



OFFERING MEMORANDUM



913 1ST ST SW | CHILDERSBURG, AL 35044

TABLE OF CONTENTS

03 EXECUTIVE OVERVIEW

05 FINANCIAL OVERVIEW

09 AREA OVERVIEW

12 TENANT OVERVIEW

LISTED BY

JOSH BISHOP

VP & DIRECTOR

DIRECT (214) 692 2289

MOBILE (315) 730 6228

josh.bishop@matthews.com

LIC # 688810 (TX)

BROKER OF RECORD

KYLE MATTHEWS

LIC # 110253 (AL)



FAMILY
DOLLAR

EXECUTIVE OVERVIEW

A photograph of a Family Dollar store, a common retail chain. The store is a single-story building with a red brick facade and a blue metal roof. A large, tall sign on the right side of the building reads 'FAMILY DOLLAR' in white letters on a red background. The store is situated on a street corner, with a parking lot in front. Several cars are parked in the lot. The image is overlaid with a red tint, and the text 'EXECUTIVE OVERVIEW' is written in large, white, sans-serif capital letters across the center.

INVESTMENT HIGHLIGHTS

LEASE & LOCATION

- Ideal 1031 exchange property for an investor seeking a reliable source of passive cash flow
- Extremely attractive 8.50% return on a stabilized investment
- 29-year operating history – Family Dollar has successfully operated at this location since 1981!
- Brand new 5-year lease – Family Dollar recently signed a brand-new lease at this location proving their commitment to the market and location
- Healthy rent-to-sales ratio – Family Dollar is operating at a low 6% rent-to-sales ratio which is considered extremely healthy
- H2 Renovations Slated for 2020 – Family Dollar has committed to making at least \$100,000 of improvements to the location
- All brick construction building – no metal sides
- Corporate guarantee – the lease is accompanied by a corporate guarantee from Family Dollar Stores, Inc.
- Local retail tenants include O'Reilly Auto Parts, AutoZone, CVS, Pizza Hut, Piggly Wiggly, Kangaroo Express, Citgo, Chevron and more!
- Childersburg is located within the Birmingham MSA

TENANT

- Recession Proof Concept – Family
- Investment Grade Credit Tenant (S&P Rating BBB-)
- Family Dollar was acquired by Dollar Tree in 2015 and is now considered one of the nation's largest small-box discount retailers
- Family Dollar & Dollar Tree have more than 15,000 locations nationwide with plans to continue expansion for the foreseeable future





FINANCIAL OVERVIEW



\$762,353
LIST PRICE



8.50%
CAP RATE



\$64,800
NOI



± 10,890 SF
GLA



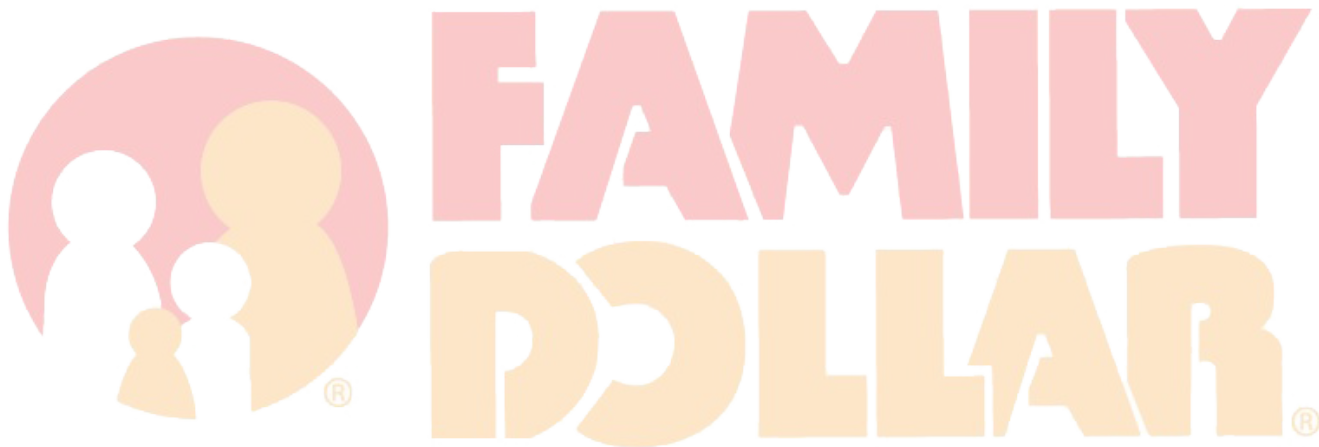
± 0.75 AC
LOT SIZE

TENANT SUMMARY

Tenant	Family Dollar Stores, Inc.
Property Address	913 1st St SW Childersburg, AL 35044
Lease Guarantor	Corporate
Type of Ownership	Fee Simple
Lease Type	NN
Roof & Structure	Landlord Responsibility
Original Lease Term	5 Years
Lease Commencement Date	1981
Lease Expiration Date	1/31/2025
Term Remaining on Lease	±4.75 Years
Increases	10% Every 5-Years
Options	Two, 5-Year Options

ANNUALIZED OPERATING SUMMARY

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	RPSF	CAP RATE
Current 1/31/2025	\$5,400.00	\$64,800.00	\$6.00	8.50%
Option 1 - 1/31/2030	\$5,940.00	\$71,280.00	\$6.60	9.35%
Option 2 - 1/31/2035	\$6,534.00	\$78,408.00	\$7.26	10.29%



SURROUNDING TENANTS





AREA OVERVIEW



DEMOGRAPHICS

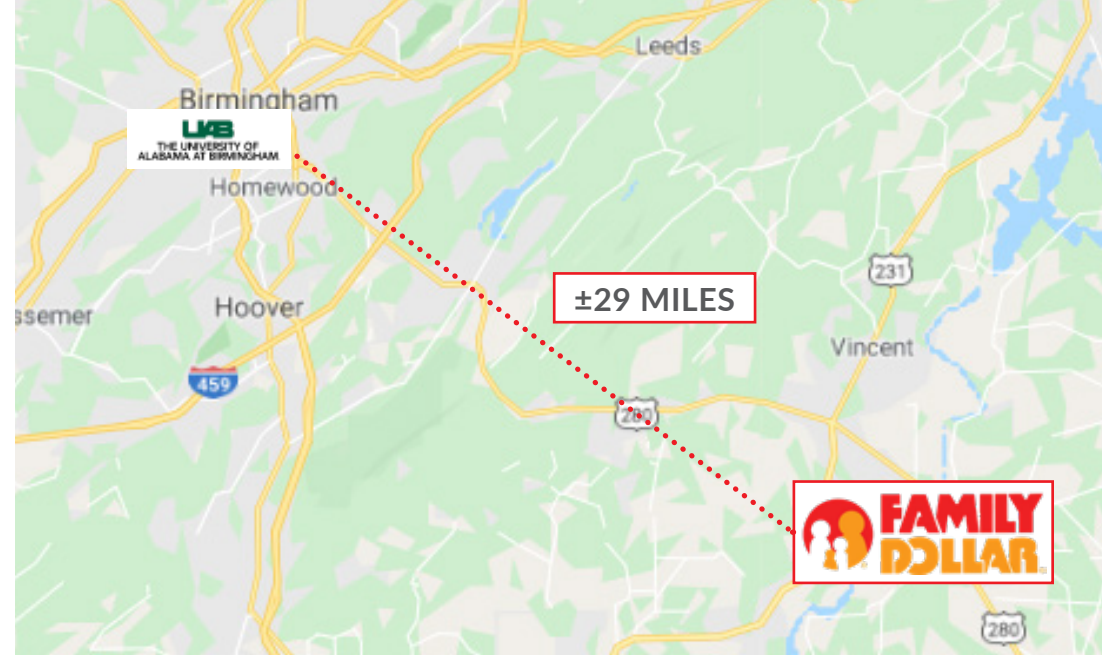
POPULATION	3 - MILE	5 - MILE	7 - MILE
2025 Projection	6,088	9,161	14,602
2020 Estimate	6,151	9,238	14,665
2010 Census	6,413	9,574	15,011
HOUSEHOLDS	3 - MILE	5 - MILE	7 - MILE
2025 Projection	2,484	3,718	5,704
2020 Estimate	2,504	3,740	5,709
2010 Census	2,595	3,847	5,785
HH INCOME	3 - MILE	5 - MILE	7 - MILE
2020 Est Avg HH Income	\$54,212	55,101	\$56,965

BIRMINGHAM, ALABAMA

Also located in Jefferson County, Birmingham is the most populated city in Alabama. Being only 12 miles away from Hueytown, many of its residents travel to Birmingham for work. The town was originally created with the merging of three farm towns. It was mostly used for industrial services and was the main railroad transportation center. Over time, Birmingham grew and expanded into the beautiful city it is today. While venturing its streets, you can find art and culture throughout the city. Birmingham Museum of Art is the largest art museum in the Southeast. Other museums include Birmingham Civil Rights Institute, Alabama Jazz Hall of Fame, and Southern Museum of Flight. Vulcan Park holds the world's largest cast iron statue. It is a statue of Vulcan himself and was created for the 1904 St. Louis Exposition. Another sight to see is the Regions Field. Many residents cheer on the Birmingham Barons, who are the minor league team affiliate for the Chicago White Sox. Other sports teams include the University of Alabama at Birmingham Blazers. Their football and basketball programs have a large following.

UNIVERSITY OF ALABAMA AT BIRMINGHAM

The University of Alabama at Birmingham was founded as an extension to the University of Alabama in 1936. With 140 programs, UAB is one of the leading universities in healthcare, business, and engineering. One of UAB's largest accomplishments is the UAB Health System. It is one of the largest academic medical centers within the United States. UAB Hospital is also a teaching hospital affiliated with the school. Being the only Level 1 trauma center in the area, it provides great experiences for their students. The campus spans across 83 blocks in Birmingham. There are 12 different colleges/schools within the school. On average, the school holds around 10,000 undergraduate students with about 5,000 graduate students. The UAB has a lively student life with 150 different student organizations and twenty-two active Greek Organizations.



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 500 Company, now operates more than 15,115 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. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$23 billion annually with more than 15,115 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.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar** located at **913 1st St SW, Childersburg, AL 35044** ("Property"). It has been prepared by Matthews Real Estate Investment Services. 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 Real Estate Investment Services. 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 Real Estate Investment Services 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 Real Estate Investment Services 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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