

Family Dollar Single-Tenant Retail

1759 S. Webb Road, Wichita KS 67207

CONFIDENTIAL OFFERING MEMORANDUM



Representative Property



Lead Advisor
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In Conjunction with:
Landmark Commercial Real Estate, Inc.
Phone 316.262.2442
156 N. Emporia St., Wichita, Kansas
www.landmarkrealestate.com



Confidentiality Agreement

QUANTUM REAL ESTATE ADVISORS, INC. ("QUANTUM") has been retained as the exclusive broker by the Owner of Record ("the Owner") for the single-tenant retail building, located at 1759 S Webb Rd, Wichita, KS 67207, in connection with the sale of certain properties ("the Property") as described in this Offering Memorandum.

This Offering Memorandum has been prepared by Quantum for use by a limited number of parties, and does not purport to provide a necessarily accurate summary of the physical or economic aspects of the Property or any of the documents related thereto, nor does it purport to be all inclusive or to contain all of the information which prospective investors may need or desire further, the Offering Memorandum is limited to the matters set forth therein. All budgets or projections have been developed by Quantum and Owner, and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Quantum and therefore are subject to variation. Each of Quantum and Owner makes no representation as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Quantum and its employees, and Owner, and its trustees, officers, and employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or omissions from the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property Owner as of the date of preparation of the Offering Memorandum.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors. Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers regarding the property, and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the property unless and until such offer is approved by Owner and the Board of Trustees of Owner and a written agreement for the purchase of the Property has been fully executed, delivered and approved by Owner and its legal counsel, and any conditions to Owner's obligations hereunder have been satisfied or waived. This Offering Memorandum and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Offering Memorandum, you acknowledge that you have executed, and have agreed to be bound by, the Confidentiality Agreement with Quantum and Owner.

If you have further questions please contact Quantum Real Estate Advisors, Inc.:



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Description

Quantum Real Estate Advisors, Inc. ("QREA") has been retained to exclusively offer for sale a brand new construction 9,180 square foot single-tenant Family Dollar. Located on S Webb Road, the subject property benefits from traffic counts of over 31,500 vehicles per day. The site is surrounded by numerous national retailers including: Dillions Food Store, Walgreens, Taco Bell, McDonalds, Pizza Hut, O'Reilly Auto Parts, and more. The property is 12 minutes from Downtown Wichita and the McConnell Air Force Base, 17,744 total personnel and active military, is a 7 minute drive from the site.

Highlights

- **Brand new high-quality construction**; with a 10 year lease and (5) 6-year options
- **Corporate Guaranteed lease**
- **Investment grade tenant** (NYSE: DLTR | S&P: BBB-)
- Passive investment; **minimal landlord responsibility**
- Strategically positioned on major thoroughfare with over **31,500 VPD**
- Neighboring tenants include: Dillions Food Store, Walgreens, Taco Bell, McDonalds, Pizza Hut, O'Reilly Auto Parts, and more
- **Within 1 mile of I-35**
- Conveniently located 7 minutes away from **McConnell Air Force Base**, which has more than **17,000 total personnel**

OFFERING SUMMARY

\$	List Price:	\$1,420,000
%	Cap Rate:	7.00%
\$	Annual Rent:	\$99,500
🏠	Building SF:	9,180 SF



Actual Property

Demographics

	1 mile	3 mile	5 mile
Population	14,149	56,675	136,687
HH Income	\$59,799	\$70,365	\$74,113

Lease Summary

Tenant	Family Dollar
Address	1759 S. Webb Road, Wichita KS 67207
Lease Guarantor	Corporate
Purchase Price	\$1,420,000
Cap Rate	7.00%
Monthly Rent	\$8,292
Annual Rent	\$99,500
Base Lease Term	10 Years
Remaining Term	10.1 Years
Lease Commencement	May 1, 2020
Lease Expiration	April 30, 2030
Renewal Options	(5) 6 -Year Options
Rental Increases	See Rent Schedule
Rent per SF (Building)	\$10.84
Price per SF (Building)	\$154.68
Building Size	9,180 SF
Land Size	1.05 Acres
Year Built	2020
Lease Type	Net Lease
Property Taxes	Tenant Responsibility
Insurance	Tenant Responsibility
Utilities	Tenant Responsibility
Common Area Expenses	Tenant Responsibility
Roof & Structure	Landlord Responsibility

*Estimated rent commencement of May 1, 2020

*For the first lease year after tenant opens for business, tenants reimbursmenets to landlord will not exceed \$16,000

Rent Schedule

Rent Schedule						
Term	Commencement	Expiration	Monthly Rent	Annual Rent	Rent/SF	% Increase
Primary	May 1, 2020	April 30, 2030	\$8,292	\$99,500	\$10.84	
Options						
Option 1	May 1, 2030	April 30, 2035	\$8,675	\$104,101	\$11.34	4.6%
Option 2	May 1, 2035	April 30, 2040	\$9,058	\$108,691	\$11.84	4.4%
Option 3	May 1, 2040	April 30, 2045	\$9,440	\$113,281	\$12.34	4.2%
Option 4	May 1, 2045	April 30, 2050	\$9,823	\$117,871	\$12.84	4.1%
Option 5	May 1, 2050	April 30, 2055	\$10,205	\$122,461	\$13.34	3.9%
Option 6	May 1, 2055	April 30, 2060	\$10,588	\$127,053	\$13.84	3.8%



Tenant

Family Dollar

Website:  www.familydollar.com
 Number of Locations: 15,000+
 Stock Symbol: DLTR

One of the nation’s fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family, ranging from household cleaners, brand-name foods, and health and beauty aids to toys, apparel for every age, and 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.

On January 22, 2015 Family Dollar Stores Inc. shareholders approved an \$8.81 billion takeover offer from Dollar Tree Inc. Dollar Tree, Inc., a Fortune 200 company, is a leading operator of discount variety stores that has served North America for more than thirty years. The Company is proudly headquartered in Chesapeake, Virginia and operates 15,000+ stores across the 48 contiguous states and five Canadian provinces, supported by a coast-to-coast logistics network and more than 182,000 associates. Stores operate under the brands of Dollar Tree, Family Dollar, and Dollar Tree Canada.

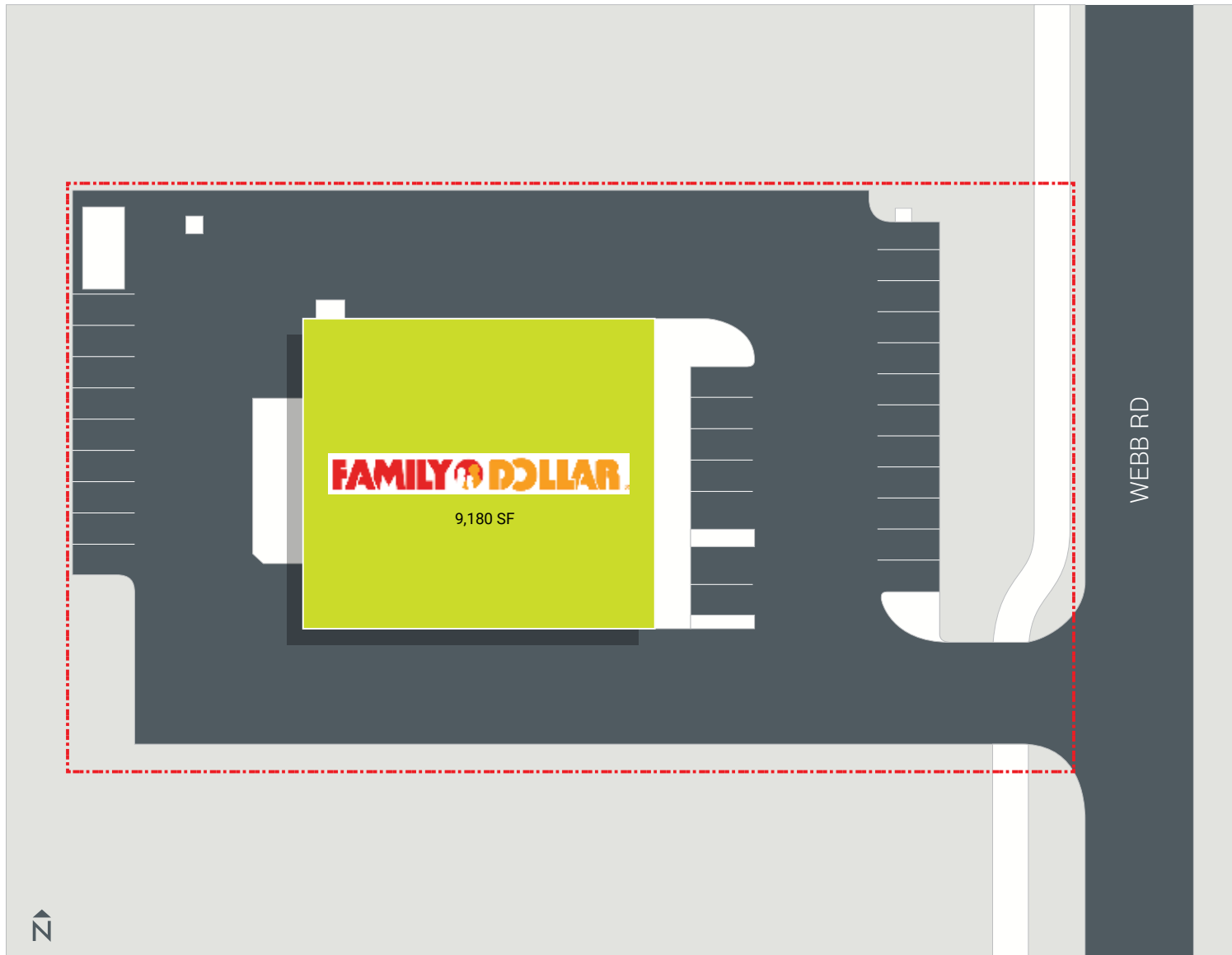


Stock Symbol.....	NASDAQ: DLTR
2019 Revenue.....	\$22.8 B
2019 Gross Profit.....	\$6.9 B
2019 EPS.....	\$3.47
Ranking.....	#135 in Fortune 500





Site Plan

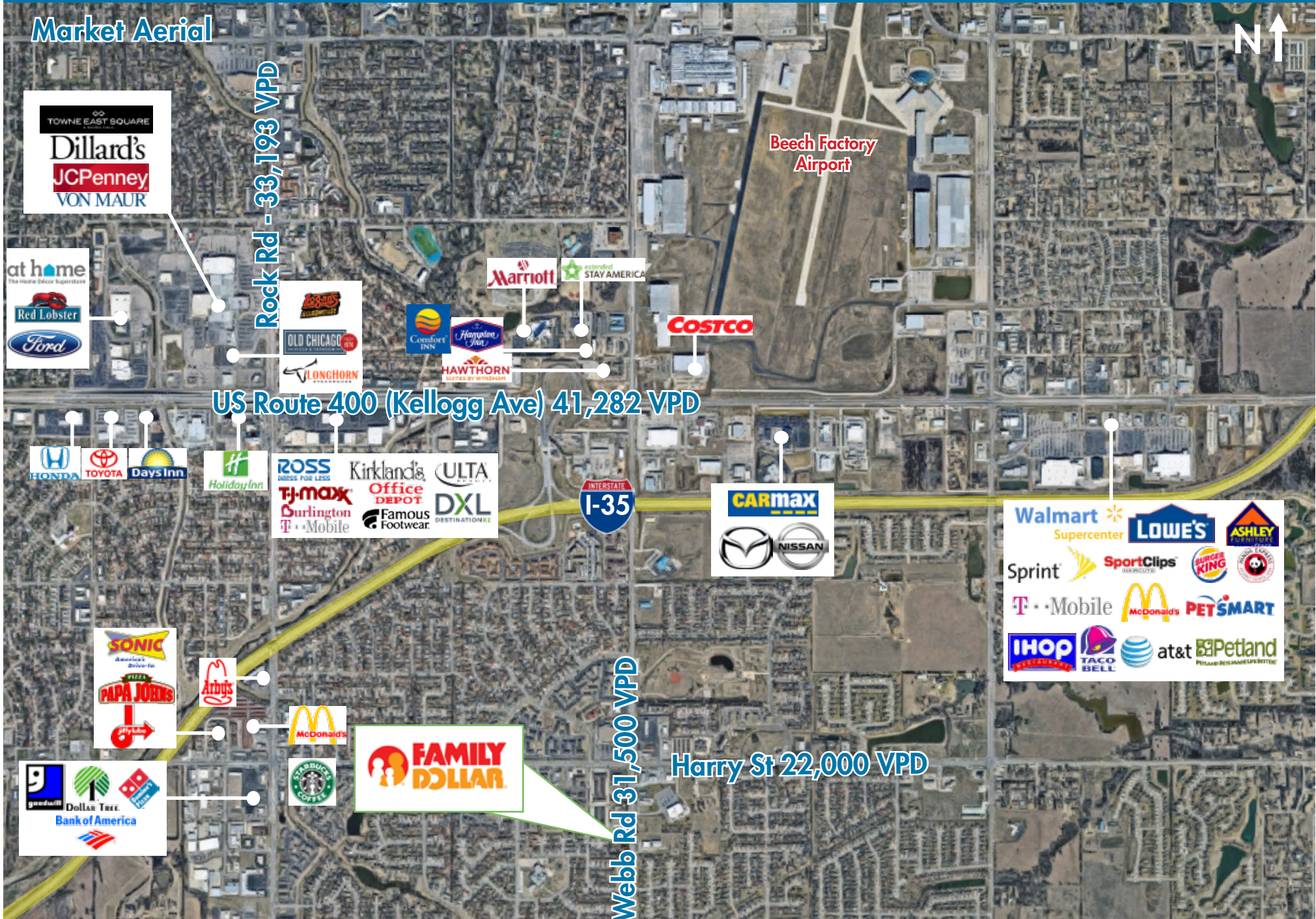




Site Aerial

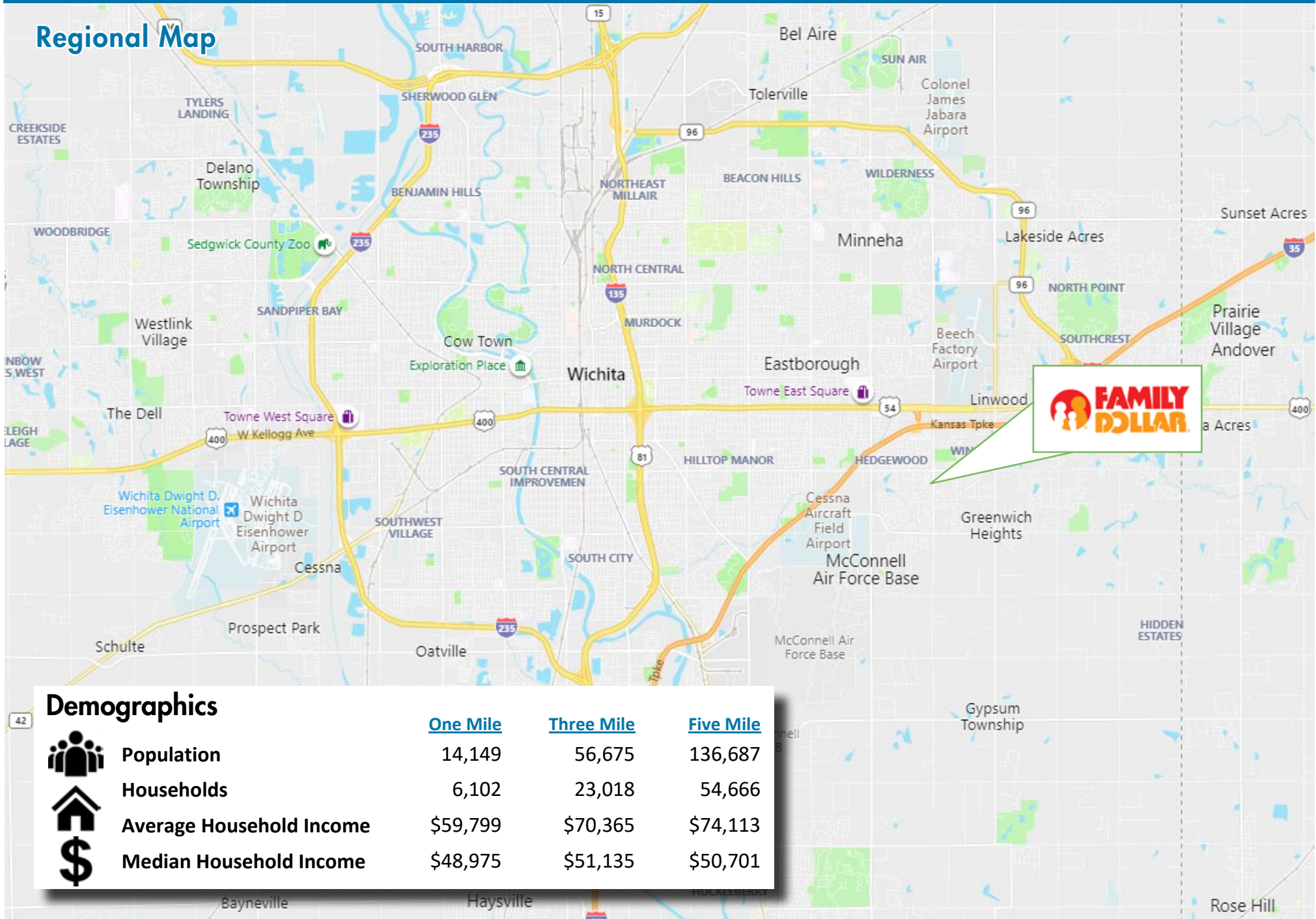


Market Aerial





Regional Map



Demographics

	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Population	14,149	56,675	136,687
Households	6,102	23,018	54,666
Average Household Income	\$59,799	\$70,365	\$74,113
Median Household Income	\$48,975	\$51,135	\$50,701

City Overview



Wichita, the largest city in Kansas with a population 389,965, is the county seat of Sedgwick County. Major highways, including the Kansas Turnpike, US 400 and Interstate I-135, **link the city with a large trade area that encompasses a population of more than one million people** within a 100-mile radius.

During the 1890's, the grain produced from the farms in the region more than equaled the wealth formerly generated by the cattle trade, and Wichita became a trade and milling center. **In 1914, the discovery of oil broadened the economic base, drawing numerous services, distributive enterprises and metal-working industries.** Wichita was the headquarters of the former Derby Oil Company, which was purchased by Coastal Corporation in 1988.

In the 20th century, aircraft pioneers such as Clyde Cessna, Walter Beech and Bill Lear began projects that would lead to Wichita's establishment as the "Air Capital of the World." In 1917, the Cessna Comet was the first airplane that was manufactured in Wichita. Cessna and Beechcraft remain based in Wichita today, along with Learjet and Spirit Aerosystems. Airbus maintains a workforce in Wichita. Since the growth of the aircraft industry began during the inter-war years, **Wichita has been a leading producer of general aviation and commercial aircraft.** McConnell Air Force Base was activated in 1951 and has remained an important factor in the community.

Wichita has long been known as a center of entrepreneurship. In addition to aircraft pioneers, Fred Koch founded Koch Industries in Wichita, and Dan and Frank Carney founded Pizza Hut. Coleman, Freddy's Frozen Custard, and many other successful companies began in Wichita.

Wichita has evolved into a **cultural and entertainment center.** The downtown district offers restaurants, retail shops, museums and parks. **INTRUST Bank Arena**, located in downtown Wichita, features a total potential capacity of over 15,000. Wichita is home to many exciting attractions and museums including the seventh-largest zoo in the United States and the state's most-visited outdoor attraction, the **Sedgwick County Zoo.**



Several universities are located in Wichita, the largest being **Wichita State University.** Wichita State University was founded as Fairmount College in 1895 as a municipal university, and joined the State Board of Regents system in 1964. Friends University and Newman University are also located in Wichita.

In July 2011, Wichita, Kansas ranked **8th on the list of the 10 best value cities.** In February 2013, Wichita was ranked **23 of 102 major markets for small-business vitality.** Commute times are the lowest among the 100 major metropolitan markets. Wichita has also been named the most "Uniquely American" city by Newsmax Magazine, in addition to being designated an "All-American City" four times.





Real Estate Advisors, Inc.



2.5 B

IN VOLUME



840

TRANSACTIONS



43

STATES CLOSED



50

COMBINED
YEARS OF EXPERIENCE

Representative P

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