
Site Description	
Number of Stories	One
Year Built	2001
Gross Leasable Area (GLA)	± 8,000 SF
Lot Size	± 0.60 Acres (26,136 SF)
Type of Ownership	NN

PARCEL MAP



SURROUNDING TENANTS



AREA OVERVIEW

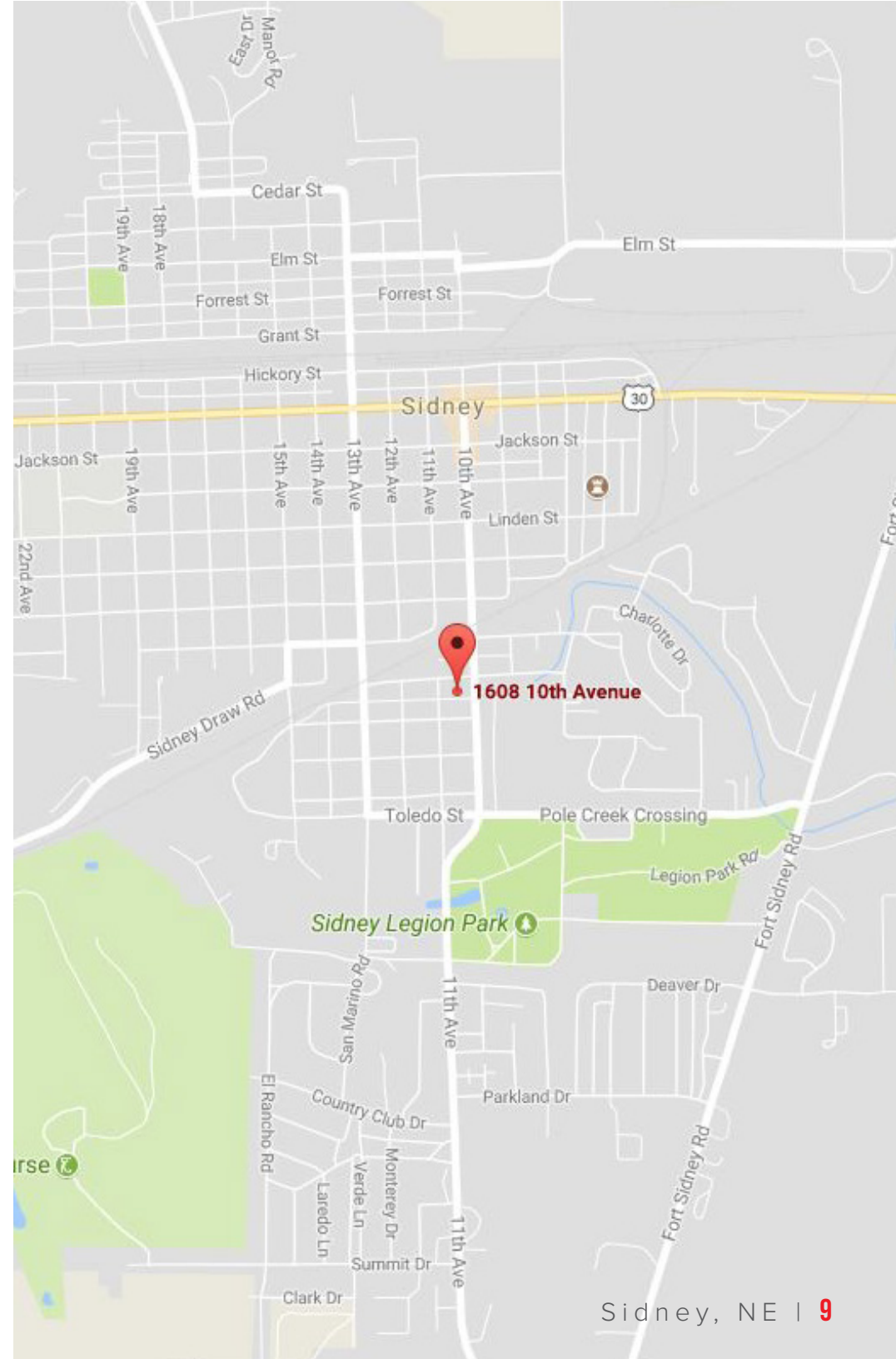
SIDNEY DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
2022 Projection	5,662	7,432	7,615
2017 Estimate	5,497	7,204	7,382
2010 Census	5,328	6,965	7,138
2000 Census	5,065	6,604	6,770
Growth 2017 - 2022	3.00%	3.17%	3.16%
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2022 Projection	2,488	3,264	3,345
2017 Estimate	2,397	3,138	3,216
Growth 2017 - 2022	3.80%	4.01%	4.01%
INCOME	1 Mile	3 Mile	5 Mile
2017 Est. Average Household Income	\$80,014	\$79,357	\$79,314

SIDNEY, NEBRASKA

Sidney is the county seat of Cheyenne County, Nebraska. Sidney is located in Western Nebraska along State Interstate 80. Sidney is a rural community that is big on small businesses and a welcoming community. Sidney has high employment specialization in industries like Business services, distribution and electronic commerce, Upstream Metal Manufacturing, Transportation and Logistics, Metalworking Technology, Automotive, and Electric Power Generation and Transmission. The cost of living in Sidney is 7.80% below the national average.

TOP EMPLOYERS



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar** located at **1608 10th Ave. Sidney NE 69162** (**"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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