

FRED'S PHARMACY

1310 W MORTON ST | OAKLAND CITY, IN

OFFERING MEMORANDUM



REPRESENTATIVE PHOTO

MATTHEWS
REAL ESTATE INVESTMENT SERVICES

Exclusively Listed By

CLAY SMITH

ASSOCIATE

CLAY.SMITH@MATTHEWS.COM

DIR (214) 692-2216

MOB (404) 316-3197

LIC # 688810 (TX)

JOSH BISHOP

VICE PRESIDENT & DIRECTOR

LIC # 01940394 (TX)

CHAD KURZ

SVP & NATIONAL DIRECTOR

LIC # 01911198 (CA)

Broker of Record

Kyle Matthews

LIC # RC51700140 (IN)

Investment Highlights

- **High Yield** – This asset offers a unique opportunity to receive a 15% return on investment
- **Proven Location** – Fred's has exercised several options proving this is a strong performing store
- **Ecommerce Proof** – Fred's offers household goods to rural America at competitive pricing
- **Super Store** – This store is 16,000 SF to meet the high demand in the area
- **Corporate Guarantee** – Fred's operates over 600 stores nationwide

Financial Overview



Address
1310 W Morton St
Oakland City, IN 47660



List Price
\$552,333



Cap Rate
15.00%



GLA
±16,368 SF



Lot Size
±2.39 AC



Year Built
2002

Annualized Operating Data

Dates	Monthly Rent	Annual Rent
Current-9/30/2019	\$7,000.00	\$84,000.00
10/1/2019-9/30/2024*	\$7,525.00	\$90,300.00

Tenant Summary

Tenant Trade Name	Fred's Pharmacy
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Rent	\$84,000
Insurance & Tax Expense	\$2,080 Flat
CAM Payment	\$3,200
NOI	\$84,000
Lease Commencment	18-Apr-01
Original Lease Term	7 Years
Lease Expiration	30-Sep-21
Roof & Structure	Landlord
Options	One, 5-year Options
Increases	7.5% in the Options

Tenant Overview



Property Name	Fred's Super Dollar
Property Type	Discount Store
Parent Company Trade Name	Fred's Super Dollar
Ownership	Public
Revenue	± 1.93B
Net Income	± 26.02M
Board	NASDAQ
No. of Locations	+ 601
Headquartered	Memphis, TN
Website	www.fredsinc.com
Year Founded	1947

Tracing its history back to an original store in Coldwater, Mississippi, opened in 1947, today Fred's is headquartered in Memphis, Tennessee, and operates over 650 discount general merchandise stores, including 14 franchised Fred's stores, mainly across the southeastern states.

With a unique store format and strategy that combines the best elements of a discount dollar store, drug store and mass merchant, Fred's stores stock more than 12,000 frequently purchased items that address the everyday needs of its customers. This merchandise includes nationally recognized brand name products, proprietary Fred's label products, and lower-priced, off-brand products.

The company has two distribution centers, one in Memphis, Tennessee, and Dublin, Georgia.

Source: www.fredsinc.com

Tenant Map



The Offering



GLA
±16,368 SF



Lot Size
104,108 SF
(2.39 Acres)

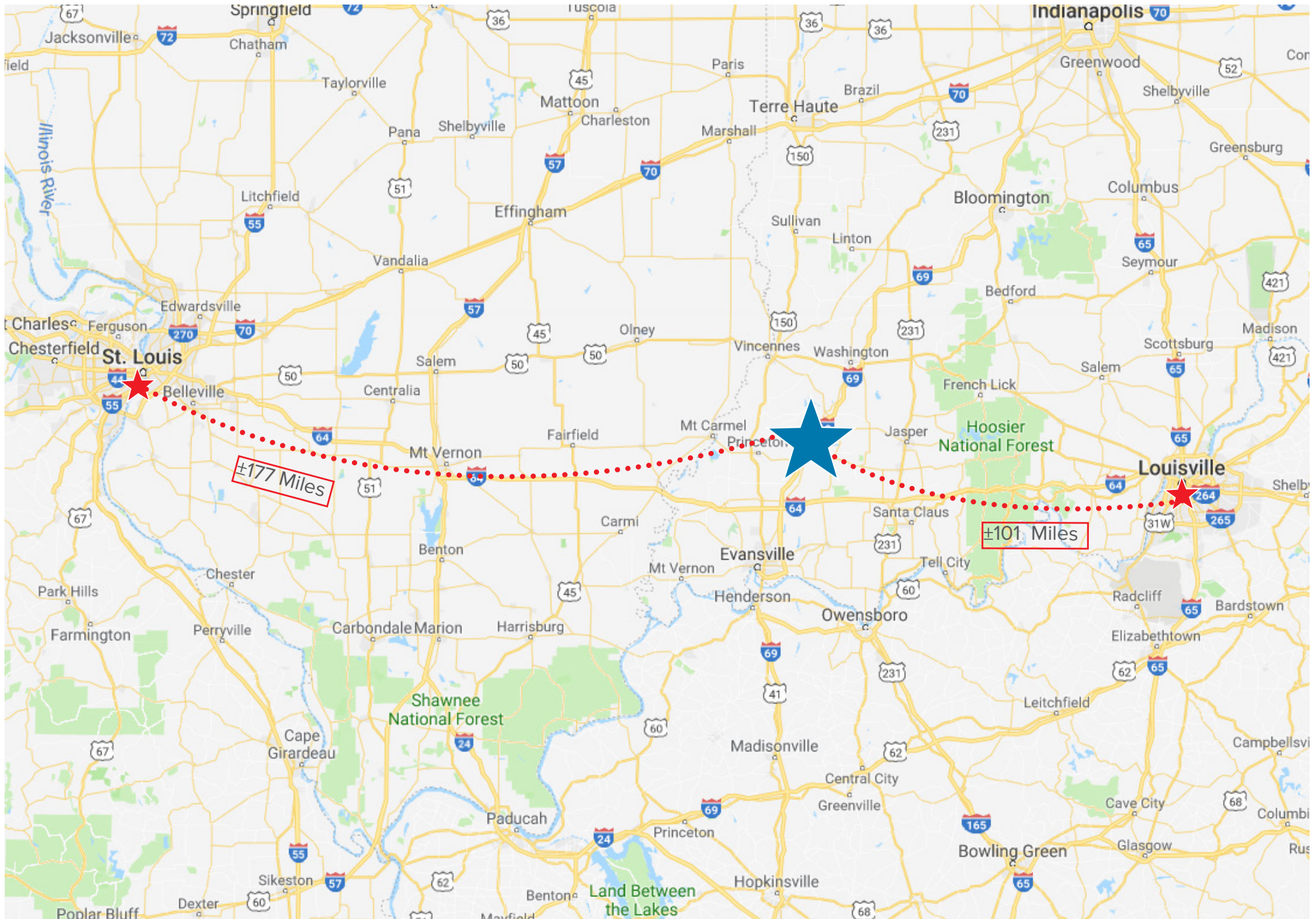


Year Built
2002

Parcel Map



Regional Map



Area Overview

Oakland City, IN

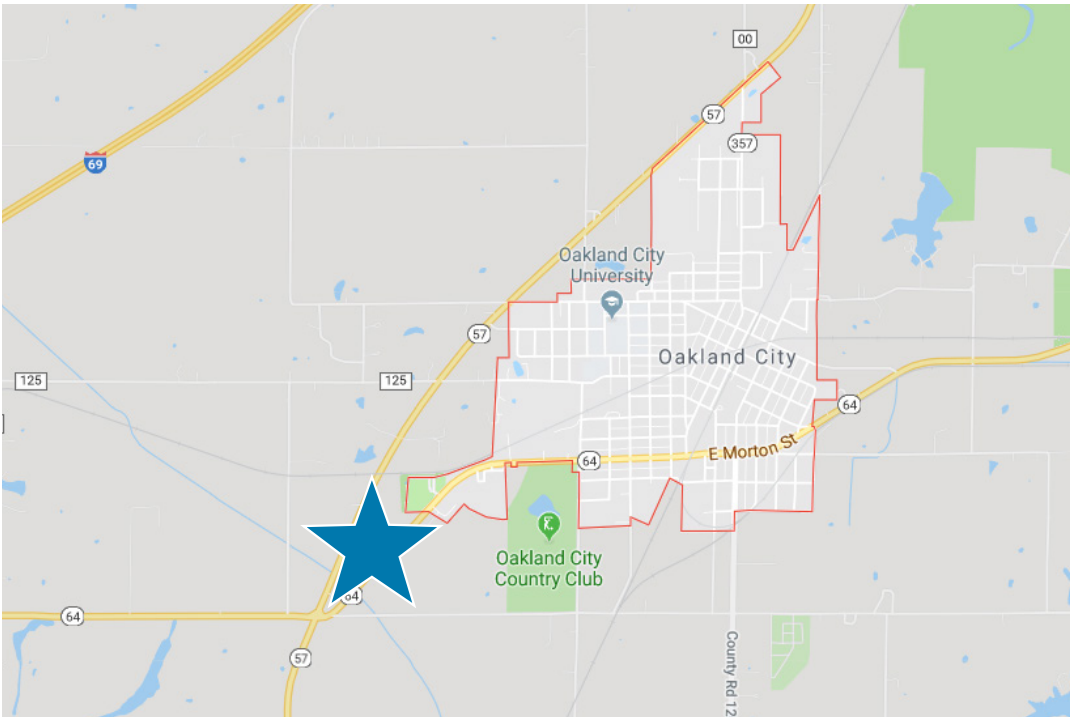
Oakland City is the third-largest community in Gibson County, Indiana, United States, after the city of Princeton and the town of Fort Branch. It is the home of Oakland City University. The population was 2,429 at the 2010 census.

Oakland City University

Oakland City University stand is a leader in high quality, affordable, education. It is an exceptional campus where academic excellence is combined with personal formation and applied guidance to create a unique educational experience.

The U.S. News and World Report has recognized Oakland City University as one of the top universities in the Midwest. In addition, OCU has been voted as one of the safest colleges and universities in the state of Indiana. The school holds the distinction of being accredited by the Higher Learning Commission (HLC) of the North Central Association of Colleges and Schools (NCA).

POPULATION	3 Mile	5 Mile	7 Mile
2010 Census	3,821	5,531	7,832
2019 Estimate	3,588	5,282	7,443
2024 Projection	3,532	5,235	7,366
HOUSEHOLDS	3 Mile	5 Mile	7 Mile
2010 Census	1,519	2,198	3,121
2019 Estimate	1,420	2,097	2,964
2024 Projection	1,397	2,078	2,934
INCOME	3 Mile	5 Mile	7 Mile
2019 Est. Average Household Income	\$63,262	\$65,438	\$67,518



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Fred's Pharmacy** located at **1310 W Morton St, Oakland City, IN 47660 ("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.

EXCLUSIVELY LISTED BY

REPRESENTATIVE PHOTO

CLAY SMITH

ASSOCIATE

CLAY.SMITH@MATTHEWS.COM

DIR (214) 692-2216

MOB (404) 316-3197

LIC # 688810 (TX)

JOSH BISHOP

VICE PRESIDENT & DIRECTOR

LIC # 01940394 (TX)

CHAD KURZ

SVP & NATIONAL DIRECTOR

LIC # 01911198 (CA)

Broker of Record

Kyle Matthews

LIC # RC51700140 (IN)



FRED'S PHARMACY

1310 W Morton St | Oakland City, IN

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES