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OFFERING MEMORANDUM

FAMILY DOLLAR - LACENTER, KY

29 OLIVE STREET
LACENTER, KY 42056



PRESENTED BY:

Bill Behr

Exclusively Offered By:

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CONFIDENTIALITY & RESTRICTED USE AGREEMENT

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BY ACCEPTING THIS COM, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from TW relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to TW, all or any part of this COM or the Information; (3) upon request by TW at any time, you will return and/or certify your complete destruction of all copies of this COM and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless TW all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this COM and/or any other Information concerning the Property; (5) you will not provide this COM or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that TW shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

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AREA & DEMOGRAPHIC OVERVIEW

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INVESTMENT OVERVIEW

Transwestern Commercial Services, Fort Worth, LLC is pleased to present for sale a Family Dollar single-tenant double net leased investment property consisting of approximately 8,000 square feet on a 1.07-acre site at 29 Olive Street, LaCenter, Kentucky 42056 ("Property"). The building was constructed as a build-to-suit for Family Dollar in 2012 with an initial term of ten (10) years. The site offers approximately thirty (30) parking spaces. While the lease currently expires June 30, 2022, the Seller is in the process of finalizing an early lease extension that will provide a new expiration date of June 30, 2027 providing more than seven (7) years of remainin term. Provided the lease is extended another five (5) years, the term of the lease will also automatically be extended one period at a time for five (5) additional successive periods of five (5) years years unless Tenant gives written notice to Landlord cancelling the next extended term at least ninety (90) days before the extended term is scheduled to being. Each successive five (5) year lease extension shall be subject to an annual rent increase of 10% each. The lease is also subject to Tenant paying percentage rent as follows: Initial term of the lease: three (3%) percent of gross sales in excess of \$2,650,000 per year and each subsequent renewal term with a 10% increase thereafter.

LaCenter, Kentucky is the city with the largest population in Ballard County and boasts a diverse exchange of ideas and people. LaCenter is in the Paducah, Kentucky micropolitan area and is approximately 150 miles northwest of Nashville, Tennessee and 168 miles southeast of St. Louis, Missouri. The population of LaCenter is approximately 1,000 residents with a five (5) mile radius population of 3,688 and 11,415 within a ten (10) mile radius. The median household income within a five (5) mile radius is \$44,555 and average household income of \$66,109. The ten (10) mile median household income is 50,672 and the average household income is \$67,968.

OFFERING SNAPSHOT

| | |
|---------------------------|--|
| Tenant Trade Name | Family Dollar |
| Pricing | \$987,013.00 |
| NOI - Current | \$79,500.00 less real estate tax reimbursement shortfall of approximately \$3,500.00 for current year |
| Approx. Adjusted NOI | \$76,000.00 |
| Cap Rate - Current | 7.70% (based on adjusted NOI) |
| Lease Expiration | June 30, 2027 based on the Tenant signing an early five (5) year lease extension |
| Lease Structure | Double Net |
| Landlord Responsibilities | Roof, exterior walls, canopy, gutters, downspouts and also all structural portions of the building whether interior or exterior, fire sprinkler system and any interior or exterior repairs due to Landlord's failure to maintain the exterior of the building. Landlord will keep the parking, service and access areas (and other exterior areas) maintained and in a good state of repair and properly lighted; provided however Landlord will not be responsible for the removal of snow, ice, trash weeds and debris. |
| Tenant Responsibilities | Maintain all interior and non-structural portions of the building, HVAC, landscaping and irrigation system, restriping parking area, repairing parking area lighting and parking lot repairs up to \$2,000 per year. Tenant reimburses Landlord for real estate taxes up to a cap of 105% over the previous year. Current annual shortfall is approximately \$3,500. |



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PROPERTY HIGHLIGHTS

Family Dollar corporate lease guaranty

Property constructed in 2012 with a 10 year initial lease term. Seller is in the process of obtaining an early five (5) year lease extension to provide more than seven (7) years of remaining term.

Very rare five (5) remaining 5-year "automatic" lease extensions (unless Tenant provides 90-day prior written notice of termination).

Low price point of less than \$1,000,000 provides an ideal investment opportunity for 1031 trade buyers and other investors

PROPERTY / LEASE SUMMARY

| | |
|-------------------------------------|--|
| Tenant Entity | Family Dollar Stores of Kentucky, Ltd. (Corporate) |
| Property Address | 29 Olive Street LaCenter, Kentucky 42056 |
| Commencement Date | July 1, 2012 |
| Lease Expiration Date | Seller in the process of finalizing early five (5) year lease extension resulting in new expiration date of June 30, 2027 |
| Total Building Area | Approximately 8,000 square feet |
| Total Land Area | +/- 1.07 acres |
| Primary Term | Ten (10) years |
| Net Operating Income Summary | |
| Years 1 - 10 | \$79,500.00* *Less current real estate tax shortfall of approximately \$3,500 |
| Adjusted NOI | \$76,000.00 |
| <i>Option 1</i> | |
| Years 11 - 15 | \$79,500.00 / Adjusted NOI \$76,000.00 Family Dollar's rent will remain the same for Years 11-15 under terms of early lease extension |
| <i>Option 2</i> | |
| Year 16 - 20 | \$96,195.00* |
| <i>Option 3</i> | |
| Years 21 - 25 | \$105,814.56* |
| <i>Option 4</i> | |
| Years 26 - 30 | \$116,395.92* |
| <i>Option 5</i> | |
| Years 31 - 35 | \$128,035.56* |
| <i>Option 6</i> | |
| Years 36 - 40 | \$140,839.20* |

PROPERTY / LEASE SUMMARY (continued)

| | |
|------------------------------|--|
| Percentage Rate | Tenant will pay Landlord a percentage rent equal to 3% of the gross sales during each lease year in excess of \$2,650,000. Percentage rent clause increases by 10% for each option period. Tenant is not currently paying percentage rent. |
| Lease Structure | Double Net |
| Property Tax Info | Parcel ID: 44A-50-01 Account # 4979 (PID: 96399, PTID:4979) |
| Options to Renew | Six (6), 5-year automatic extensions unless Tenant provides 90-day prior written notice of its intent to NOT extend the lease. |
| Tenant Ownership Type | Subsidiary of Publicly traded Dollar Tree, Inc. (NASDAQ: DLTR) |
| Headquarters | Matthews, NC (Family Dollar), Chesapeake, VA (Dollar Tree) |
| Year Founded | 1959 (Family Dollar), 1986 (Dollar Tree) |
| Website | familydollar.com, dollartree.com |



Leon Levine, the founder of Family Dollar, opened his first store in Charlotte, North Carolina in 1959 when he was 22-years old. His concept was simple: provide shoppers with a low-overhead, simple, straight-forward and consistently laid-out store that would provide customers a convenient “self-serve, cash-and-carry neighborhood discount store”. His simple retail formula worked as the store grew into a chain that now boasts more than 8,200 stores nationwide. In July 2015, Family Dollar Stores, Inc. was acquired by publicly traded Dollar Tree, Inc. resulting in a newly combined company with estimated fiscal 2019 sales exceeding \$23.5 billion annually and more than 15,000 stores in 48 states and five Canadian provinces.

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.

As shoppers enter their neighborhood Family Dollar, they'll find great values on the name brands they trust in a clean, well-organized store staffed with friendly team members who are members of the local community. 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. Most stores are in single-tenant, free-standing buildings or located in shopping centers convenient to the Company's customer base.



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| | |
|--|--|
| Number of Family Dollar & Dollar Tree Locations | Approximately 15,200 |
| Corporate Headquarters: | Family Dollar: Matthews, NC Dollar Tree: Chesapeake, VA |
| Estimated Fiscal 2019 Sales: | \$23.5B |
| Ticker: | NASDAQ: "DLTR" |
| S&P: | "BBB-" |

SITE PLAN



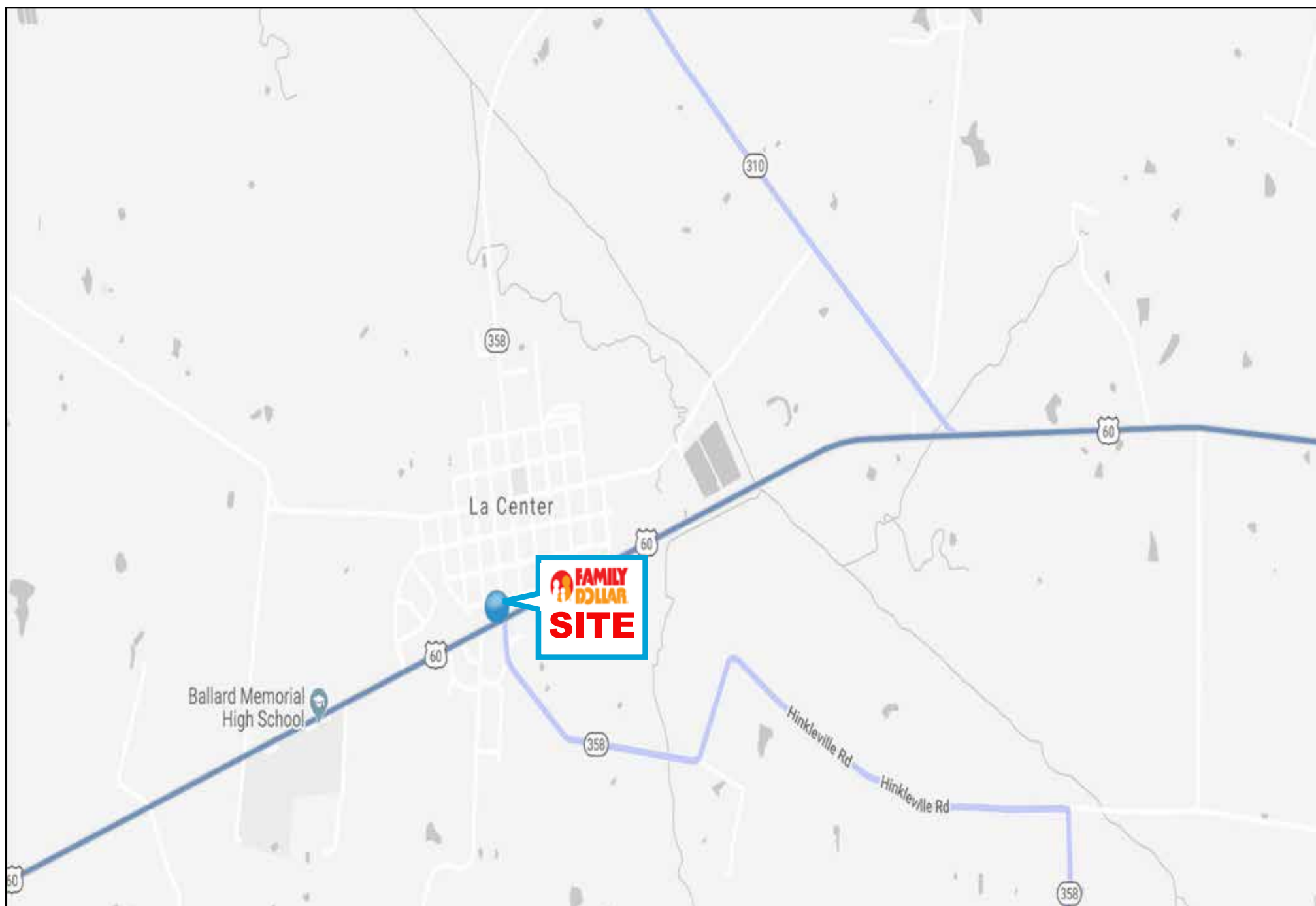
AERIAL SITE PLAN



MARKET AERIAL



REGIONAL MAP



AREA OVERVIEW

LaCenter, Kentucky Overview

Centrally located in the county, and region, LaCenter is family oriented with many churches and is home to Ballard County's Distinguished School System and Recreational Sports Park. Family friendly amenities are continuing to develop including LaCenter City Park, and Ballard County's Farmers Market. LaCenter is also the location of the Ballard County Co-Op which supports the state, and nation leading farm industry. LaCenter is also one of two cities in Ballard County to recently vote to "go wet", signaling a community ready to innovate both in business and in environment.

LaCenter is surrounded by a plethora of outdoor recreational opportunities including Oxbow Lakes of Barlow Bottoms, Wickliffe Mounds, Mississippi River ATV Trails, Columbus-Belmont State Park, Land Between the Lakes, The Shawnee National Forest & Garden of the Gods, Several Wildlife Management Areas, Exclusive Private Hunting Clubs to go along with designated public hunting areas makes this region an outdoor enthusiast and hunter/fishers paradise.

8,216 total county population

42.9 median age

3,427 number of employees in county

\$108,400 median property value

The Economy

Ballard County, KY employs 3,427 people. The economy of Ballard County, KY is specialized in Agriculture, Forestry, Fishing, Hunting; Manufacturing; and Construction, which employ respectively 2.55; 1.44; and 1.32 times more people than what would be expected in a location of this size. The largest industries in Ballard County, KY are Manufacturing (512), Retail trade (506), and Healthcare & Social Assistance (452), and the highest paying industries are Mining, Quarrying, Oil, Gas Extraction (\$93,977), Utilities (\$51,000), and Educational Services (\$41,094).

Median household income in Ballard County, KY is \$43,923. Males in Ballard County, KY have an average income that is 1.5 times higher than the average income of females, which is \$37,499. The income inequality of Ballard County, KY (measured using the Gini index) is 0.495 which is higher than the national average.

Ballard County Population

Ballard County, Kentucky is a rural community located just outside the borders of Paducah / McCracken County Kentucky. The county's population is largely concentrated in the Wickliffe and Kevil areas.

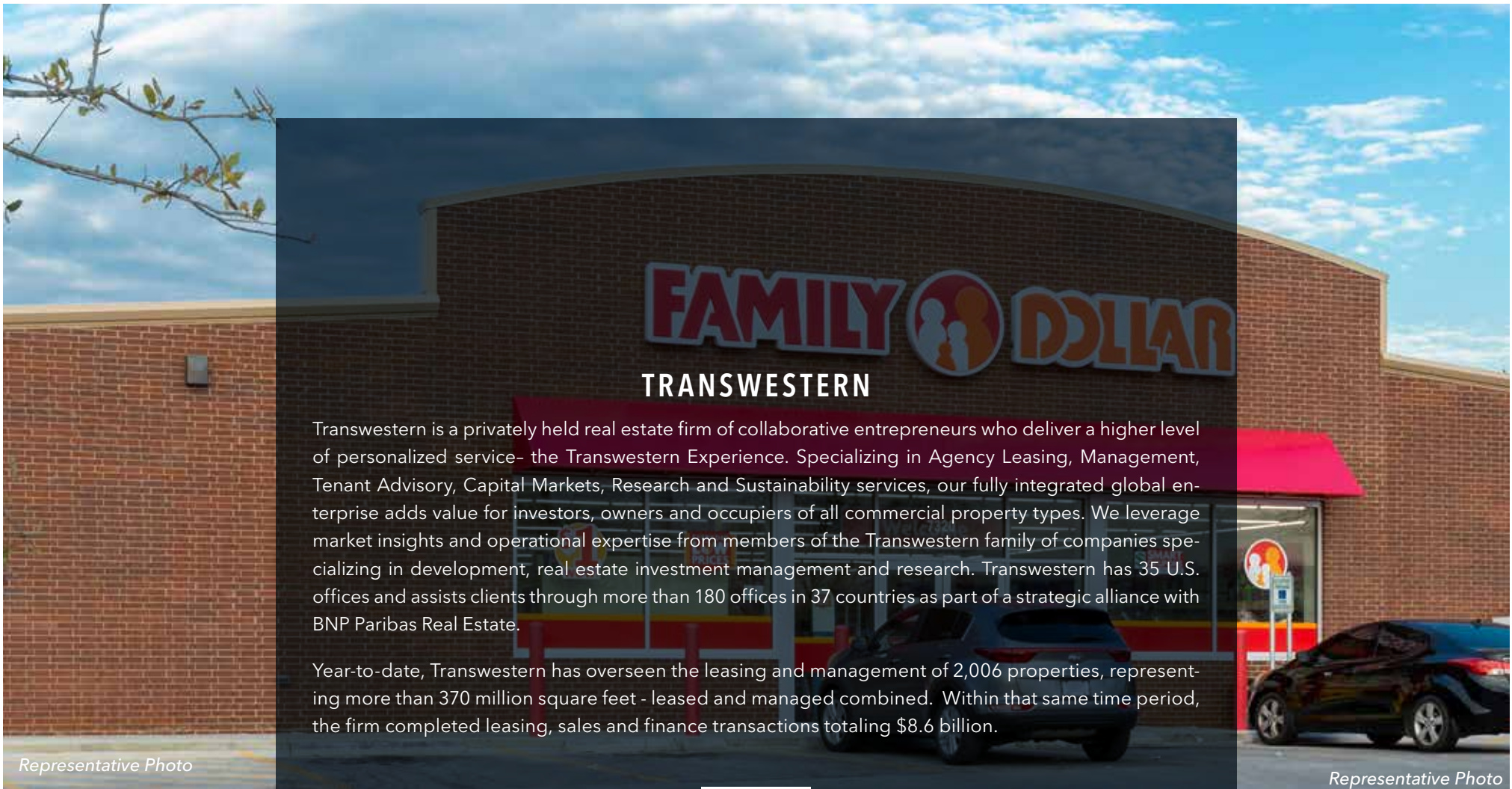
DEMOGRAPHIC SNAPSHOT

| POPULATION | | | |
|----------------------------------|---------|---------|---------|
| | 1 miles | 3 miles | 5 miles |
| 2019 Estimated Population | 1,027 | 1,746 | 3,688 |
| 2024 Projected Population | 995 | 1,701 | 3,618 |
| 2010 Census Population | 1,084 | 1,811 | 3,752 |
| 2019 Daytime Population | 1,521 | 2,202 | 3,656 |

| HOUSEHOLDS | | | |
|--|---------|---------|---------|
| | 1 miles | 3 miles | 5 miles |
| 2019 Estimated Households | 417 | 686 | 1,511 |
| 2024 Projected Households | 402 | 666 | 1,480 |
| 2010 Census Households | 443 | 717 | 1,545 |
| 2019 Estimated Average Household Size | 2.33 | 2.45 | 2.40 |

| ESTIMATED HOUSEHOLD INCOME | | | |
|--|----------|----------|----------|
| | 1 miles | 3 miles | 5 miles |
| 2019 Estimated Average Household Income | \$43,257 | \$51,796 | \$59,418 |
| 2019 Estimated Median Household Income | \$30,147 | \$37,253 | \$44,455 |
| 2019 Estimated Per Capita Income | \$17,839 | \$21,720 | \$25,403 |
| 2019 Estimated Median Age | 45.2 | 45.4 | 45.2 |

| TRAFFIC COUNTS | |
|----------------------|-----------|
| VPD | |
| E Kentucky DR | 6,692 VPD |
| Broadway | 2,236 VPD |



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TRANSWESTERN

Transwestern is a privately held real estate firm of collaborative entrepreneurs who deliver a higher level of personalized service- the Transwestern Experience. Specializing in Agency Leasing, Management, Tenant Advisory, Capital Markets, Research and Sustainability services, our fully integrated global enterprise adds value for investors, owners and occupiers of all commercial property types. We leverage market insights and operational expertise from members of the Transwestern family of companies specializing in development, real estate investment management and research. Transwestern has 35 U.S. offices and assists clients through more than 180 offices in 37 countries as part of a strategic alliance with BNP Paribas Real Estate.

Year-to-date, Transwestern has overseen the leasing and management of 2,006 properties, representing more than 370 million square feet - leased and managed combined. Within that same time period, the firm completed leasing, sales and finance transactions totaling \$8.6 billion.

BILL BEHR

Director

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