



SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

Triple Net (NNN) Lease Investment Opportunity

501 Barry Avenue | Hinckley, MN 55037

JDS Real Estate Services, Inc.
MN Lic. # 40407966

EXCLUSIVELY MARKETED BY:

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SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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INVESTMENT SUMMARY

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Sands Investment Group is Pleased to Exclusively Offer For Sale the 8,320 SF Family Dollar Located at 501 Barry Avenue in Hinckley, MN. This Opportunity Includes Over 12 Years Remaining on a Triple Net (NNN) Lease With Attractive Rent Increases, Providing For a Secure Investment.



OFFERING SUMMARY

PRICE	\$1,503,650
CAP	6.85%
NOI	\$103,000
PRICE PER SF	\$180.73
YEARS REMAINING	12+ Years
LEASE GUARANTY	Family Dollar, Inc.

PROPERTY SUMMARY

ADDRESS	501 Barry Avenue Hinckley, MN 55037
COUNTY	Pine
BUILDING AREA	8,320 SF
LAND AREA	1.39 AC
BUILT	2016

HIGHLIGHTS



Triple Net (NNN) Long-Term Lease



Rare 10% Rent Increase in Base Term Year 11



Zero Landlord Responsibilities



Average Household Income of \$52,395 Within a 5-Mile Radius



Limited Dollar Store Competition - Closest Dollar Store is Over 10 Minutes Away



2-Miles West of the Hinckley Grand Casino (54,800 SF of Gaming Space) That Provides Over 2,200 Jobs - Offering Guests Gaming, Accommodations, Dining, Conference Facilities, Live Entertainment, Spa and a Golf Club



The Property is Situated 0.3 Miles From U.S. Interstate 35 With 21,886 VPD - I-35 Runs North Into Duluth (1.5 Hours) and South Into Minneapolis (1.5 Hours) - It's Location on I-35, as Well as the Distance to Both Cities, Brings Several Visitors to the Area



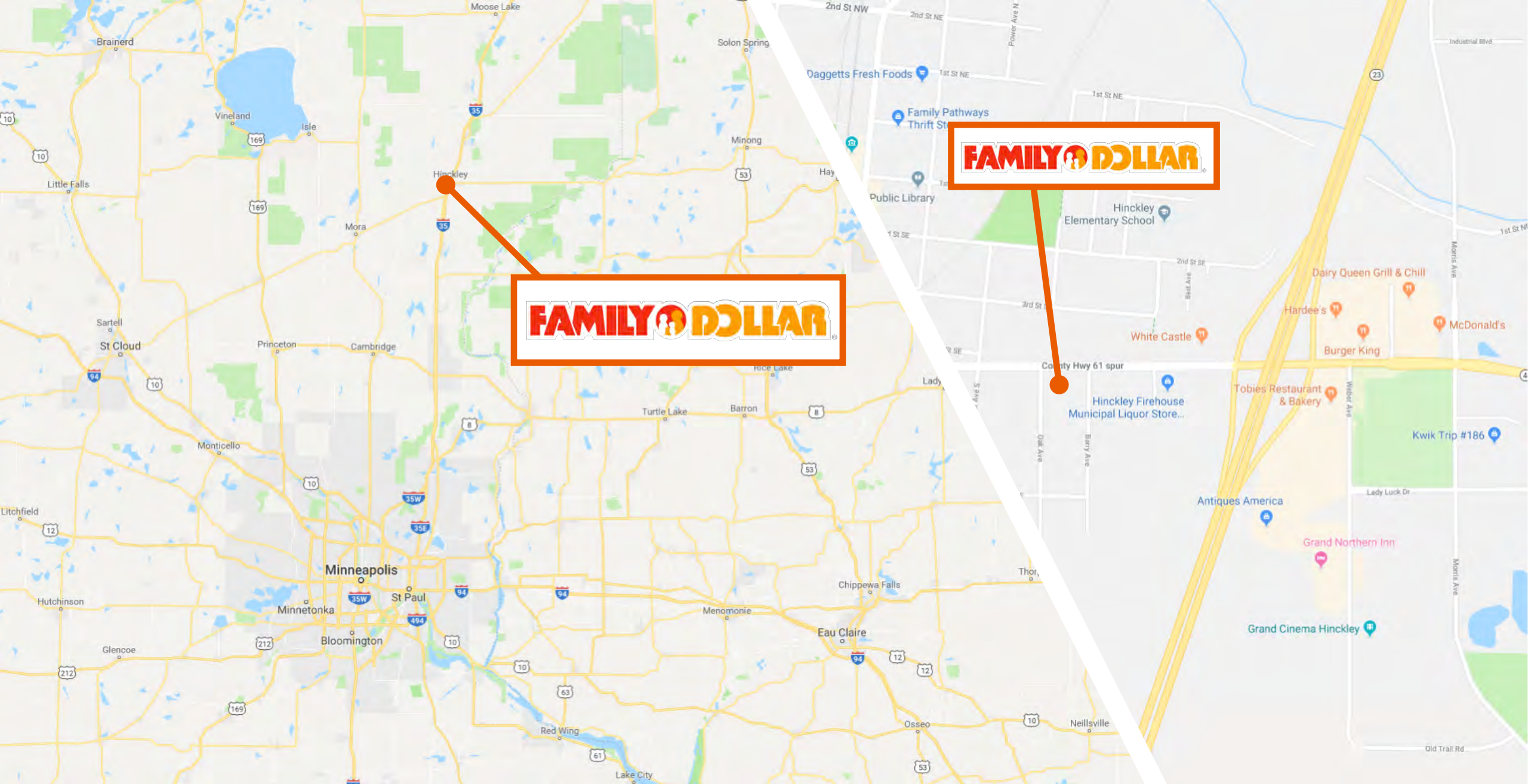
Minutes From the Hinckley Elementary School and Hinckley-Finlayson High School - Together, They Have a Combined Total Enrollment of Over 870 Students



Largest Employers in Pine County and Near Hinckley are: Grand Casino, Grand Buffet, Grand Grille (Over 2,700 Jobs); Hinckley School System (250 Jobs); and MINPACK (130 Jobs)



Major National Tenants in Surrounding Area Include: Mobil, Marathon Gas, QuikTrip, Subway, Taco Bell, McDonald's, Dairy Queen, White Castle, Hardees and Several Others



Family Dollar | 501 Barry Avenue | Hinckley, MN 55037



Grand Northern Inn



Cassidy's Restaurant



Maytag Laundries



Barry Ave

HARDWARE HANK

Auto Value
Parts Stores



CENEX



NORTHVIEW BANK

Slim's Service

HINCKLEY COLLISION CENTER

Daggett's
Fresh Foods

Hinckley-Finlayson
High School

Hinckley
Elementary School

PINE
61
COUNTY

Barry Ave

Maytag
Laundries

AMERICAS
BEST VALUE INN

Koppy Motors

FAMILY DOLLAR

FIREHOUSE LIQUOR

PINE
61
COUNTY

Barry Ave

FAMILY DOLLAR

AMERICAS
BEST VALUE INN & SUITES

**White
Castle**

Hardee's

Days Inn

DQ

McDonald's

**BURGER
KING**

SUBWAY

**TACO
BELL**

**Caribou
COFFEE**

INTERSTATE
35

MINNESOTA
48

CITY OVERVIEW

Hinckley | Pine County | Minnesota

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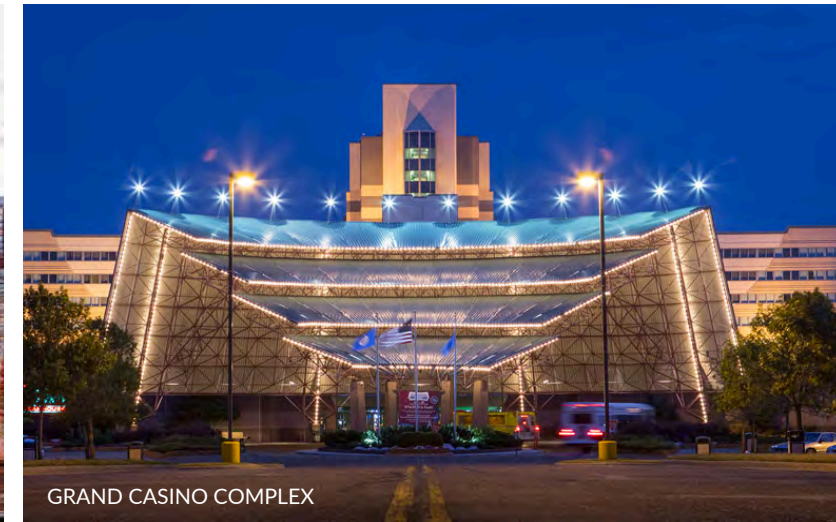
Hinckley, MN

Hinckley is a city in Pine County in the state of Minnesota. The city is located at the junction of Interstate 35 and Minnesota State Highway 48. The city's 2017 population was 1,857 residents. Pine County's, population as a whole, is about 29,203 residents. The city is located on the Grindstone River. Portions of the Mille Lacs Indian Reservation are located within and adjacent to Hinckley. Hinckley is generally considered the halfway point on Interstate 35 between Minneapolis-Saint Paul and Duluth. The city is located about 95 miles to Minneapolis, MN.



Economy

Due to the cities proximity, Minneapolis' economy affects Hinckley's. The Minneapolis-St. Paul area is the third largest economic center in the Midwest. The economy of Minneapolis is based in commerce, finance, rail and trucking services, health care, and industry. Five Fortune 500 corporations make their headquarters within the city limits of Minneapolis being: Target, U.S. Bancorp, Xcel Energy, Ameriprise Financial, and Thrivent Financial. The Economist ranked Minneapolis the third-most expensive city in North America and 26th in the world.



Contemporary Life

The city is home to the Grand Casino complex just off Interstate 35 which boasts live entertainment, fine dining and the area's best games; including state of the art slots, blackjack and poker. The casino includes the Silver Sevens Lounge which offers free live entertainment on evenings. The Casino hosts top entertainers year round in the Events & Convention Center as well as a Summer Concert Series in the 5,000 seat outdoor amphitheater. The city is also home to the Hinckley Fire Museum which interprets the story of the Great Fire of 1894 and how the city rebuilt.

DEMOGRAPHICS

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Family Dollar | 501 Barry Avenue | Hinckley, MN 55037



Population

3-MILE

2,369

5-MILE

3,075

10-MILE

10,062



Average Household Income

3-MILE

\$49,694

5-MILE

\$52,395

10-MILE

\$58,524



TENANT PROFILE

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CHESAPEAKE, VA. July 6, 2015, Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores selling everything for \$1 or less, announced that it has completed the acquisition of Family Dollar Stores, Inc., a leading national discount retailer offering name brands and quality, private brand merchandise. Dollar Tree, a Fortune 500 Company, now operates more than 15,273 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Family Dollar and Dollar Tree Canada.

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. 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 areas 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.



COMPANY TYPE
NASDAQ: DLTR



FOUNDED
1953



OF LOCATIONS
15,237+



HEADQUARTERS
Chesapeake, VA



WEBSITE
familydollar.com
dollartree.com

LEASE SUMMARY

TENANT	Family Dollar
PREMISES	A Building of Approximately 8,320 SF
LEASE COMMENCEMENT	November 23, 2016
LEASE EXPIRATION	December 31, 2031
LEASE TERM	12+ Years Remaining
RENEWAL OPTIONS	6 x 5 Years
RENT INCREASES	10% Every 5 Years Starting In Year 11
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Dollar Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility



RENT ROLL

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TENANT NAME	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
Family Dollar	8,320 SF	\$103,000	\$12.38	10%	Every 5 Years Starting at Year 11	11/23/2016	12/31/2031	6 x 5 Years



CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from JDS Real Estate Services, Inc. (JDS) in association with Sands Investment Group (SIG) and should not be made available to any other person or entity without the written consent of JDS & SIG.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, JDS & SIG has not verified, and will not verify, any of the information contained herein, nor has JDS & SIG conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release JDS & SIG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



Family Dollar | 501 Barry Avenue | Hinckley, MN 55037



Actual Property Image



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