



DOLLAR STORE OFFERING

REPRESENTATIVE PHOTO

FAMILY DOLLAR

**2708 Glenwood Avenue, Youngstown, OH
44511**

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FAMILY DOLLAR

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CLICK ON THE FOLLOWING LINKS:

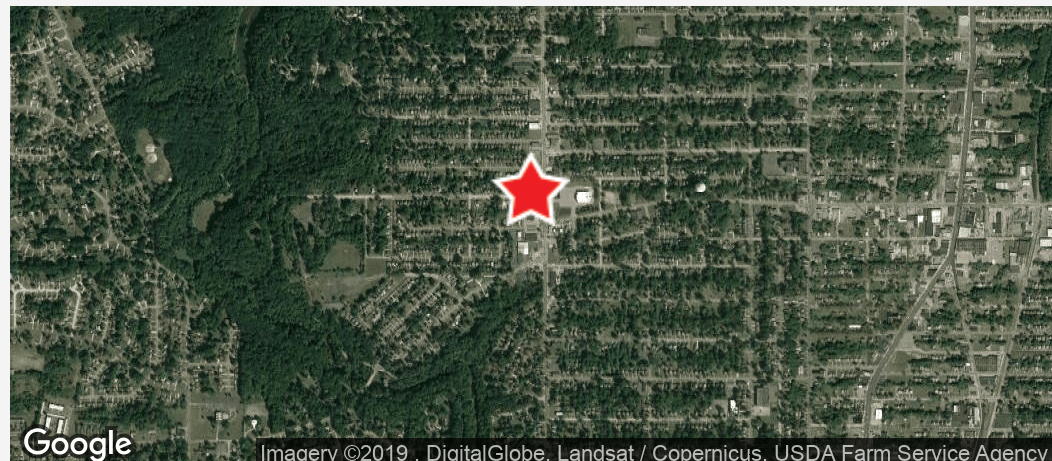


Google Map



Street View

EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$441,340
NOI:	\$44,134
Cap Rate:	10.0%
Land Acreage:	0.74 Acres
Year Built:	1992
Building Size:	8,178 SF
Price / SF:	\$53.97

LEASE SUMMARY

Lease Type:	Modified Net
Taxes / Insurance / CAM:	Landlord/Landlord/Tenant
Roof / Structure:	Landlord Responsibility
Term Remaining:	4+
Original Lease Term:	10 Years
Commencement Date:	03/12/2003
Current Term Expiration:	06/30/2023
Options:	(1) 5 Year Option Remaining
Increases:	10% Increase in Option
Guarantor:	Family Dollar Stores Of Ohio, Inc.
Right to Terminate:	Yes: 180 Days

PROPERTY HIGHLIGHTS

- Double Net Lease - Minimal Landlord Responsibilities
- (1) 5 Year Options with 10% Rental Increases
- Population Demographics Supportive of Family Dollar's Business Model
- 150,000 + Population within 5 Mile Radius
- Site Offers Strong Visibility from Main Road
- Located on a Hard Corner Signalized Intersection
- Family Dollar Recently Exercised a 5 Year Lease Renewal Thru 2023
- Family Dollar has Occupied the Site For Close to 16 Years
- Family Dollar: BBB- | Over 8,000 Stores in 46 States

LEASE ABSTRACT



LEASE SUMMARY

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ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Current Term	\$50,820.00	\$4,235.00
Option 3	\$55,902.00	\$4,658.50
Base Rent (8178 / SF)		\$7.40
Net Operating Income		\$44,134

INCOME & EXPENSES

INCOME SUMMARY		PER SF
Annual Rent	\$50,820	\$6.21
Gross Income	\$50,820	\$6.21
EXPENSE SUMMARY		PER SF
Property Taxes	\$4,685	\$0.57
Insurance	\$2,000	\$0.24
Gross Expenses	\$6,685	\$0.82
Net Operating Income	\$44,134	\$5.40

RETAILER MAP



FAMILY DOLLAR TENANT PROFILE



OVERVIEW

Company:	Family Dollar
Founded:	1959
Total Revenue:	10.5 Billion
Net Income:	284.5 Million
Net Worth:	www.Familydollar.com
Headquarters:	Charlotte, NC
Website:	www.Familydollar.com

TENANT HIGHLIGHTS

- Over 8,000 Locations
- Employs 60,000 People
- 2nd Largest Retailer of it's Kind in the U.S.A

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. 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 a Family Dollar store is approximately 7,000 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural are-as and small town, 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.



REGIONAL



LOCATION

An aerial photograph of a suburban neighborhood. The image shows a grid of streets with houses, trees, and some commercial buildings. A dark blue label with the text "Family Dollar" points to a specific building in the center of the image. In the top right corner, there is a white box with the word "AERIAL" in blue capital letters. The bottom left corner features the Google logo, and the bottom right corner contains copyright information.

AERIAL

Family Dollar

DEMOGRAPHICS

Population:	1 Mile	3 Mile	5 Mile
2023 Projection	8,646	66,395	149,163
2018 Estimate	8,739	67,519	151,693
2010 Census	8,840	70,347	158,046
Growth 2018-2023	(1.06%)	(1.66%)	(1.67%)
Growth 2010-2018	(1.14%)	(4.02%)	(4.02%)
2018 Population Hispanic Origin	463	4,429	11,120
2018 Population by Race:			
White	2,725	46,354	110,788
Black	5,644	18,486	34,595
Am. Indian & Alaskan	12	217	496
Asian	25	399	1,504
Hawaiian & Pacific Island	0	16	78
Other	334	2,046	4,232
U.S. Armed Forces:	1	94	139
Households:			
2023 Projection	3,654	28,030	62,650
2018 Estimate	3,690	28,517	63,761
2010 Census	3,718	29,747	66,583
Growth 2018 - 2023	(0.98%)	(1.71%)	(1.74%)
Growth 2010 - 2018	(0.75%)	(4.13%)	(4.24%)
Owner Occupied	2,184	18,819	41,473
Renter Occupied	1,506	9,698	22,288
2018 Avg Household Income	\$39,347	\$47,667	\$51,887

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