

**FAMILY
DOLLAR**

FAMILY DOLLAR



OFFERING MEMORANDUM

FAMILY DOLLAR

3943 Franklin Turnpike
Danville, VA

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3943 Franklin Turnpike
DANVILLE, VA 24540



\$1,182,928
LIST PRICE



8.20%
CAP RATE



\$97,000
ANNUAL RENT

LISTED BY:

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BROKER OF RECORD

KYLE MATTHEWS

LIC # 225225982 (VA)



INVESTMENT HIGHLIGHTS

- » 3.75 Year NN w/ minimal landlord responsibilities (roof & structure)
- » Average household income exceeds \$69,000 in a 1-mile, \$68,000 in a 3-mile and \$58,000 in a 5-mile
- » Across the street from Food Lion
- » Ideal 1031 exchange property for an investor seeking a passive form of income with a strong corporate guarantee
- » Family Dollar was recently acquired by Dollar Tree, Inc. and is now considered to be the nation's "largest small-box discount retailer" with more than 13,500 locations nationwide
- » Investment Grade Credit Tenant: Standard & Poor's credit rating of BBB

LEASE SUMMARY

TENANT TRADE NAME	Family Dollar
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
LEASE TYPE	NN
ROOF AND STRUCTURE	Owner Responsible
ORIGINAL LEASE TERM	10 Years
RENT COMMENCEMENT DATE	6/2/2013
LEASE EXPIRATION DATE	1/31/2023
TERM REMAINING ON LEASE	±3.75 Years
INCREASE	10% Every 5 Years in Options
OPTIONS	Five, 5-Year options

ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	RENT/SF	CAP RATE
Current	\$8,083	\$97,000	\$11.66	8.20%
Option 1	\$8,892	\$106,700	\$12.82	9.02%
Option 2	\$9,781	\$117,370	\$14.11	9.92%
Option 3	\$10,759	\$129,107	\$15.52	10.91%
Option 4	\$11,835	\$142,018	\$17.07	12.01%
Option 5	\$13,018	\$156,219	\$18.78	13.21%

PARCEL MAP



±8,320 SF
GLA



±2.36 AC
LOT SIZE



2012
YEAR BUILT



\$97,000
NOI



REPRESENTATIVE PHOTO



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.

Family Dollar serves families in more than 8,000 neighborhoods in 46 states. Texas is its largest market with 1,027 stores, followed by Florida with 584 stores. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$19 billion annually with more than 13,600 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

±8,000
LOCATIONS

±60,000
EMPLOYEES

BBB
CREDIT RATING (S&P)

AREA OVERVIEW



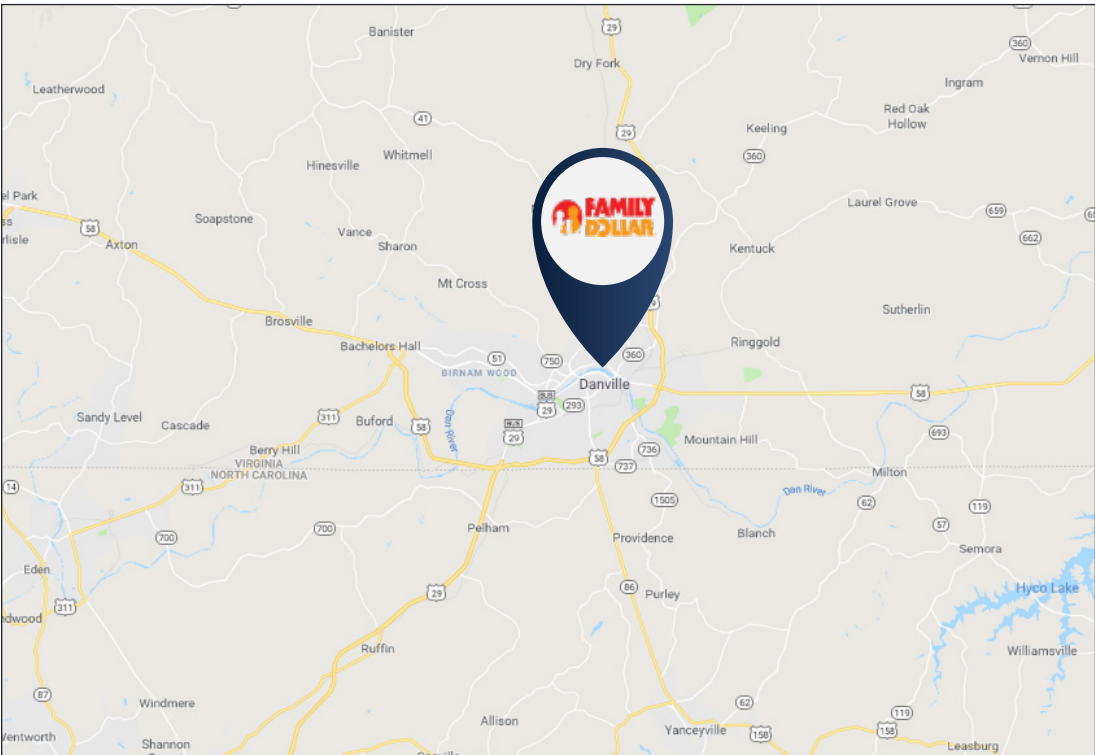
DANVILLE, VA

Just an hour outside of Greensboro, Danville is bounded between Pittsylvania, Virginia, and Casell County. Danville has won several awards including the 11th lowest housing costs in the United States and the 27th lowest area for crime rate. It has also been recognized as one of the top retirement spots. The economic growth has been a fundamental boost for the area. The vibrant downtown area is a critical part of the economic well-being of the community. The River District Association has helped expand this area with economically viable and unique businesses, restaurants, and residential areas that attract local and out of state citizens

With a mix of historical recognition and modern advancements, Danville is a desirable place for many different reasons. The city has been nationally recognized as a ‘Playful City.’ Playful City USA is a national recognition program that honors cities and towns across the nation who put their children’s well-being first by recognizing and promoting the power of play. The community also hosts many different cultural and entertainment events throughout the year including the Carrington Pavilion summer concert series, the Danville Symphony Orchestra, and several art series through the Danville Museum of Fine Arts.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2024 Projection	1,852	9,042	24,536
2019 Estimate	1,857	9,019	24,613
2010 Census	1,933	9,241	25,607
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Projection	774	3,741	10,502
2019 Estimate	771	3,705	10,468
2010 Census	787	3,726	10,711
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$75,250	\$73,970	\$63,324



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar** located in **3943 Franklin Turnpike, Danville, VA 24540** (“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.

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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