



NET LEASE INVESTMENT OFFERING



FAMILY DOLLAR
2 EAST IN-64
BIRDSEYE, INDIANA 47513



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EXECUTIVE SUMMARY

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Family Dollar property located in Birdseye, Indiana. The Family Dollar was recently constructed in 2015 and has over eleven years remaining in the primary term. The lease features a 10% rental escalation in 2026 and in each of the six 5-year renewal option periods. The lease is absolute triple net and features zero landlord responsibilities.

The 8,320 square foot Family Dollar property is strategically located along Indiana-64, which is a primary east-west thoroughfare that connects Birdseye to Louisville. Family Dollar serves as a primary convenience-shopping destination for residents in the area with limited competition. Birdseye is located on the border of the Hoosier National Forest and is part of the Jasper Micropolitan Statistical Area. Jasper is a regional center in Southwestern Indiana and has often been called the “Wood Capital of the World”, boasting many furniture companies.

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. 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 freestanding building and all are convenient to the Company's customer base. Family Dollar was founded in 1959 in Charlotte, North Carolina. Today, there are over 8,000 locations.



INVESTMENT HIGHLIGHTS

- Tenant is a wholly owned subsidiary of Dollar Tree, a publicly traded company (Nasdaq: DLTR) and the largest single-price-point retailer in North America
- Dollar Tree is rated investment grade (Moody's: Baa3)
- Recently constructed in 2015
- Eleven years remaining in the primary term of the lease
- Absolute NNN – Zero landlord responsibilities
- 10% rental escalation in 2026 and in each of the six 5-year renewal option periods
- Strategically located along Indiana-64, which is a primary east-west thoroughfare that connects Birdseye to Louisville



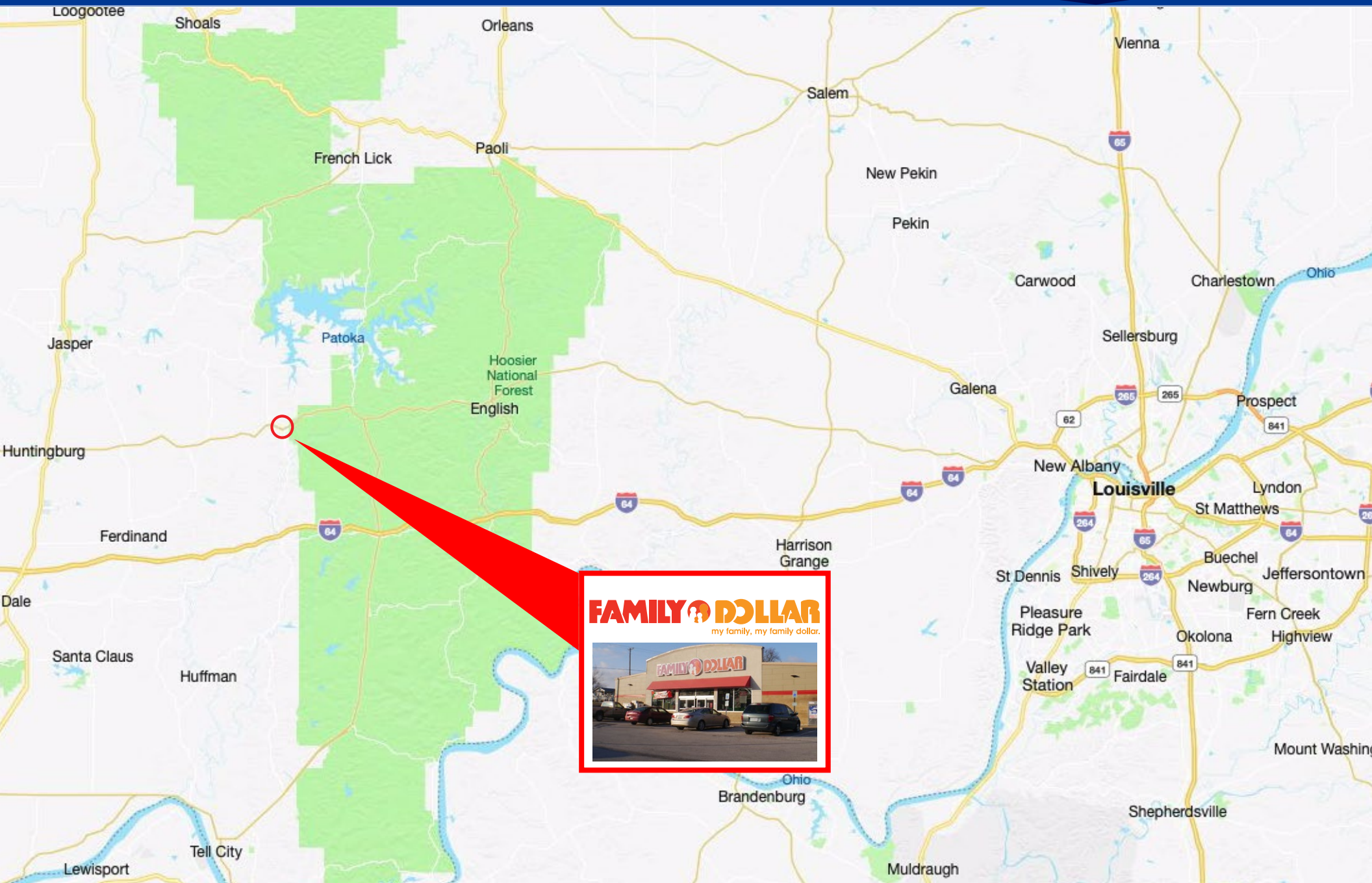
PROPERTY OVERVIEW

Price:	\$1,439,007
Cap Rate:	6.75%
Net Operating Income:	\$97,133
Lease Commencement Date:	December 4, 2015
Lease Expiration Date:	March 31, 2031
Renewal Options:	Six 5-Year
Rental Escalations:	\$106,846 – April 1, 2026 \$117,530 – First Option \$129,284 – Second Option \$142,212 – Third Option \$156,433 – Fourth Option \$172,077 – Fifth Option \$189,284 – Sixth Option
Guaranty:	Family Dollar Stores, Inc.
Year Built:	2015
Lease Type:	NNN
Building Size:	8,320 SF
Lot Size:	0.96 Acres









DEMOGRAPHICS

POPULATION

	3-Mile	5-Mile	10-Mile
Total Population:	1,223	2,494	9,735
Total Households:	490	991	3,791

INCOME

	3-Mile	5-Mile	10-Mile
Average Household Income:	\$37,967	\$48,853	\$56,031
Median Household Income:	\$55,713	\$58,909	\$66,313



TOWN OF BIRDSEYE, INDIANA

Birdseye is a town in Jefferson Township, Dubois County, in the U.S. state of Indiana. Birdseye is part of the Jasper Micropolitan Statistical Area. Jasper is a regional center in Southwestern Indiana, noted for its heavily German Catholic ancestral roots. Jasper has often been called the “Wood Capital of the World”, boasting many furniture companies, including Kimball International and Masterbrand Cabinets. Jasper is also home to the Southern Indiana Education Center (SIEC), Jasper Engines & Transmissions (largest re-manufacturer in the market), and to a satellite campus of Vincennes University. The Indiana Baseball Hall of Fame, which honors players and others associated with the national pastime who were born or lived in Indiana, is located in Jasper.





FAMILY DOLLAR

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. The average size of a Family Dollar store is approximately 7,500 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. Family Dollar was founded in 1959 in Charlotte, North Carolina. Today, there are over 8,000 locations.

On July 6, 2015 Family Dollar was purchased by Dollar Tree for a total of \$9.1 billion. Dollar Tree CEO Bob Sasser said the Family Dollar acquisition would allow Dollar Tree "to extend our reach to low-income customers, while strengthening and diversifying our footprint." For the Family Dollar stores, Dollar Tree said that it will keep the chain's name, and even work to expand both banners. Dollar Tree also said it will maintain Family Dollar's headquarters.

Dollar Tree, Inc. is a publicly traded company (NASDAQ: DLTR) with a market capitalization in excess of \$22.4 billion. Dollar Tree employs more than 176,000 people and operates over 14,835 locations.

Company Website:	www.familydollar.com
Number of Locations:	8,000+
Company Website:	www.dollartree.com
Stock Symbol:	DLTR (Nasdaq)
Market Capitalization:	\$22.2 Billion
Number of Locations:	14,835
Number of Employees:	176,000+/-
Headquarters:	Chesapeake, Virginia



CONFIDENTIALITY & DISCLAIMER

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 The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

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. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group 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.

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