



FOR SALE | RETAIL

FAMILY DOLLAR - SINGLE TENANT NET LEASED

109 44th St, SW, Wyoming, MI 49548



SALE OVERVIEW

SALE PRICE: \$1,399,000

CAP RATE: 8.2%

NOI: \$114,637

LOT SIZE: 0.79 Acres

BUILDING SIZE: 8,056 SF

CEILING HEIGHT: 12.0 FT

YEAR BUILT: 2011

ZONING: Commercial

MARKET: Western Michigan

SUB MARKET: Grand Rapids

CROSS STREETS: 44th St & Division/US 131

PROPERTY DESCRIPTION

SVN / Investment Property Advisors is pleased to present this Net Leased Family Dollar in Michigan's 2nd largest city-Grand Rapids MSA. Property has 240' of frontage on major commercial artery with nearby national retailers including Walgreen's, Rite Aid, Advance Auto Parts, Chase Bank and Ace Hardware, and close to US 131 interchange. Built to suit for Family Dollar.

10 Year Family Dollar Net Leased

Strong BB+ Grade Credit Rating

Strong Demographics

Four 5 Year Lease Renewals-Automatic Absent 6 Months Notice

Each Renewal has 10% Rent Increase



DAVID DE MAAGD

Managing Director
616.399.3955
david.demaagd@svn.com

All SVN® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

svn.com



FOR SALE | RETAIL

FAMILY DOLLAR - SINGLE TENANT NET LEASED

109 44th St, SW, Wyoming, MI 49548

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Family Dollar		8,056	3/21/2011	9/30/2021	\$114,637	100.0	\$14.23
Totals/Averages		8,056			\$114,637		\$14.23

Tenant responsible for landscaping, mowing, snow plowing, trash, parking lot striping and lighting and HVAC for non major components and service contract thereon.

Tenant also responsible for asphalt/concrete work up to \$1,000/year.

Landlord responsible for roof and structure.

Extended Term Options are for 5 years each and are automatic absent 180 days advance written notice.

Rents for option periods:

Option 1- \$126,100/year

Option 2- \$138,710/year

Option 3- \$152,581/year

Option 4- \$167,840/year



DAVID DE MAAGD

Managing Director

616.399.3955

david.demaagd@svn.com

All SVN® Offices Independently Owned & Operated.

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

svn.com



FOR SALE | RETAIL

FAMILY DOLLAR - SINGLE TENANT NET LEASED

109 44th St, SW, Wyoming, MI 49548



DAVID DE MAAGD

Managing Director
616.399.3955
david.demaagd@svn.com

All SVN® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

svn.com

Family Dollar Stores Inc Information



Family Dollar leased properties are considered to be one of the most attractive investments available in the \$1-\$2 million range. Their credit is considered to be strong and banks seek out opportunities to loan money for these properties. They are considered to be “recession-resistant” investments.

The Company reports that it has over 8,000 locations in 44 states and enjoys increasing sales, currently over \$10 billion dollars annually. Family Dollar was acquired by Dollar Tree in 2014 and continues as a separate brand while benefitting from combined logistics and merchandising with its new parent company.

Dollar Tree & Family Dollar combined have over 14,000 locations across the US. More information may be found online at familydollar.com.

Family Dollar was a Fortune 500 Company and traded as FDO on the NYSE and now trades as part of Dollar Tree (NASDAQ:DLTR). The Company’s merchandise assortment includes consumables, home products, apparel, accessories and electronics. The Company’s products include health and beauty aids, packaged food, refrigerated products, home cleaning supplies, housewares, stationery, seasonal goods and domestics.

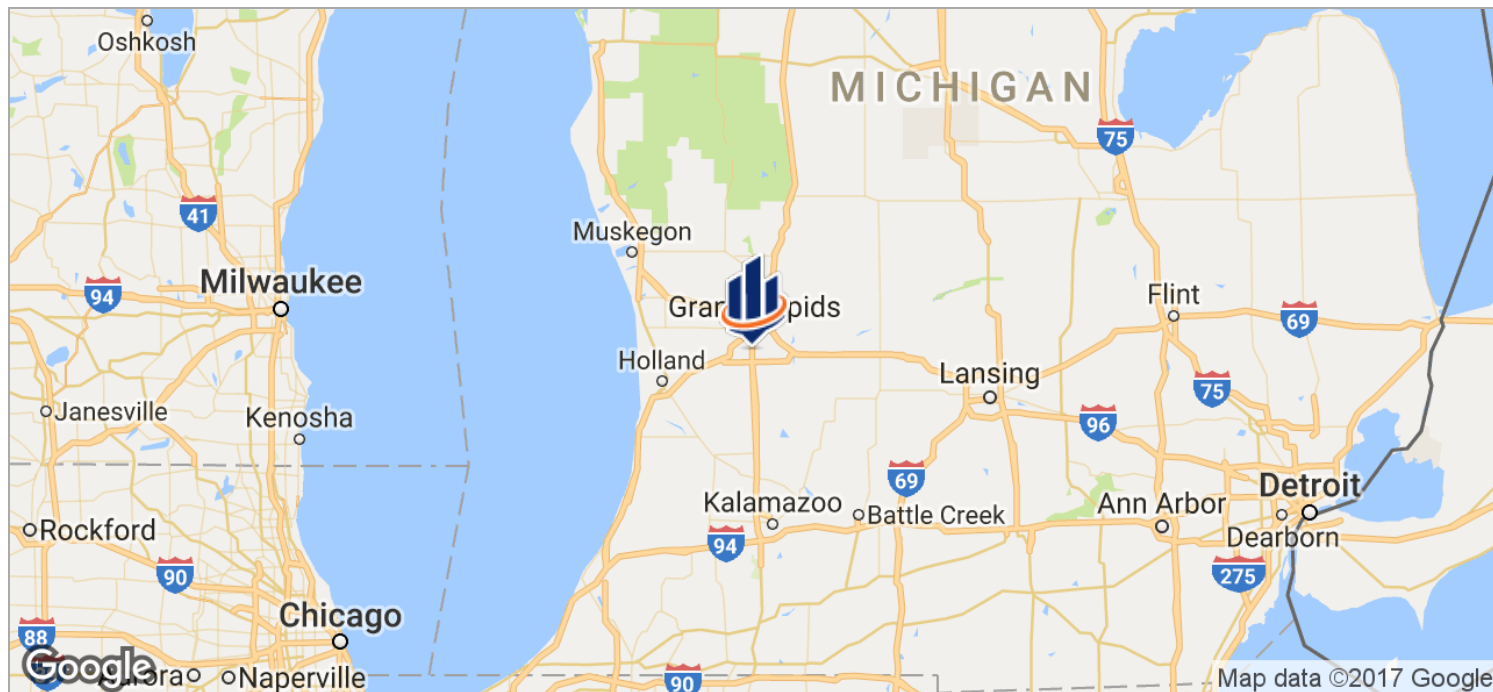
We like Family Dollar investment properties because they are critical providers of necessary family products at discount prices to people living in smaller markets. The real estate is usually well-located and the price per SF is usually very reasonable. The management is considered fairly simple and the company has a reputation of sending the rent payments to their landlords like “clockwork”.



FOR SALE | RETAIL

FAMILY DOLLAR - SINGLE TENANT NET LEASED

109 44th St, SW, Wyoming, MI 49548



DAVID DE MAAGD
Managing Director
616.399.3955
david.demaagd@svn.com

All SVN® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

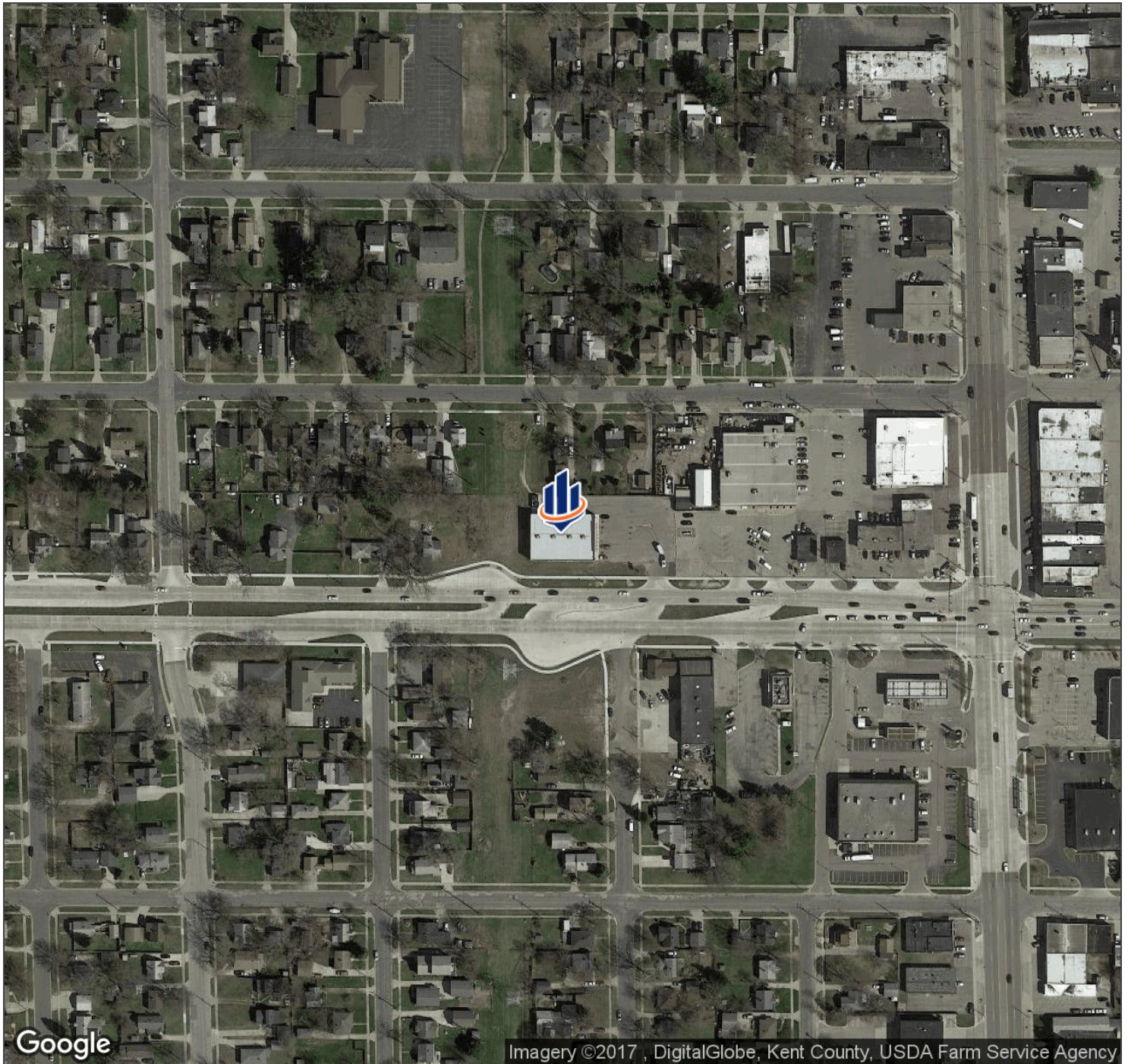
svn.com



FOR SALE | RETAIL

FAMILY DOLLAR - SINGLE TENANT NET LEASED

109 44th St, SW, Wyoming, MI 49548



Imagery ©2017 , DigitalGlobe, Kent County, USDA Farm Service Agency



DAVID DE MAAGD

Managing Director
616.399.3955
david.demaagd@svn.com

All SVN® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

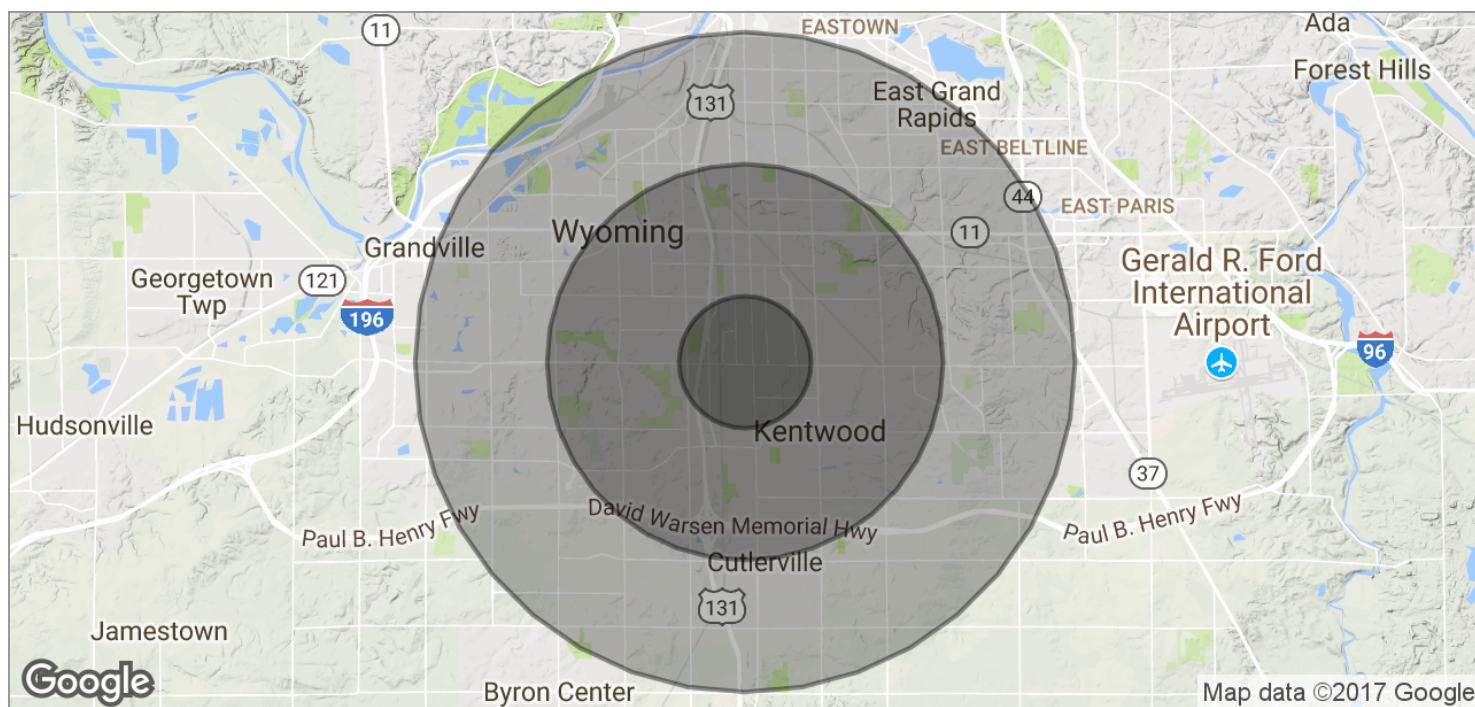
svn.com



FOR SALE | RETAIL

FAMILY DOLLAR - SINGLE TENANT NET LEASED

109 44th St, SW, Wyoming, MI 49548



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,603	96,588	260,186
MEDIAN AGE	32.6	32.4	31.8
MEDIAN AGE (MALE)	30.2	31.1	30.7
MEDIAN AGE (FEMALE)	34.3	33.6	32.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,273	36,171	95,882
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$44,096	\$50,572	\$52,297
AVERAGE HOUSE VALUE	\$99,234	\$132,702	\$132,425



DAVID DE MAAGD
 Managing Director
 616.399.3955
 david.demaagd@svn.com

All SVN® Offices Independently Owned & Operated.
 The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

svn.com



FOR SALE | RETAIL

FAMILY DOLLAR - SINGLE TENANT NET LEASED

109 44th St, SW, Wyoming, MI 49548



David De Maagd

Managing Director
SVN | Investment Property Advisors

David De Maagd, CPA, MBA | Broker & Managing Director

David serves as Managing Director for SVN / Investment Property Advisors and has extensive experience with Single Tenant Net Leased Investments, including Dollar General, Family Dollar, Applebee's, Arby's, Advance Auto, Autozone, drug stores, shopping centers, industrial and office properties and sale/leasebacks.

David has won local & national awards, including repeated "Biggest Sale" and "CoStar Powerbroker" awards.

De Maagd was former Treasurer and Director of Taxes for Magna Donnelly Corporation and a CPA for Ernst & Young in West Michigan. De Maagd is a member of the Michigan Association of Certified Public Accountants, the American Institute of Certified Public Accountants and past President and Member of the West Michigan Chapter of Tax Executives Institute.

De Maagd is a CPA and has earned a business/accounting degree from Calvin College and an MBA from the University of Michigan and resides in Holland Michigan with his wife Karen.

Phone: 616.399.3955

Cell: 616.566.5790

Email: david.demaagd@svn.com

Address: 1197 Silverstone Rd.
Holland, MI 49424



DAVID DE MAAGD

Managing Director
616.399.3955
david.demaagd@svn.com

All SVN® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

svn.com



DISCLAIMER

FAMILY DOLLAR - SINGLE TENANT NET LEASED | 8,056 SF | WYOMING, MI

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

