

OFFERING MEMORANDUM

419 W Hickory Street
Sisseton, SD 57262

Family Dollar



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar** located at **419 W Hickory Street | Sisseton, SD 57262 ("Property")**. It has been prepared by Matthews Retail Advisors. 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 Retail Advisors. 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 Retail Advisors 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 Retail Advisors 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.

EXCLUSIVELY LISTED BY

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INVESTMENT OVERVIEW

Investment Highlights

- Top Performing Store – Family Dollar is operating at a $\pm 3.5\%$ rent-to-sales ratio with store sales WELL above the national average
- Tenant reports sales annually and the trend over the past several years has been steadily increasing
- Brand new roof installed in 2017
- Attractive 8.53% cap rate for a stable investment
- NN+ lease with minimal landlord responsibilities
- Strong corporate guarantee (investment grade credit)
- Four, 5-Year options all of which include a 10% rental increase
- Located along a major thoroughfare
- Ideal demographics for a discount retailer
- Family Dollar was recently acquired by Dollar Tree, Inc.





FINANCIAL ANALYSIS

Family Dollar

419 W Hickory Street

Sisseton, SD 57262

List Price\$865,300

CAP Rate - Current..... 8.53%

Gross Leasable Area.....±8,000 SF

Lot Size±0.64 Acres

Year Built..... 2006



Annualized Operating Data

	Monthly Rent	Annual Rent	Rent/SF	Cap Rate
Current	\$6,150.84	\$73,810.08	\$9.23	8.53%
Option 1 - 6/30/2022	\$6,765.92	\$81,191.04	\$10.15	9.38%
Option 2 - 6/30/2027	\$7,442.50	\$89,310.00	\$11.16	10.32%
Option 3 - 6/30/2032	\$8,186.75	\$98,241.00	\$12.28	11.35%
Option 4 - 6/30/2037	\$9,005.42	\$108,065.04	\$13.51	12.49%

Tenant Summary

Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Roof and Structure	Landlord
Original Lease Term	10 years
Rent Commencement Date	7/1/2006
Lease Expiration Date	6/30/2021
Term Remaining on Lease	±2.5 years
Increases	10% Every 5 Years
Options	Four, 5-Year Options



TENANT OVERVIEW



Property Name	Family Dollar
Property Type	Net Leased Discount Store
Parent Company Trade Name	Dollar Tree, Inc. (NASDAQ: DLTR)
Ownership	Public
Credit Rating (S&P)	BBB-
Revenue	\$10.49 B
Net Income	\$285 M
No. of Locations	± 8,000
No. of Employees	± 60,000
Headquartered	Matthews, North Carolina
Website	www.familydollar.com
Year Founded	1986

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.



PROPERTY OVERVIEW

The Offering

Property Name	Tenant Name
Property Address	419 W Hickory Street Sisseton, SD 57262

Site Description	
Number of Stories	One
Year Built	2006
Gross Leasable Area (GLA)	±8,000 SF
Lot Size	± 0.64 Acres
Type of Ownership	Fee Simple
Landscaping	Professional

Construction	
Foundation	Concrete Slab
Framing	Steel
Exterior	Block / Metal
Parking Surface	Asphalt
Roof	Slightly Pitched
Landscaping	Professional

Parcel Map





FIRST BAPTIST
CHURCH

HICKORY STREET
KITCHEN & COCKTAILS

SISSETON SCHOOL DISTRICT 54-2

WEST 10 HOME
FURNISHINGS

FAMILY DOLLAR
SUBJECT PROPERTY

FAMILY LIFE
ASSEMBLY OF GOD

WESTSIDE ELEMENTARY

SURROUNDING AREA OVERVIEW



SISSETON MUNICIPAL AIRPORT



SISSETON
SUPER VALUE



TACOS EL BAJIO

WESTSIDE ELEMENTARY

FAMILY DOLLAR
SUBJECT PROPERTY

W HICKORY STREET



LOCATION OVERVIEW

Sisseton, SD

Sisseton is a city in Roberts County, South Dakota. Wrapped in Native American and immigrant history as rich as any in the American West, the town of Sisseton celebrates a place of singular beauty and friendly folk. Established on the northern fringe of the vast Coteau des Prairies (hills of the prairie), this active community of more than 2,500 commands an idyllic position in South Dakota with a diverse economy.



Demographics

Population	1 Mile	3 Mile	5 Mile
2010 Census	2,149	2,920	3,288
2019 Estimate	2,217	3,025	3,412
2024 Projection	2,285	3,125	3,526

Household	1 Mile	3 Mile	5 Mile
2010 Census	814	1,117	1,239
2019 Estimate	856	1,181	1,312
2024 Projection	888	1,229	1,366

Income	1 Mile	3 Mile	5 Mile
2018 Est. Average Household Income	\$59,116	\$60,103	\$60,922

Top County Employers

Employer	# of Employees
Avera	17,042
Federal Government	11,108
Sanford Medican	11,108
South Dakota State Government	9,837
Sioux Falls MSA Local Government	9,151
Rapid City MSA Local Government	6,157
Walmart	5,664
Regional City Hospital Inc.	5,150
Hy-Vee Food Store	5,039
SD Board of Regents	4,952



THE JOSEPH N. NICOLLET TOWER & INTERPRETIVE CENTER



INTERNATIONAL VINEGAR MUSEUM

Living In & Visiting Sisseton

Sisseton is a great place to visit – and a great place to live! We're a full service business community serving as hub for an active extended commercial district. Our progressive business community includes agriculture, livestock marketing, light industry, health care and over 190 independent businesses. Our educational system matches those of much larger communities.

Ample lodging, dining options, unique museums, great special events, casino gambling and a full-service business community ensure all of the amenities that visitors have come to expect from a relaxed get-away destination. With Sisseton's ease of access to six nearby state parks and recreation areas, wooded coulees, clear lakes and rolling grasslands, as well as exceptional camping, hunting, fishing, golfing, biking and hiking opportunities.

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES