



6800 S ASHLAND AVE, CHICAGO, IL 60636

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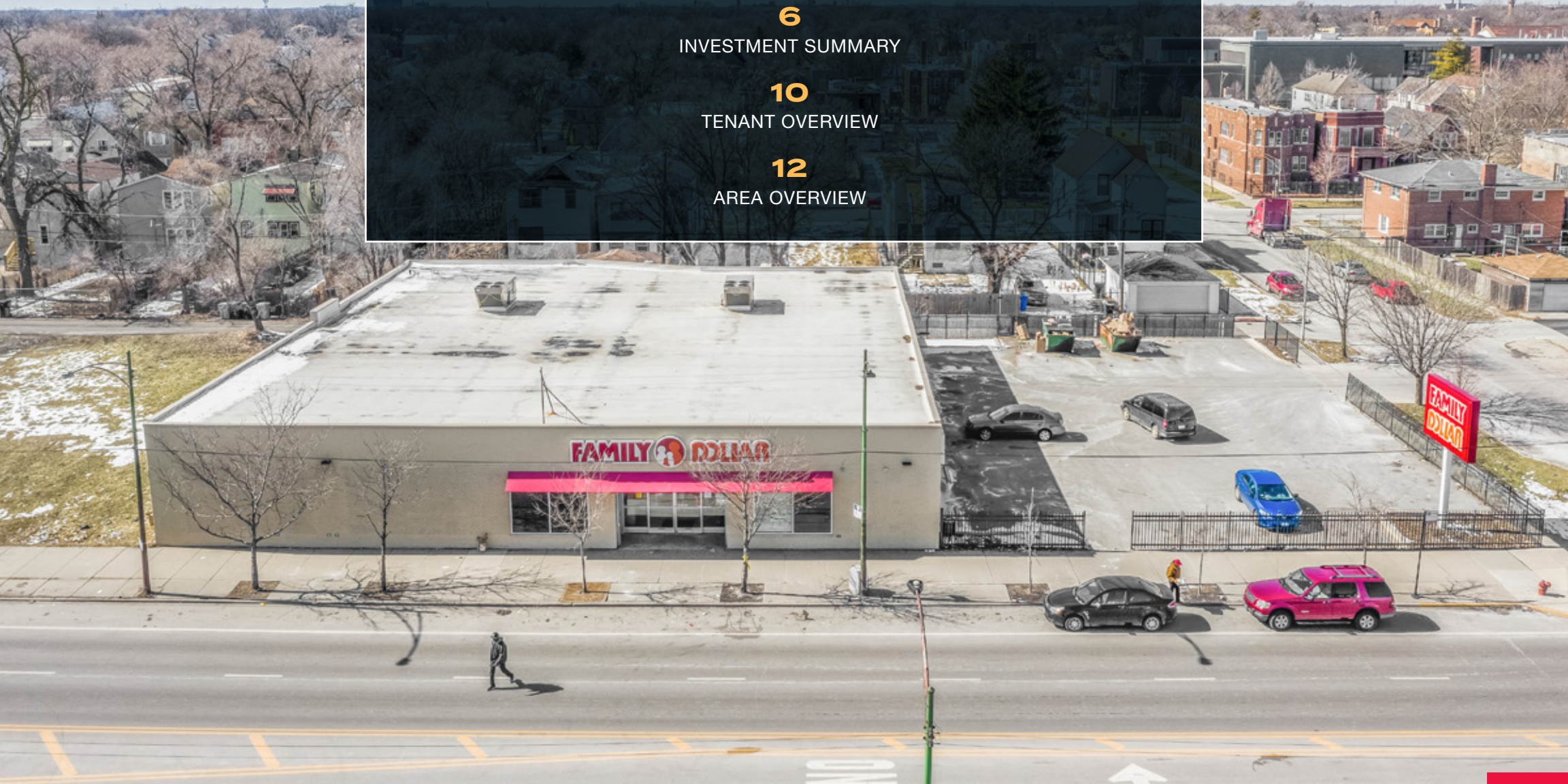
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## EXECUTIVE OVERVIEW

## INVESTMENT HIGHLIGHTS

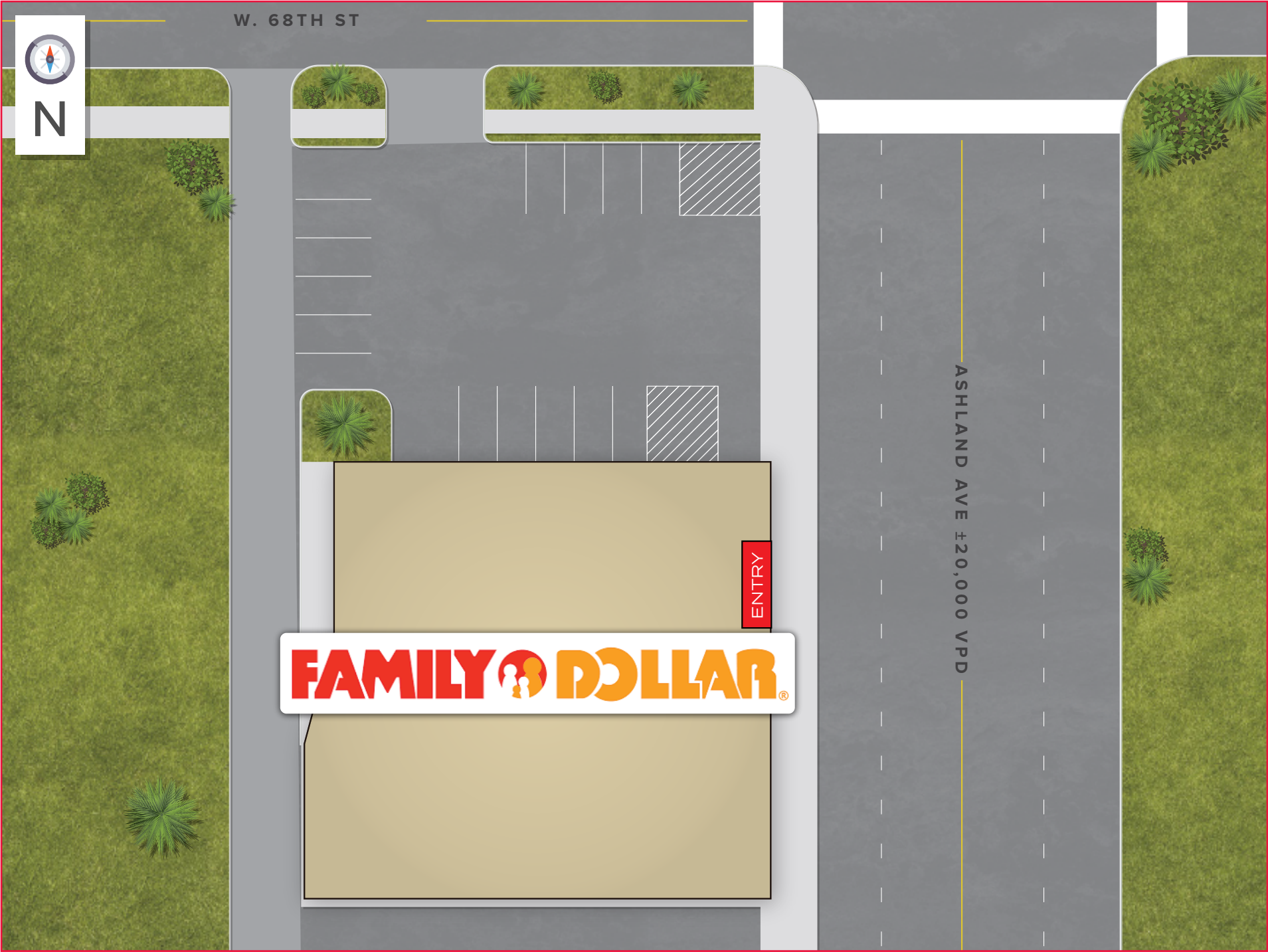
### LEASE & LOCATION

- Ideal 1031 exchange property for an investor seeking a reliable source of passive income.
- 2016 Retrofit for Family Dollar: Remodel included new parking lot, roof (20-year warranty) and HVAC systems.
- Larger 10,152 SF store due to anticipated sales well above their national average (Family Dollar's typical prototype is 8,320 SF).
- 7-Years remaining on a retail NNN lease with Five, 5-year renewal options all of which include an attractive 10% rent increase
- Traffic counts in excess of 20,000 vehicles daily
- 3-Mile population: 277,044 residents
- 5-Mile population: 745,631 residents
- Average household incomes of \$60,000+ annually (considered to be Family Dollar's "sweet spot")
- Chicago is the most populous city in the state of Illinois and the third most populous city in the United States
- The subject property is located 6 miles East of Chicago Midway International Airport and 7 miles south of Downtown Chicago
- Local retail tenants include Chase Bank, Food 4 Less, KFC, Burger King, White Castle, Wendy's Walgreens, AutoZone, ALDI, and many more.

### TENANT

- Investment Grade Credit Tenant (S&P rating BBB-)
- Family Dollar was acquired by Dollar Tree in 2015 and is now considered to be one of the nation's largest small-box discount retailers
- Family Dollar & Dollar Tree have more than 15,000 locations nationwide
- Dollar Tree has a market cap of ± \$18B

SITE PLAN





## INVESTMENT SUMMARY

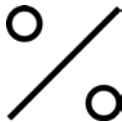
TENANT	Family Dollar
PROPERTY ADDRESS	6800 S Ashland Ave
CITY	Chicago
STATE	IL
ZIP	60636
GLA	±10,152 SF
LOT (ACRES)	0.43
YEAR RENOVATED	2016



**\$1,649,419**  
LIST PRICE



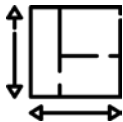
**±10,152 SF**  
GLA



**7.75%**  
CAP RATE



**2016**  
YEAR RENOVATED



**0.43 AC**  
LOT SIZE

## FINANCIAL SUMMARY

LEASE TYPE	Retail NNN
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
ROOF & STRUCTURE	Roof Warranty Through 2036
ORIGINAL LEASE TERM (YEARS)	10 Years
RENT COMMENCEMENT DATE	January 2017
LEASE EXPIRATION DATE	3/31/27
TERM REMAINING ON LEASE	±7 YRS
INCREASES	10% in Options
OPTIONS	Five, 5 -years Options

### ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	CAP
Current - 3/31/2027	\$10,652.50	\$127,830.00	7.75%
Option 1	\$11,717.75	\$140,613.00	8.53%
Option 2	\$12,889.50	\$154,674.00	9.38%
Option 3	\$14,178.50	\$170,142.00	10.32%
Option 4	\$15,596.34	\$187,156.08	11.35%
Option 5	\$17,155.92	\$205,871.00	12.48%

## SURROUNDING TENANT MAP



## SURROUNDING TENANT MAP



## TENANT OVERVIEW

### COMPANY NAME

Dollar Tree, Inc.

### OWNERSHIP

Public

### YEAR FOUNDED

1986

### INDUSTRY

Dollar Stores

### HEADQUARTERS

Chesapeake, VA

### NO. OF LOCATIONS

±15,000

### A DOLLAR TREE COMPANY

Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores, announced that it would buy Family Dollar for \$8.5 billion. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid.

Dollar Tree, a Fortune 200 Company, now operates more than 14,000 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar.

### FAMILY DOLLAR 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.








## AREA OVERVIEW

### CHICAGO, IL

Situated on the southwestern shore of Lake Michigan, Chicagoland is an informal name for the metropolitan area associated with the city of Chicago and its suburbs and has no official definition. The region is often considered to include areas beyond its corresponding MSA, as well as portions of the greater CSA.

Chicago has one of the world's largest and most diversified economies, with more than four million employees and generating an annual gross regional product (GRP) of over \$575 billion, which is more than countries like Sweden and Norway. Having been listed as an alpha global city by the Global Cities Index, it is a key player in every sector from risk management innovation and information technology to manufacturing and health services.

## 2020 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
 <b>POPULATION</b>	27,214	277,044	745,631
 <b>HOUSEHOLDS</b>	9,963	101,164	251,886
 <b>HH INCOME</b>	\$54,757	\$53,791	\$61,711





## ECONOMY

The city is an efficient economic powerhouse, home to more than 400 major corporate headquarters, including 31 in the Fortune 500. Boeing, United Continental Holdings, Inc., Exelon Corporation, R. R. Donnelley & Sons Company, and Archer Daniels Midland are just a few of the Fortune 500 companies based in the area. Motorola Solutions, Inc. intends to move their headquarters from Schaumburg, IL to Chicago in the coming future. McDonald's has become the latest Fortune 500 company to establish its presence in Chicago as it is preparing to move its headquarters from Oak Brook, IL to the windy city by early 2018.

As a multicultural city that thrives on the harmony and diversity of its neighborhoods, Chicago embodies the values of America's heartland integrity. It is this level of diversification that has resulted in Chicago being rated as having the most balanced economy in the United States. Additionally, its central location allows Chicago to be at the center of global trade, transit and data networks.

## HIGHER EDUCATION

Chicago has been a world center of higher education and research with several universities inside its city limits. Most notably, Northwestern University and the University of Chicago are two top universities that call the city home. Northwestern University is a large, private research university based in Evanston with a comprehensive doctoral program. Attracting over \$650 million in sponsored research each year, Northwestern has the eighth largest university endowment in the country.

The University of Chicago is one of the world's leading and most influential institutions of higher learning. Its main campus is located seven miles south of downtown Chicago in the Hyde Park and Woodlawn neighborhoods. The University of Chicago has many prominent alumni, including 92 Nobel laureates that have been affiliated with the university as professors, students, faculty or staff.



**NAVY PIER**

Navy Pier is Chicago's lakefront treasure on the shoreline of Lake Michigan. The pier encompasses more than fifty acres of parks, gardens, shops, restaurants, family attractions and exhibition facilities. Drawing nearly nine million visitors annually, Navy Pier is one of the most visited attractions in the entire Midwest.



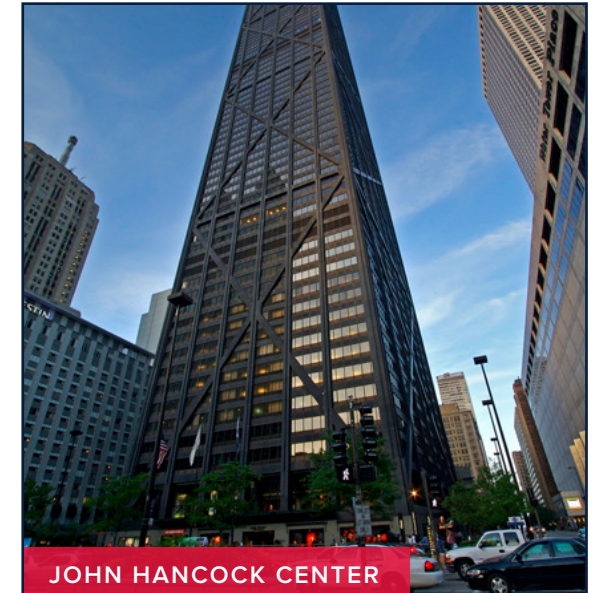
**MILLENNIUM PARK**

Located in the Loop community area of the city, Millennium Park is a 25 acre public park that offers awe-inspiring landscape, breathtaking architecture and an iconic collection of public art, such as the iconic Chicago Bean. It is Chicago's premier green space and presents dozens of free events for residents.



**WILLIS TOWER**

Still commonly referred to as Sears Tower, the Willis Tower is the second-tallest building in the United States. This bustling community of business, tourism and culture offers breathtaking views of the city from its Skydeck. Visitors can experience the Ledge, all-glass balconies that allow visitors to look through the glass floor to the street 1,353 feet below.



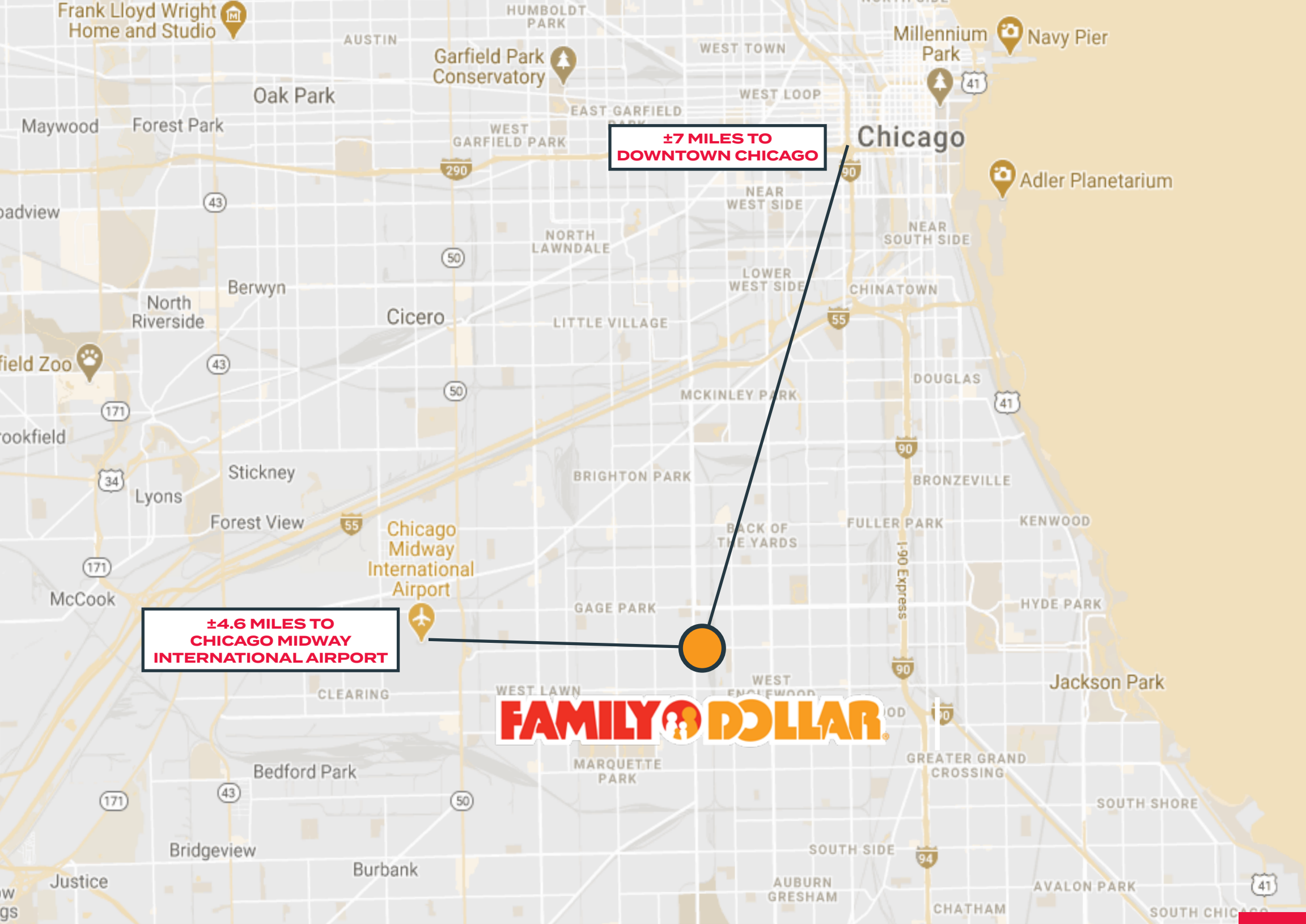
**JOHN HANCOCK CENTER**

The John Hancock Center is currently the eighth-tallest building in the country. Equipped with a restaurant and lounge on the 95th floor, the Observatory (360 Chicago), and America's highest indoor swimming pool, the John Hancock Center appeals to residents and tourists alike. From the restaurant, diners can take in views of the city.



**MAGNIFICENT MILE**

Adjacent to downtown and one block east of Rush Street, the Magnificent Mile is an upscale section of Chicago's Michigan Avenue, which runs from the Chicago River to Oak Street in the Near North Side. Several of the tallest buildings in the country lie in this district, such as the John Hancock Center and the Trump International Hotel and Tower. Serving as the main thoroughfare between Chicago's Loop business district and Gold Coast, the Magnificent Mile contains a mixture of high-end department stores, restaurants, luxury retailers, residential and commercial buildings, financial services companies and hotels, primarily catering to tourists and the affluent.



**±7 MILES TO  
DOWNTOWN CHICAGO**

**±4.6 MILES TO  
CHICAGO MIDWAY  
INTERNATIONAL AIRPORT**

**FAMILY DOLLAR**

## CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar** located at **6800 S Ashland Ave, Chicago, IL 60636**. It has been prepared by Matthews Retail Advisors. 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 Retail Advisors. 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 Retail Advisors 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 Retail Advisors 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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