

FAMILY DOLLAR

5222 West Grand Avenue | Chicago, IL



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INVESTMENT OVERVIEW

Property Highlights

- Corporate Guarantee | Proven E-Commerce Resilient Tenant
- Low Market Correlation | Recession-Proof Business Model
- Acquired by Dollar Tree for \$10 Billion in 2015
- Strong Brand Recognition | Nearly 8,000 Stores Under the Family Dollar Banner

ADDRESS:	5222 WEST GRAND AVENUE CHICAGO, ILLINOIS
PRICE	\$1,000,000
TOTAL GLA	11,700 SQUARE FEET
LOT SIZE	13,367 SF (0.31 AC)
PRICE/SF (BUILDING)	\$85.47
CURRENT NOI	\$82,280
CURRENT CAP RATE	8.23%
YEAR BUILT	1964
APNs	13-33-114-026-0000 13-33-114-027-0000 13-33-114-028-0000 13-33-114-029-0000



INVESTMENT OVERVIEW

Investment Summary

Vanits Capital Advisors is pleased to present for sale a Family Dollar located in Chicago, Illinois. This Family Dollar features a triple-net lease with the landlord responsible for only the roof and structure of the building. The initial term of the lease was extended in 2014 with the tenant’s exercising of the first option which runs through December 31, 2019. At each of the four remaining five-year options there are 10% rental increases.

The property benefits from its 100+ feet of frontage on Grand Avenue which oversess more than 32,000 vehicles per day. Located in the dense infill location in Norther Chicago there are more than 1,000,000 residents in a five-mile radius and average household incomes greater than \$82,000.

Chicago is one of the most economically diverse cities in the world with no single industry employing more than 14% of the local workforce. This specific area of Chicago has a high density of housing and the property sits near Bricktown Center with major tenants including Home Depot, Walgreens, Party City, Unique, Osco, Lowes, Target, Champs Sports, Five Below and numerous other food and retail establishments.

Tenant Summary



Tenant: Family Dollar

Family Dollar is an American variety store chain. With over 8,000 locations in all states except Alaska, Hawaii, Oregon and Washington, it is the second largest retailer of its type in the United States. Family Dollar was acquired by Dollar Tree and headquarters operations are located in Chesapeake, Virginia.

Dollar Tree Stores, Inc., formerly known as Only \$1.00, is an American chain of discount variety stores that sells items for \$1 or less. Headquartered in Chesapeake, Virginia, it is a Fortune 500 company and operates 14,835 stores throughout the 48 contiguous U.S. states and Canada. Its stores are supported by a nationwide logistics network of eleven distribution centers. The company operates one-dollar stores under the names of Dollar Tree and Dollar Bills.



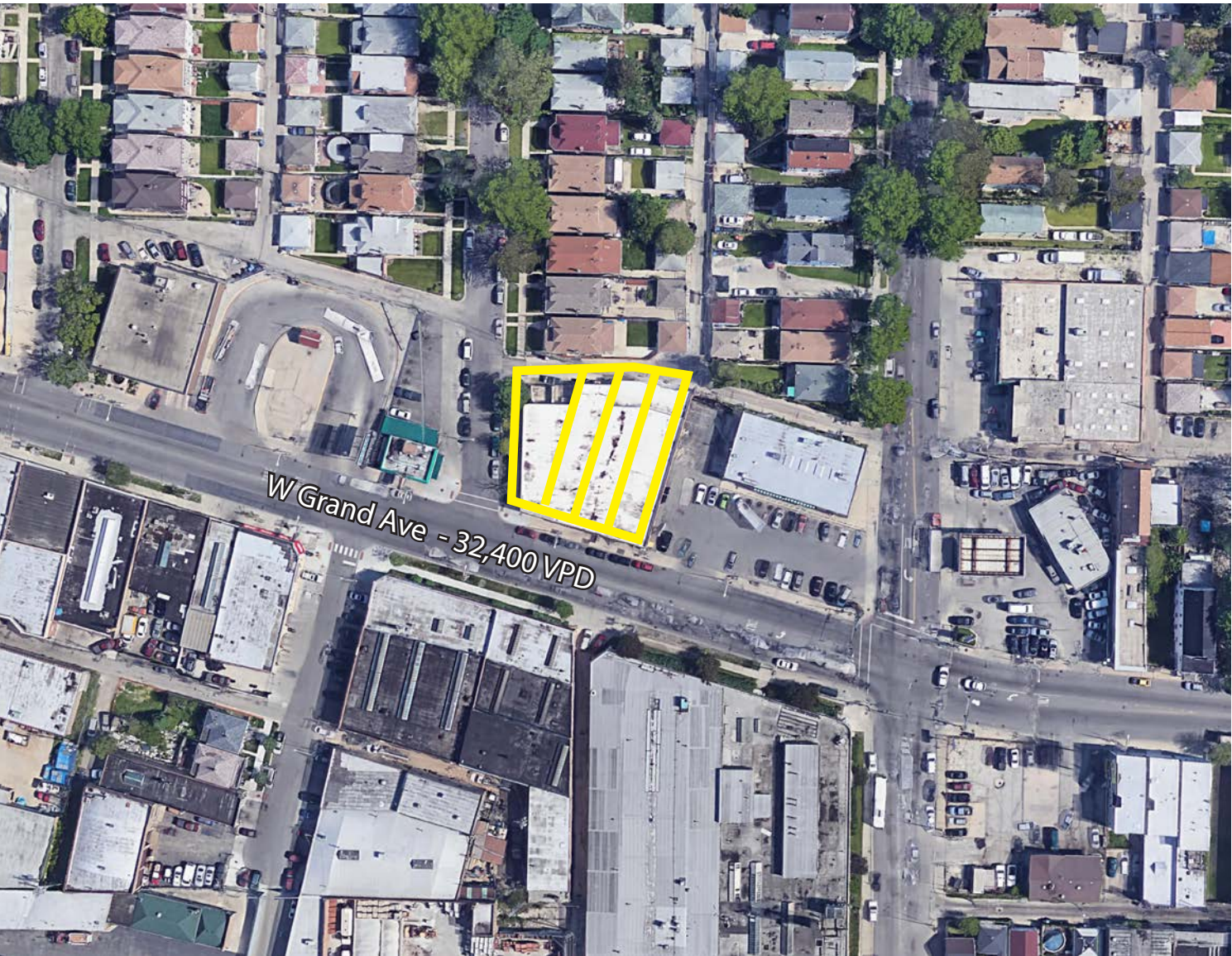
PRICING

Financial Analysis

OFFERING SUMMARY		
PROPERTY	FAMILY DOLLAR	
PROPERTY ADDRESS	5222 W GRAND AVE, CHICAGO, IL	
APNS	13-33-114-026-0000; 13-33-114-027-0000 13-33-114-028-0000; 13-33-114-029-0000	
PRICE	\$1,000,000	
CAPITALIZATION RATE	8.23%	
PRICE PER SQUARE FOOT	\$85.47	
YEAR BUILT / RENOVATED	1964/2004	
GROSS LEASABLE AREA	11,700	
ZONING	GENERAL INDUSTRIAL	

LEASE SUMMARY		
PROPERTY SUBTYPE	NET-LEASED DOLLAR STORE	
TENANT	FAMILY DOLLAR	
RENT INCREASES	10.00% AT EACH OPTION	
GUARANTOR	CORPORATE	
LEASE TYPE	TRIPLE-NET	
LEASE COMMENCEMENT	11/1/2004	
LEASE EXPIRATION	12/31/2019	
TERM REMAINING ON LEASE (YEARS)	0.6 YEARS	
OPTIONS	FOUR, 5-YEAR	

ANNUALIZED OPERATING DATA				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
CURRENT - 12/31/2019	\$82,280	\$6,856.67	\$7.03	8.23%
1/1/2020 - 12/31/2024 (OPTION 2)	\$90,508	\$7,542.34	\$7.74	9.05%
1/1/2024 - 12/31/2029 (OPTION 3)	\$99,559	\$8,296.57	\$8.51	9.96%
1/1/2030 - 12/31/2034 (OPTION 4)	\$109,515	\$9,126.23	\$9.36	10.95%
1/1/2034 - 12/31/2039 (OPTION 5)	\$120,466	\$10,038.85	\$10.30	12.05%



AREA OVERVIEW

Location Overview

Chicago is the most populous city in Illinois, as well as the third most populous city in the United States. With an estimated population of 2,716,450, it is the most populous city in the Midwest. The metropolitan area, at nearly 10 million people, is the third-largest in the United States, and the fourth largest in North America (after Mexico City, New York City and Los Angeles) and the third largest metropolitan area in the world by land area.

Chicago is an international hub for finance, culture, commerce, industry, technology, telecommunications, and transportation. The Chicago Board of Trade is the largest and most diverse derivatives market gobally, generating 20% of all volume in commodities and financial futures. O’Hare International Airport is the one of the busiest airports in the world.

The Chicago area has one of the highest GDPs in the world, generating \$680 billion in 2017. In addition, the city has one of the world’s most diversified and balanced economies, not being dependent on any one industry, with no single industry employing more than 14% of the workforce.

Chicago’s 58 million domestic and international visitors in 2018, made it the second most visited city in the nation, behind New York City’s approximate 65 million visitors. The city ranked first place in the 2018 Time Out City Life Index, a global quality of life survey of 15,000 people in 32 cities. Landmarks in the city include Millennium Park, Navy Pier, the Magnificent Mile, the Art Institute of Chicago, Museum Campus, the Willis (Sears) Tower, Grant Park (Chicago), the Museum of Science and Industry, and Lincoln Park Zoo. Chicago’s culture includes the visual arts, literature, film, theater, comedy (especially improvisational comedy), food, and music, particularly jazz, blues, soul, hip-hop, gospel, and electronic dance music. Of the area’s many colleges and universities, the University of Chicago, Northwestern University, and the University of Illinois at Chicago are classified as “highest research” doctoral universities. Chicago has professional sports teams in each of the major professional leagues, including two Major League Baseball teams.



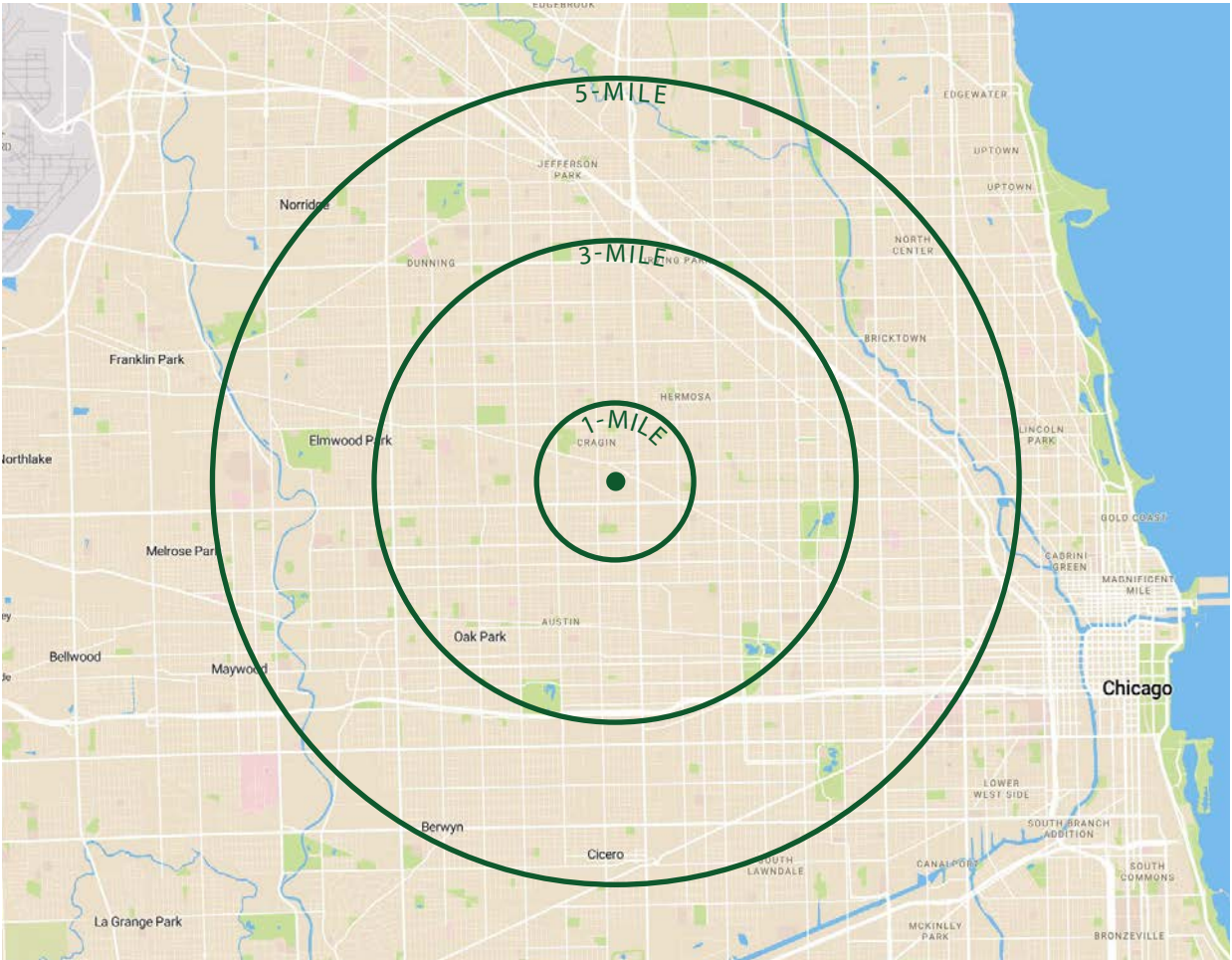
AREA OVERVIEW

Map



AREA OVERVIEW

Demographics



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION:			
2023 PROJECTION	47,107	396,686	981,083
2018 ESTIMATE	49,057	410,496	1,004,882
2010 CENSUS	57,279	466,278	1,089,344
2018 POPULATION BY RACE:			
WHITE	32,156	271,123	713,931
BLACK	14,313	113,776	210,912
AM. INDIAN & ALASKAN	1,172	5,800	11,222
ASIAN	586	11,144	46,547
HAWAIIAN & PACIFIC ISLAND	101	674	1,317
OTHER	728	7,980	20,954
HOUSEHOLDS:			
2023 PROJECTION	12,698	127,434	344,438
2018 ESTIMATE	13,352	132,625	354,427
2010 CENSUS	16,279	154,452	392,308
GROWTH 2018 - 2023	-4.97%	-3.91%	-2.82%
GROWTH 2010 - 2018	-17.98%	-14.13%	-9.66%
2018 AVG HOUSEHOLD INCOME	\$51,256	\$68,966	\$82,527
2018 MED HOUSEHOLD INCOME	\$41,188	\$48,705	\$58,565



Vantis Capital Advisors is a full-service brokerage company that focuses on aligning ourselves with our clients to build long-term investment strategies. In addition to advisory services, Vantis Capital Advisors also assists their clients in the acquisition, disposition, and leasing of Commercial Real Estate. Our specialty ranges from retail, office and industrial properties to multifamily and mixed use.

With nearly 15 years of experience in the industry, Vantis Capital Advisors has a unique advantage in providing our clients with extensive experience combined with a culture of utilizing the latest technologies that are available in Commercial Real Estate. The combination of experience and the utilization of technologies gives us the ability to provide efficiency, transparency, and accountability for our clients in a real-time environment.

The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.

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