



OFFERING MEMORANDUM

FAMILY DOLLAR

19848 JOY ROAD | DETROIT, MI 48228

Exclusively Marketed By:

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Listed in conjunction with MI Broker of Record Kwekel Companies

MIG MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS

EXECUTIVE SUMMARY

INVESTMENT SUMMARY

Tenant	Family Dollar
Property Address	19848 Joy Road Detroit, MI 48228
Property Type	Single Tenant Retail
Price	\$1,250,000
Price/SF/Bldg	\$111.81
Net Operating Income	\$110,000
CAP Rate	8.80%
Lease Type	NN
Roof & Structure	Landlord Responsible
Lease Guarantor	Corporate Guarantee
Lease Term Remaining	5 Years
Occupancy	100%
Building Size	11,180 SF
Land Size	36,547 SF
Year Built / Renovated	1999
APN	22-002730-40
Zoning	Commercial

INVESTMENT HIGHLIGHTS

- Former Rite Aid building the Family Dollar was subleasing, upon expiration of Master lease Family Dollar signed a direct lease with the Landlord showing commitment to the location
- Highly visible corner location
- NN lease provides for minimal LL responsibilities, Landlord responsible for roof, structure, and exterior of building
- Investment grade tenant (NASDAQ: DLTR | BBB-, Stable outlook)
- Well positioned in trade area



RENT ROLL

Tenant	SF	% of GLA	Rent				Lease Dates		Increase Schedule	Lease Type	Renewal Options
			Monthly	PSF	Annual	PSF	Start	End			
Family Dollar	11,180	100%	\$9,166.67	\$0.82	\$110,000.04	\$9.84	9/1/2019	8/31/2024	None	NN	Three 5 Yr Options Option 1: \$11,000/mo Option 2: \$12,100/mo Option 3: \$13,310/mo
Note - NN Lease, Landlord responsible for roof & structure											
TOTAL	11,180	100%	\$9,167		\$110,000						



TENANT INFO



Family Dollar is an American variety store chain. With over 8,000 locations in all states except Alaska, Hawaii, Oregon and Washington, it is the second largest retailer of its type in the United States. Family Dollar was headquartered in Matthews, a suburb of Charlotte, North Carolina, until it was acquired by Dollar Tree and headquarters operations were moved to Chesapeake, Virginia.

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.

For more information, visit www.familydollar.com



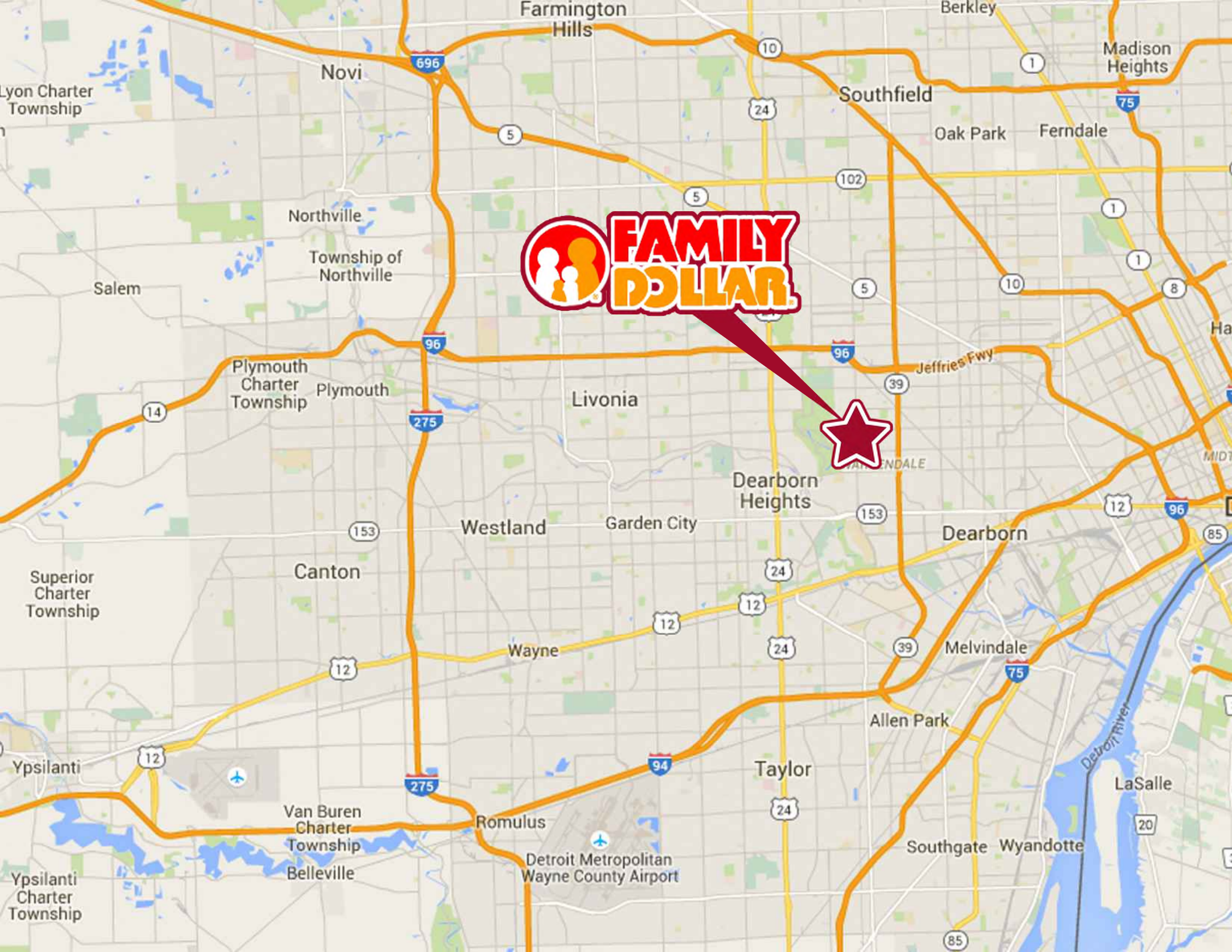
Detroit, MI

Detroit is the most populous city in the U.S. state of Michigan and the largest city on the United States–Canada border. It is the seat of Wayne County, the most populous county in the state. It is a primary business, cultural, financial and transportation center in the Metro Detroit area, a region of 5.3 million people. It is a major port on the Detroit River, a strait that connects the Great Lakes system to the Saint Lawrence Seaway. It was founded on July 24, 1701, by the French explorer and adventurer Antoine Laumet de La Mothe, sieur de Cadillac and a party of settlers.

The Census reported that the city had 713,777 residents, ranking it the 18th most populous city in the United States.

The city became the 4th-largest in the nation in 1920, after only New York City, Chicago and Philadelphia, with the influence of the booming auto industry. At its peak population of 1,849,568, in the 1950 Census, the city was the 5th-largest in the United States, after New York City, Chicago, Philadelphia and Los Angeles. Of the large shrinking cities of the United States, Detroit has had the most dramatic decline in population of the past 60 years (down 1,135,971) and the second largest percentage decline (down 61.4%, second only to St. Louis, Missouri's 62.7%). While the decline in Detroit's population has been ongoing since 1950, the most dramatic period was the significant 25% decline between the 2000 and 2010 Census.

Detroit's 713,777 residents represent 269,445 households, and 162,924 families residing in the city. The population density was 5,144.3 people per square mile. There were 349,170 housing units at an average density of 2,516.5 units per square mile. Housing density has declined. The city has demolished thousands of Detroit's abandoned houses, planting some areas and in others allowing the growth of urban prairie.



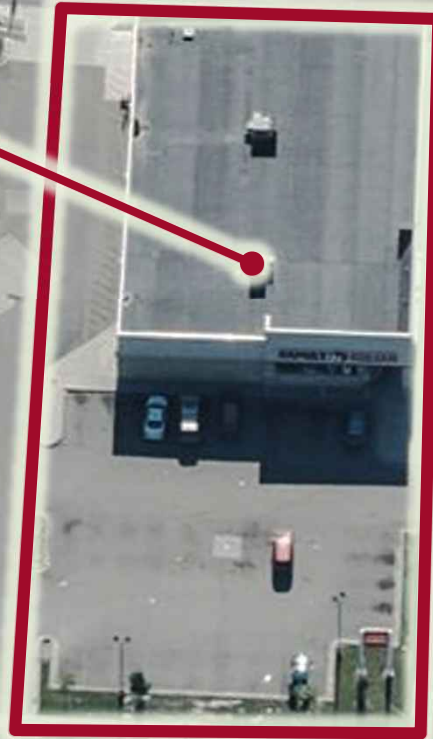


Evergreen Avenue



Joy Road





Joy Road

Evergreen Avenue



Evergreen Avenue



Joy Road

Southfield Freeway



TRAFFIC COUNTS

CARS PER DAY

Joy Road

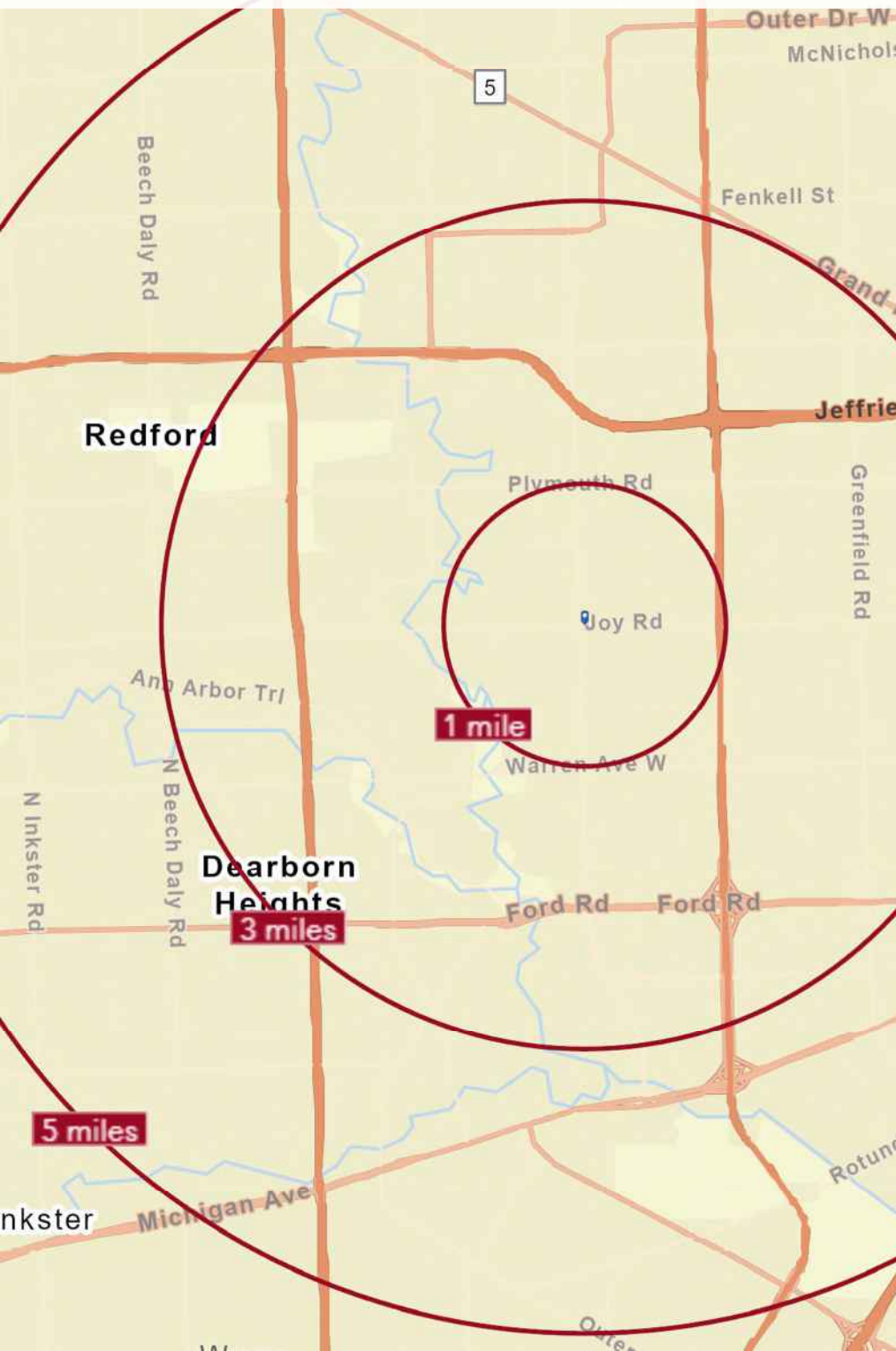
21,902

Evergreen Avenue

18,107



DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2019 Population	19,523	129,398	366,790
2024 Population	19,109	128,202	362,736
2010-2019 Annual Rate	-0.66%	-0.17%	-0.28%
2019-2024 Annual Rate	-0.43%	-0.19%	-0.22%
2019 Male Population	46.1%	47.3%	47.6%
2019 Female Population	53.9%	52.7%	52.4%
2019 Median Age	32.5	34.5	36.5
Median Age			
The median age in this area is 32.5, compared to U.S. median age of 38.5.			
Race and Ethnicity			
2019 White Alone	8.4%	34.1%	44.2%
2019 Black Alone	87.6%	59.5%	49.2%
2019 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2019 Asian Alone	0.2%	1.2%	1.4%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	0.7%	1.5%	1.5%
2019 Two or More Races	2.7%	3.5%	3.4%
2019 Hispanic Origin (Any Race)	2.7%	4.0%	4.3%
Mortgage Income			
2019 Percent of Income for Mortgage	5.7%	9.3%	11.1%
Median Household Income			
2019 Median Household Income	\$31,141	\$36,910	\$40,350
2024 Median Household Income	\$36,094	\$42,433	\$47,154
2019-2024 Annual Rate	3.00%	2.83%	3.17%
Average Household Income			
2019 Average Household Income	\$42,065	\$51,915	\$57,186
2024 Average Household Income	\$49,519	\$61,793	\$67,840
2019-2024 Annual Rate	3.32%	3.55%	3.48%
Data for all businesses in area			
Total Businesses:	222	2,850	9,011
Total Employees:	1,315	42,460	114,226
Total Residential Population:	19,523	129,398	366,790

CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum is confidential and is furnished to Prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Matysek Investment Group, the Seller's exclusive agent in connection with the sale of the Property. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental or other reports, may

be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors.

The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived.

The Seller is responsible for any commission due Matysek Investment Group in connection with a sale of the Property. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Property. No other person, including Matysek Investment Group, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and Matysek Investment Group and may be used only by parties approved by the Seller and Matysek Investment Group. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.



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