

FAMILY DOLLAR

OFFERING MEMORANDUM

FAMILY DOLLAR[®]

3911 JOY RD | DETROIT, MI 48206

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LISTED BY



CORTLAND LIOI

ASSOCIATE

DIRECT (949) 945-6007
MOBILE (949) 981-9070
cortland.lioi@matthews.com
LIC # 02042182 (CA)



GARY CHOU

SVP & SENIOR DIRECTOR

DIRECT (310) 919-5827
MOBILE (714) 928-8016
gary.chou@matthews.com
LIC # 01911222 (CA)

BROKER OF RECORD

KYLE MATTHEWS

LIC # 6505399495 (MI)



EXECUTIVE OVERVIEW

INVESTMENT HIGHLIGHTS

LOCATION DETAILS



- Strong Demographics - 1 mile radius has a population of +23,000 and 5 mile radius of +400,000
- Detroit, MI - Largest and most populous city in the state of Michigan and the 23rd most populous city in the U.S.
- Joy Rd - is located just a half-mile off Interstate 96 that averages +114,000 VPD

LEASE DETAILS



- NN Lease - Tenant is responsible for Taxes and Insurance
- Early exercised option - Family Dollar recently extended a 5-year options early giving the Landlord 7 years of true term
- Three, 5-year options
- Family Dollar intends to finish its H2 renovations between 12/31/2019-12/31/2020
- Strong Lease Guarantor - Lease is backed by Family Dollar Stores of Michigan, Inc.

TENANT DETAILS



- Strong investment-grade credit tenant; (S&P rated BBB-)
- Family Dollar was recently acquired by Dollar Tree, Inc. and is now considered to be the nation's largest "small-box" discount retailer
- Family Dollar & Dollar Tree have more than ±15,000 locations nationwide





FINANCIAL OVERVIEW



\$937,500
LIST PRICE



8.00%
CAP RATE



\$75,000
NOI



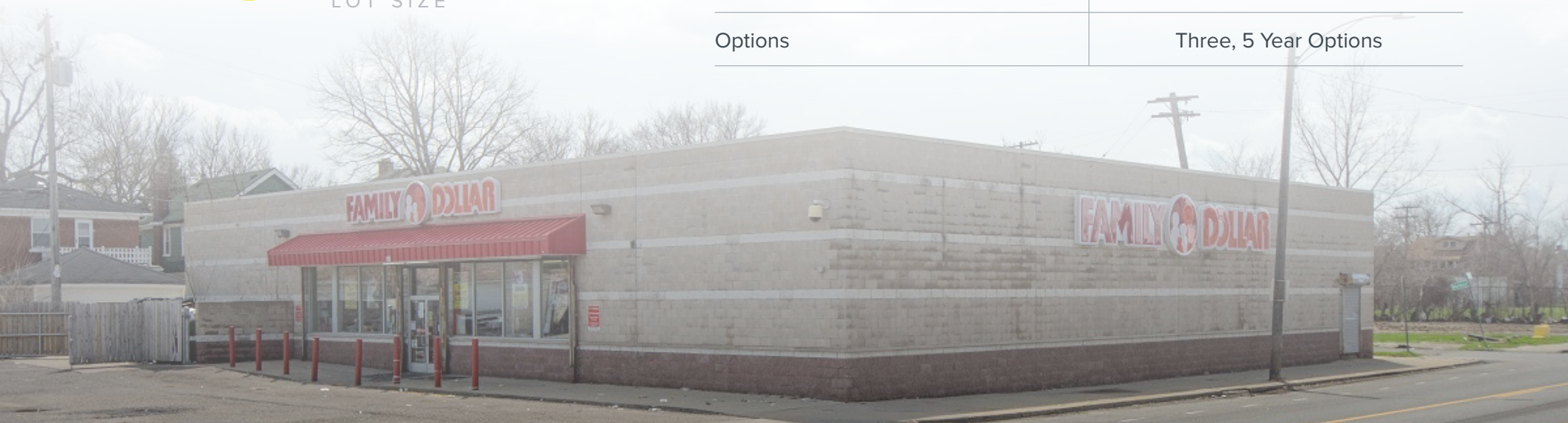
±8,000 SF
GLA



±0.95 AC
LOT SIZE

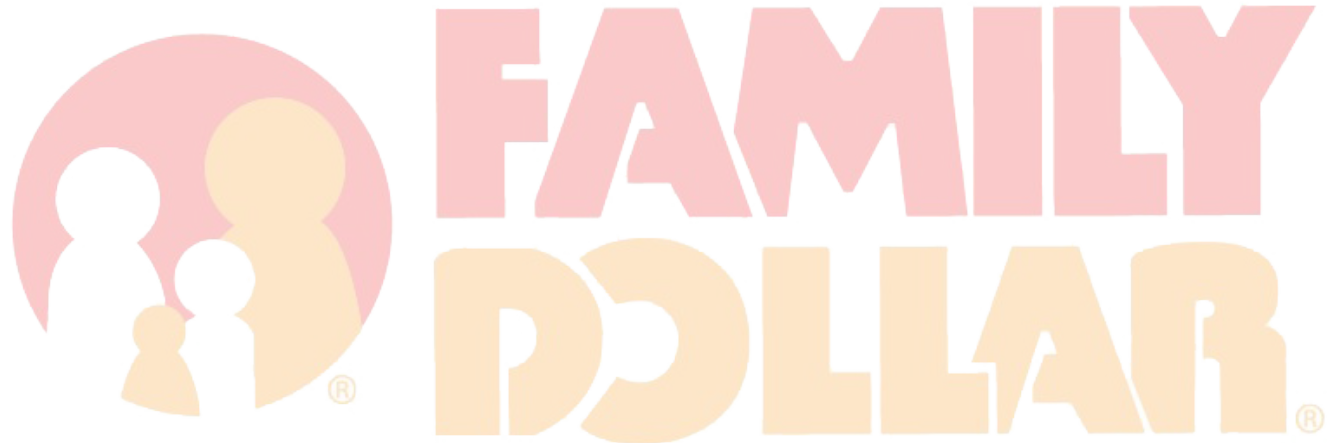
TENANT SUMMARY

Tenant	Family Dollar Stores, Inc.
Property Address	2206 Chapline St. Detroit, MI 48206
Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lessee Guarantor	Family Dollar
Lease Type	NN
Original Lease Term	±10 Years
Lease Commencement Date	8/24/2005
Rent Commencement Date	8/24/2005
Lease Expiration Date	6/30/2026
Term Remaining on Lease	±6.87 Years
Increases	in options
Options	Three, 5 Year Options



ANNUALIZED OPERATING SUMMARY

LEASE COMMENCE	LEASE END	MONTHLY RENT	ANNUAL RENT	CAP RATE
7/1/19	6/30/20	\$6,250	\$75,000	8.00%
7/1/20	6/30/21	\$6,250	\$75,000	8.00%
7/1/21	6/30/22	\$6,250	\$75,000	8.00%
7/1/22	6/30/23	\$6,250	\$75,000	8.00%
7/1/23	6/30/24	\$6,250	\$75,000	8.00%
7/1/24	6/30/25	\$6,250	\$75,000	8.00%
7/1/25	6/30/26	\$6,250	\$75,000	8.00%



SURROUNDING TENANTS



FAMILY  DOLLAR

AREA OVERVIEW

DETROIT, MI

Detroit is the largest and most populous city in the U.S. state of Michigan, the largest city on the United States–Canada border, and the seat of Wayne County. The municipality of Detroit had a 2017 estimated population of 673,104, making it the 23rd-most populous city in the United States. The metropolitan area, known as Metro Detroit, is home to 4.3 million people, making it the second-largest in the Midwest after the Chicago metropolitan area. Regarded as a major cultural center, Detroit is known for its contributions to music and as a repository for art, architecture, and design.

Detroit is a major port located on the Detroit River, one of the four major straits that connect the Great Lakes system to the Saint Lawrence Seaway. The Detroit Metropolitan Airport is among the most important hubs in the United States. The City of Detroit anchors the second-largest regional economy in the Midwest, behind Chicago and ahead of Minneapolis–Saint Paul, and the 13th-largest in the United States. Detroit and its neighboring Canadian city Windsor are connected through a tunnel and the Ambassador Bridge, the busiest international crossing in North America. Detroit is best known as the center of the U.S. automobile industry, and the “Big Three” auto manufacturers General Motors, Ford, and Chrysler are all headquartered in Metro Detroit.

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2010 Census	20,430	159,968	423,131
2019 Estimate	18,134	144,605	393,302
2024 Projection	17,501	140,355	384,886
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2010 Census	8,229	61,488	155,819
2019 Estimate	7,355	56,298	147,813
2024 Projection	7,114	54,890	145,716
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$37,708	\$39,188	\$ 43,434

Nearly **1,300 FOREIGN COMPANIES** from
over 38 countries employ **MORE THAN**
150,000 people in the Detroit region

Since 2006, the city of Detroit has experienced
more than **\$13 BILLION** in new investments
across **200+ PROJECTS**

60 OF THE TOP 100 automotive suppliers to
North America are **HEADQUARTERED** in
Michigan with an additional 32 having a major presence





ECONOMIC DEVELOPMENT

While Detroit is the world's epicenter of mobility and advanced transportation solutions, today's Detroit is so much more than the just the Motor City. With a diverse offering of competitive advantages, Detroit is a smart choice for businesses looking to expand, relocate, and invest.

Detroit offers a suite of incentive programs designed to help businesses thrive with a talented workforce, innovative educational institutions, successful private/public partnerships attracting international attention, and affordable, unique real estate.

Within Detroit beats the heart of a major metropolitan city featuring a thriving downtown district and vibrant neighborhood communities. We have world-class hospital systems and a rich history of art, theater, music, and culture. Learn more about Detroit's unique opportunities and why businesses are choosing to call Detroit home.

TOURISM IN DETROIT

Tourism in metropolitan Detroit, Michigan is a significant factor for the region's culture and for its economy, comprising nine percent of the area's two million jobs. About 15.9 million people visit Metro Detroit annually, spending an estimated \$4.8 billion. Detroit is one of the largest American cities and metropolitan regions to offer casino resort hotels. Leading multi-day events throughout Metro Detroit attract super-sized crowds of hundreds of thousands to over three million people. More than fifteen million people cross the highly traveled nexus of the Ambassador Bridge and the Detroit-Windsor Tunnel annually. Detroit is at the center of an emerging Great Lakes Megalopolis. An estimated 46 million people live within a 300-mile radius of Metro Detroit.

Detroit's unique culture, distinctive architecture, and revitalization and urban renewal efforts in the 21st century have given Detroit increased prominence as a tourist destination in recent years. The New York Times listed Detroit as the 9th-best destination in its list of 52 Places to Go in 2017, while travel guide publisher Lonely Planet named Detroit the second-best city in the world to visit in 2018.

TENANT OVERVIEW

A photograph of a commercial building, likely a family dollar store, with a red awning and large windows. Several cars are parked in the lot in front of the building. The image is overlaid with a semi-transparent red filter. The text "TENANT OVERVIEW" is written in large, white, sans-serif capital letters across the center of the image.



COMPANY NAME

Dollar Tree, Inc.

OWNERSHIP

Public

YEAR FOUNDED

1959

INDUSTRY

Dollar Stores

HEADQUARTERS

Charlotte, NC

NO. OF LOCATIONS

±15,000

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.

GEOGRAPHIC REACH

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.

STRATEGY

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.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar** located at **3911 Joy Rd, Detroit, MI 48206** ("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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