

Family Dollar

1643 West Monterey Ave, Chicago, IL



Representative Photo

OFFERING MEMORANDUM

EXCLUSIVE NET-LEASE OFFERING

Marcus & Millichap

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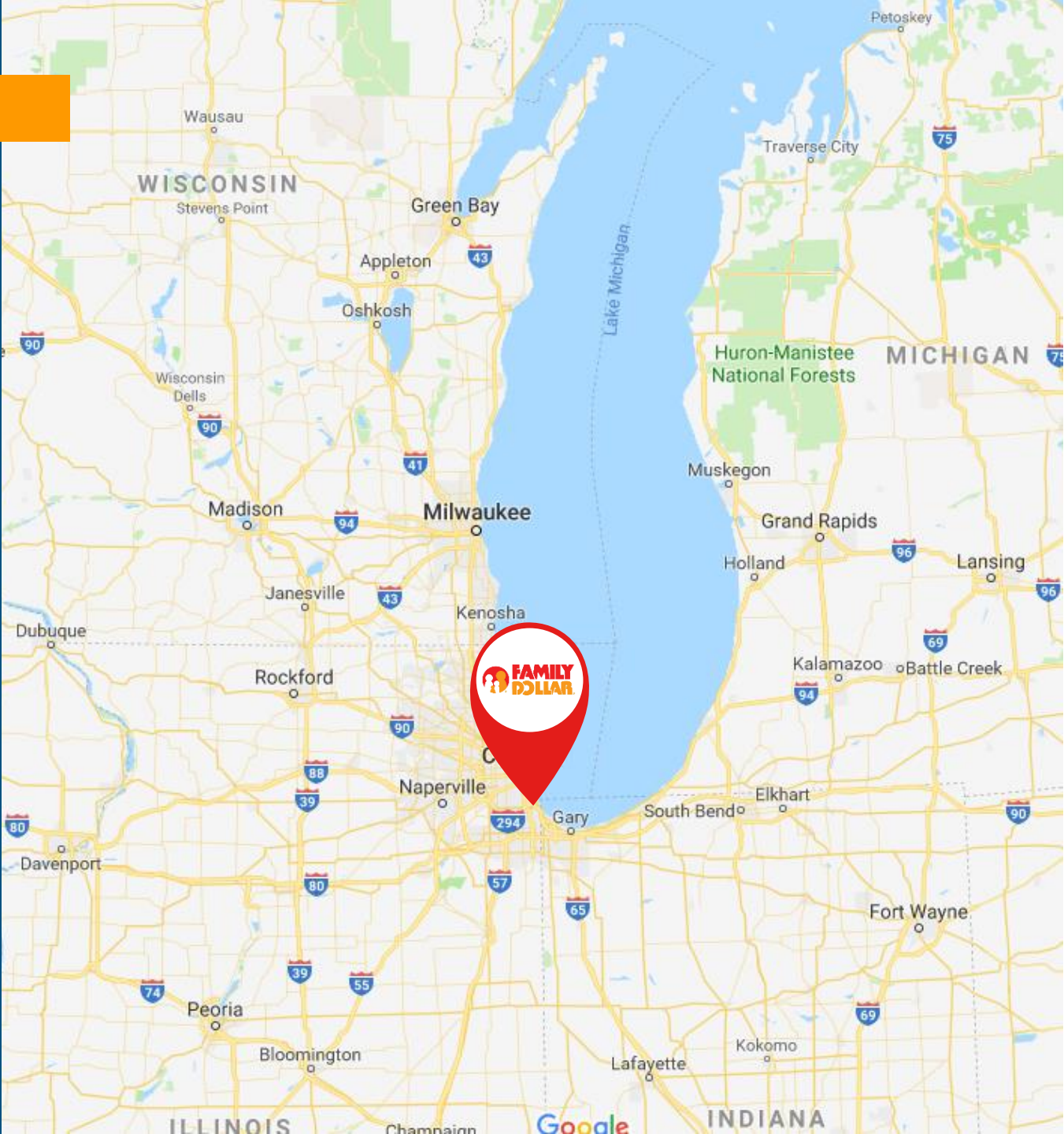
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PRICE: \$2,027,068 | 6.00% CAP | RENT: \$121,624

PROPERTY DESCRIPTION

Property	Family Dollar
Property Address	1643 West Monterey Ave
City, State, ZIP	Chicago, Illinois 60643
Building Size (SF)	8,320
Lot Size (Acres)	+/- 0.87

THE OFFERING

Net Operating Income (NOI)	\$121,624
CAP Rate	6.00%
Purchase Price	\$2,027,068

LEASE SUMMARY

Property Name	Family Dollar
Property Type	Net Leased Discount Retailer
Ownership	Fee Simple
Tenant / Guarantor	Corporate
Lease Term	15 Years
Rent Commencement	March 31, 2019
Lease Expiration	March 31, 2034
Lease Term Remaining	15 Years
Lease Type	Triple Net (NNN)
Roof & Structure	Tenant Responsible
Rental Increases	5% Every Five Years, Starting Year 11
Options to Renew	6, 5-Year Option Periods
Rental Increases in Options	5% Every Five Years, Starting Year 11

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
- Brand New Triple-Net (NNN) Lease
- Attractive Rental Escalations | Five Percent Every Five Years Starting In Year 11
- Has Six, Five-Year Option Periods



INVESTMENT SUMMARY

Marcus & Millichap is pleased to present the exclusive listing for a Family Dollar located at 3687 West Polk Road in Hart, Michigan. The property consists of 8,320 square feet of building space and is situated on approximately 1.20 acres of land. This Family Dollar Property is subject to a 15-year triple-net (NNN) lease. The current annual rent is \$88,655. The lease is subject to ten percent rental increases every five years, which will begin in Year 11. The rental increases will continue through the six, five-year tenant renewal options.

TENANT SUMMARY

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 decor, all for everyday low prices. While shoppers can find many items for \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.



ANNUALIZED OPERATING DATA

Current Annual Rent \$121,624

Base Term Rental Escalations 5% Every Five Years,
Starting Year 11

RENT SCHEDULE

Lease Year	Annual Rent	Monthly Rent
Year 1	\$121,624	\$10,135
Year 2	\$121,624	\$10,135
Year 3	\$121,624	\$10,135
Year 4	\$121,624	\$10,135
Year 5	\$121,624	\$10,135
Year 6	\$121,624	\$10,135
Year 7	\$121,624	\$10,135
Year 8	\$121,624	\$10,135
Year 9	\$121,624	\$10,135
Year 10	\$121,624	\$10,135
Year 11	\$127,705	\$10,642
Year 12	\$127,705	\$10,642
Year 13	\$127,705	\$10,642
Year 14	\$127,705	\$10,642
Year 15	\$127,705	\$10,642
Option 1	\$134,090	\$11,174
Option 2	\$140,795	\$11,733
Option 3	\$147,835	\$12,320
Option 4	\$155,226	\$12,936
Option 5	\$162,988	\$13,582
Option 6	\$171,137	\$14,261

CAP Rate 6.00%

Purchase Price \$2,027,068



As shoppers enter their neighborhood Family Dollar, they'll find great values on the name brands they trust in a clean, well-organized store staffed with friendly team members who are members of the local community. The average size of Family Dollar store is approximately 7,000 square feet, and more stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small towns, as well as in large urban neighborhoods. Within these markets, the stores are located in shopping centers or as free-standing building, and all are convenient to the Company's customer base.

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.



**Get Low Prices,
Every Day**



Our Vision Is To Be:

The Best small-format value and convenience retailer serving the needs of customer in the neighborhoods we serve.

For Customers:

Our customers work hard to provide for their families. Whether it's a full meal or a quick snack, household cleaners, a gift for a party or a treasure for the home, they know they can count on Family Dollar to stock their favorite brands and quality private brands they can trust.

For Our Team Members:

Delivering a culture of customer service starts with a strong team. From stores to the distribution centers and to the Store Support Center, our Team Members are given opportunities to grow their careers with Family Dollar. After all, building strong teams is the cornerstone of being a compelling place to work.

For Our Community:

In addition to offering quality merchandise at low prices, Family Dollar is committed to the communities we serve by supporting the non-profit organizations that seek to improve the quality of life for our customers and Team Members. Through a grassroots approach to giving, the FamilyHope Community Foundation aims to give back to organizations that help local families in need.

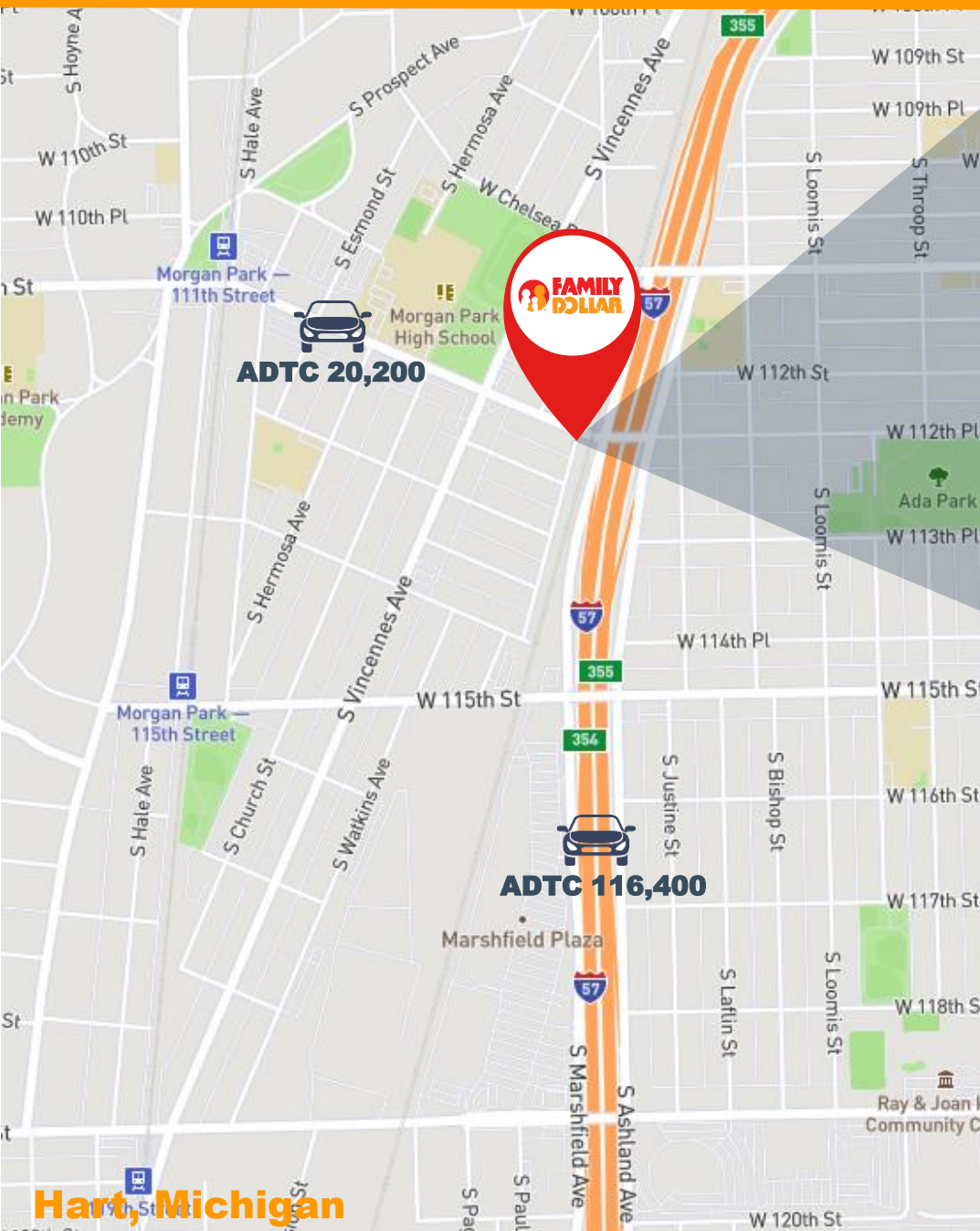
HIGHLIGHTS

- Major Tenants in the Surrounding Area: Target, Marshalls, Burlington, Chili's Grill and Bar, Panda Express, Petco, LA Fitness
- Primary Retailer in the Area
- Bennett Elementary School, Morgan Park High School, Gwendolyn Brooks College Prep, and Chicago State University | Over 4,500 Students
- West Monterey Ave and Interstate 57 | Average Daily Traffic Counts of 20,200 and 116,400 Vehicles Respectively

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES *
Little Company Mary Hospital	3,900
Pullman Wheel Works Apartments	3,900
Little Co of Marys Hospital	2,000
Ford	1,519
Walmart	1,020
Translogix LLC	1,000
Saint Xavier University	862
Metrosouth Medical Center	843
McDonalds	803
Chicago Transit Authority	703

* Based on a 5-mile radius



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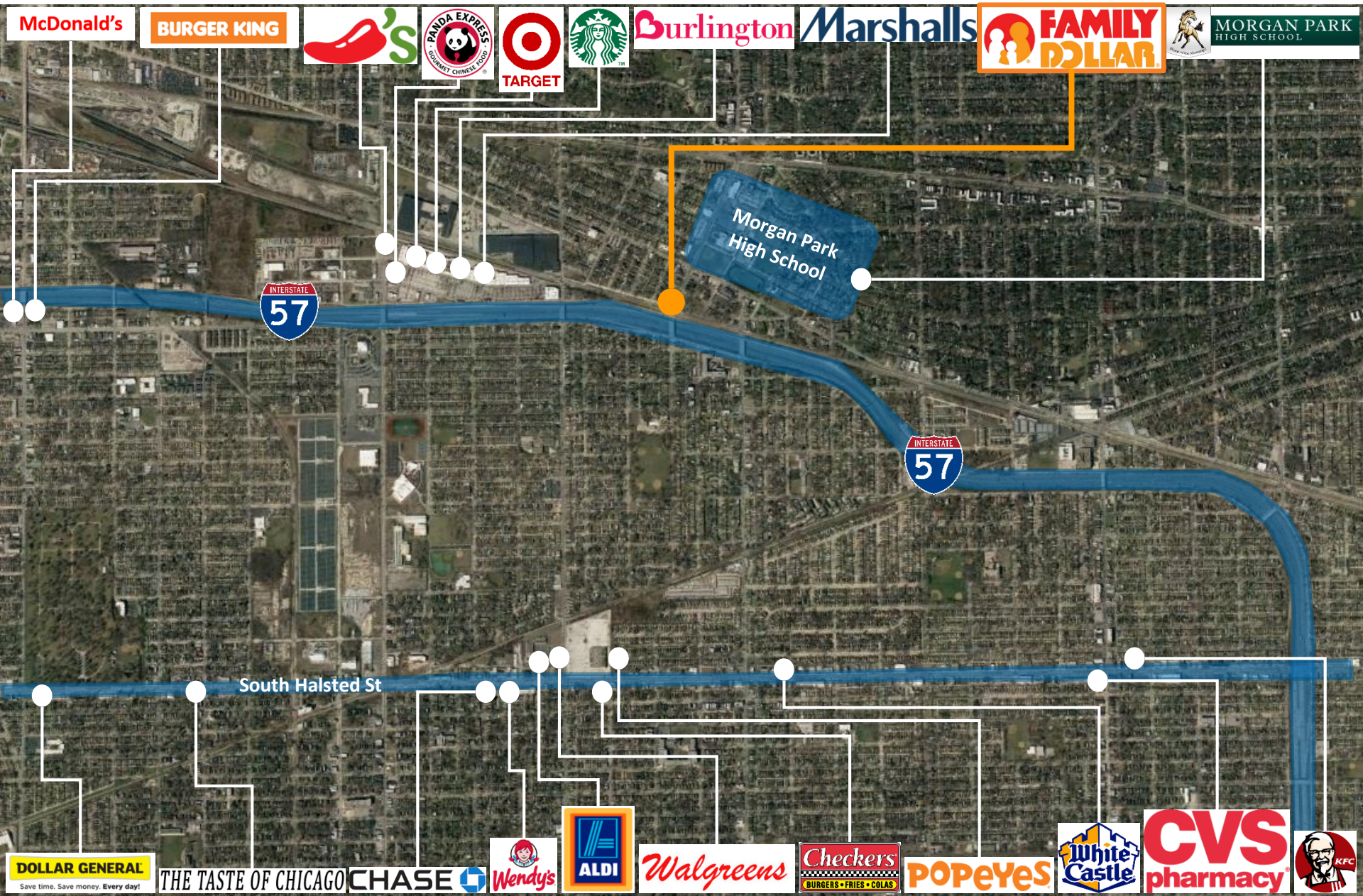
Location Overview

The subject property is strategically located in a densely populated area surrounded by numerous nationally recognized tenants. Retailers in the immediate area include Target, Marshalls, Burlington, Chili's Grill and Bar, Panda Express, Petco, LA Fitness, Old Navy, Payless Shoe Source and many others. Additionally, there are several golf courses and local community parks in close proximity to the subject property. Bennett Elementary School, Morgan Park High School, Gwendolyn Brooks College Prep, and Chicago State University are each within a five-mile radius of the subject Family Dollar. These four schools combined have a total enrollment exceeding 4,500 students.

Hart has approximately 194,817 individuals residing within a three-mile radius of the property and more than 440,755 within a five-mile radius. The Family Dollar property is located on West Monterey Ave, which passes over Interstate 57 one block from the subject property. These two roads experience average traffic counts of 20,200 vehicles and 116,400 vehicles each day respectively.

Chicago is the third largest city in the United States and the county seat of Cook County. Located where the Chicago River meets Lake Michigan, Chicago is known as the “Windy City” due to the weather caused by the nearby bodies of water. Chicago has the second largest business district in the nation as well as having its most balanced economy. Multiple Dow 30 companies are based in the Chicago Metropolitan Area, such as Boeing, Sears, Kraft, and McDonald’s. Every year, over 50 million people visit the city. With two-time World Series winners the Chicago Cubs, the six-time Stanley Cup winning Chicago Blackhawks, and six-time NBA championship winning Chicago Bulls, the city has a tradition of excellence in all sports. Chicago is also home to several universities such as Northwestern University, University of Chicago, the Art Institute of Chicago, DePaul University, and several others with a combined total enrollment of over 60,000 students.

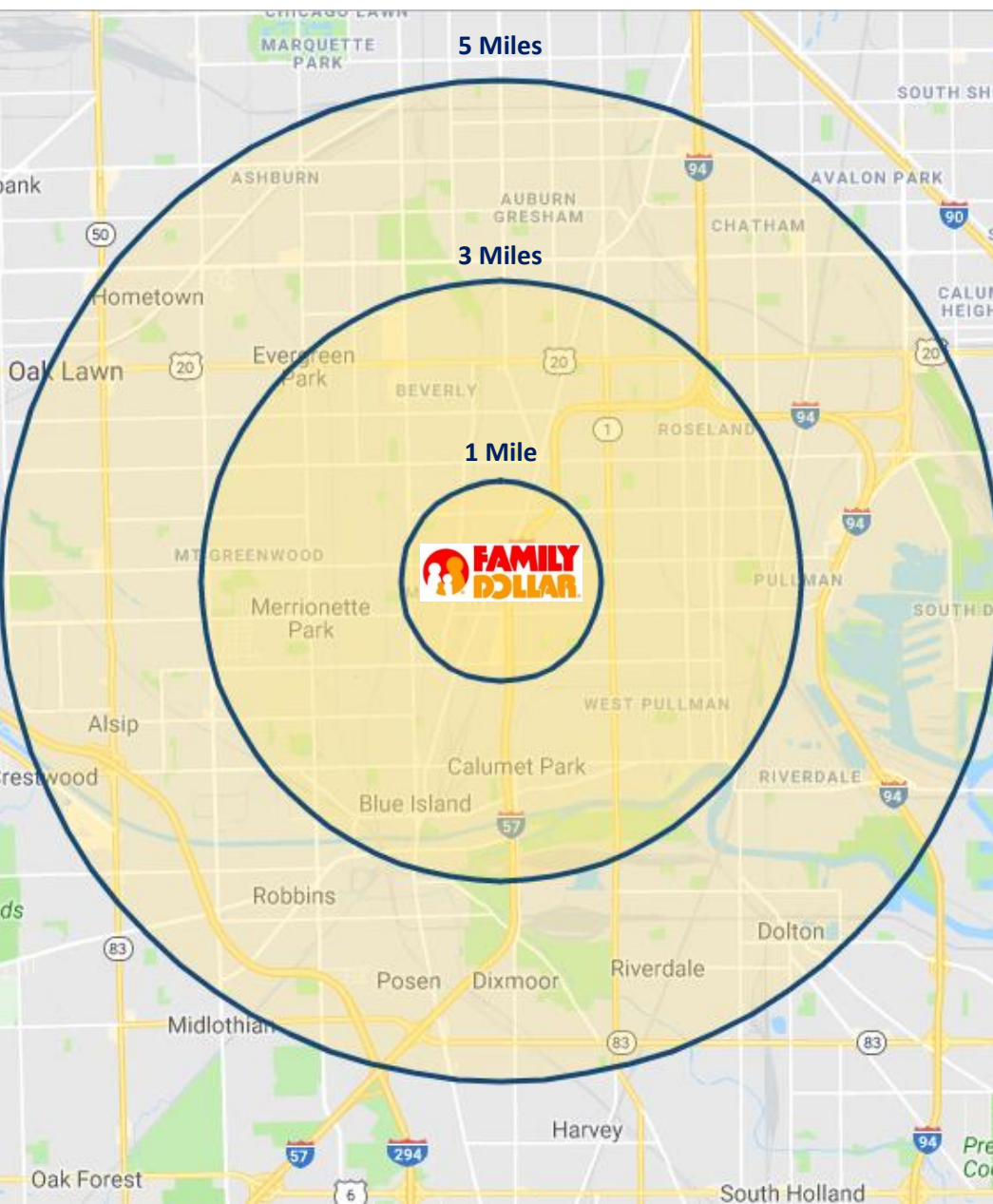




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1643 West Monterey Ave, Chicago, IL 60643

Demographics



POPULATION

	1 Mile	3 Miles	5 Miles
2022 Projection	21,465	194,817	440,755
2017 Estimate	22,057	200,526	451,688
2010 Census	21,795	198,695	448,026
2000 Census	24,697	223,015	495,742

INCOME

Average	\$71,293	\$69,081	\$63,182
Median	\$51,717	\$51,355	\$47,109
Per Capita	\$26,310	\$24,745	\$23,107

HOUSEHOLDS

2022 Projection	8,049	71,018	163,819
2017 Estimate	8,065	71,507	164,323
2010 Census	7,911	70,424	162,026
2000 Census	8,242	74,581	171,101

HOUSING

2017	\$151,600	\$160,169	\$158,788
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EMPLOYMENT

2017 Daytime Population	17,811	150,318	357,712
2017 Unemployment	7.77%	8.95%	9.84%
2017 Median Time Traveled	41	40	40

RACE & ETHNICITY

White	17.82%	29.93%	28.61%
Native American	0.03%	0.04%	0.03%
African American	79.42%	63.33%	64.30%
Asian/Pacific Islander	0.39%	0.43%	0.61%

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Steven Weinstock
One Mid-America Plaza, Suite 200
Oakbrook Terrace, IL 60181
License: 471.011175