

FAMILY DOLLAR & COMMUNACARE

7318 Olive Boulevard

St. Louis, MO, 63130



ON MARKET:

FAMILY DOLLAR & COMMUNACARE IN ST. LOUIS, MISSOURI



ACTUAL PROPERTY

INVESTMENT HIGHLIGHTS

- ▶ **Family Dollar Shopping Center in St. Louis, MO**
THE LARGEST CITY IN MISSOURI
- ▶ **Corporate Guaranty from Family Dollar**
S&P: BBB-
- ▶ **Densely Populated**
MORE THAN 309,000 RESIDENTS WITHIN 5-MILES OF THE SUBJECT ASSET
- ▶ **High Income Market**
AN AVERAGE HOUSEHOLD INCOME OF MORE THAN \$87,000 WITHIN 3 MILES OF THE SUBJECT ASSET
- ▶ **Ideally Located at the Hard Signalized Corner of Olive Blvd & Midland Blvd**
MORE THAN 30,000 VEHICLES PER DAY (VPD)
- ▶ **Strong Retail Corridor**
MORE THAN 500,000 SF OF RETAIL DEVELOPMENT WITHIN A 2 MILE RADIUS

FINANCIAL OVERVIEW

7318 OLIVE BOULEVARD
ST. LOUIS, MO, 63130

PRICE: \$1,398,020

CAP RATE: 7.75%

NOI: \$108,347

PRICE PER SQUARE FOOT: \$91.33

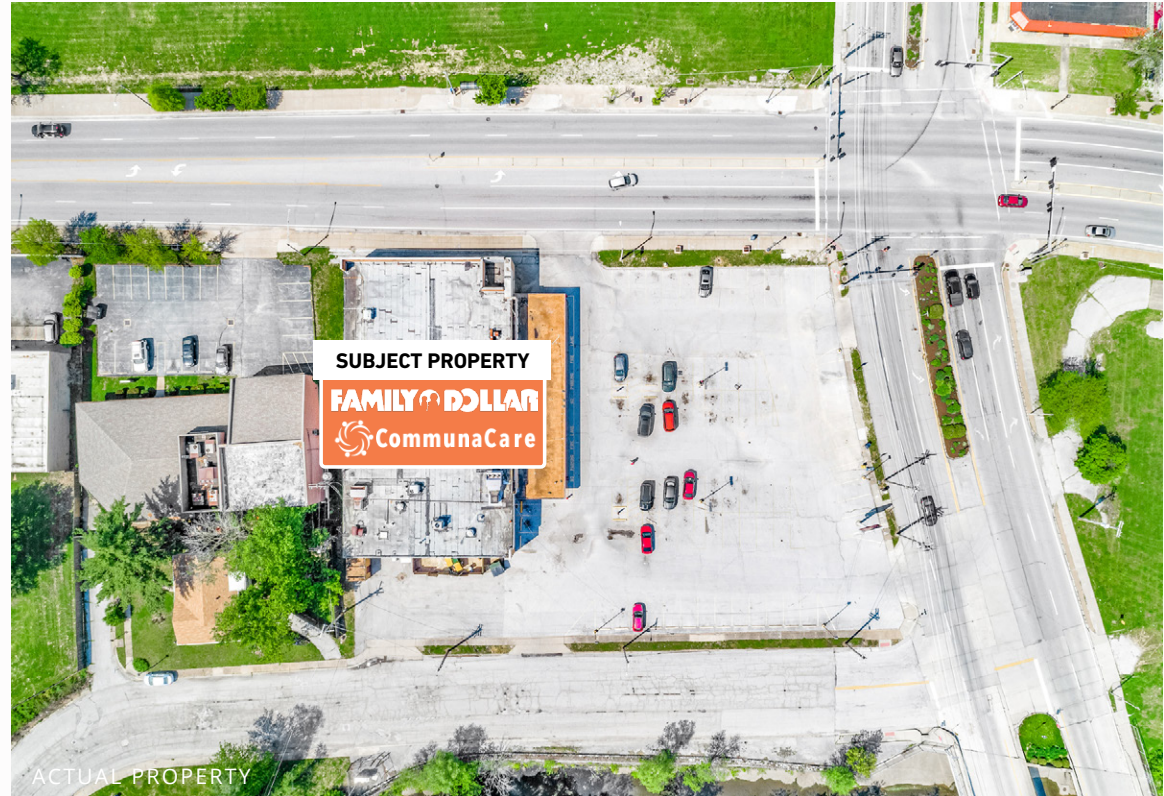
RENT PER SQUARE FOOT: \$8.67

YEAR BUILT: 1950

APPROXIMATE LOT SIZE: 1.25 Acres

GROSS LEASEABLE AREA: 15,308 SF

TYPE OF OWNERSHIP: Fee Simple



TENANT SUMMARY

Tenant	GLA	Lease Commencement	Lease Expiration	Term Remaining	Annual Rent	Rent (PSF)	Annual CAM & Tax	Increases	Lease Type	Options
Family Dollar	10,836 SF	8/3/2004	6/30/2024	4 Years	\$99,162	\$9.15	\$26,863	In Options	NN+	Four, 5 Year
CommunaCare	4,472 SF	1/20/2017	2/28/2022	2 Years	\$33,600	\$7.51	\$6,000	In Options	NN+	Two, 3 Year
	15,308 SF				\$132,762		\$32,863			

FAMILY DOLLAR & COMMUNACARE - St. Louis, Missouri



TENANT OVERVIEW

Family Dollar is an American variety store chain. With over 8,000 locations across the United States, it is the second largest retailer of its type. Family Dollar was headquartered in Matthews, North Carolina, until it was acquired by Dollar Tree and headquarters operations were moved to Chesapeake, Virginia.

For over 50 years, Family Dollar has provided their customers with value and convenience.

With the help of their vendor community, it is able to keep its costs low, enabling it to pass those savings down to its customer.

On July 28, 2014, Dollar Tree announced that it would buy Family Dollar for \$8.5 billion. The sale delivered a windfall to the company's biggest shareholder Carl Icahn, who acquired his 9.4 percent stake in June 2014. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid.



OVERVIEW

TENANT TRADE NAME Family Dollar

TENANT Family Dollar

LEASE GUARANTOR Corporate

NUMBER OF LOCATIONS 8,200+

HEADQUARTERED Chesapeake, VA

WEB SITE www.familydollar.com

PARENT COMPANY Dollar Tree

STOCK SYMBOL DLTR

BOARD NYSE

REVENUE \$23 Billion

CREDIT RATING BBB-

RATING AGENCY S&P



TENANT OVERVIEW

CommunaCare was developed by two social activists who wanted to make a change in the CDS and in-home care system delivery. Its mission is to provide quality home care for clients and a reliable support system for their caregivers. By developing an efficient model and keeping overhead costs low, CommunaCare is able to pay its caregivers extremely well. Paying caregivers more results in higher quality of care.



OVERVIEW

TENANT TRADE NAME	CommunaCare
OWNERSHIP	Private
TENANT	CommunaCare, LLC
LEASE GUARANTOR	Corporate
HEADQUARTERED	St. Louis, MO
WEB SITE	communacare.com



ACTUAL PROPERTY



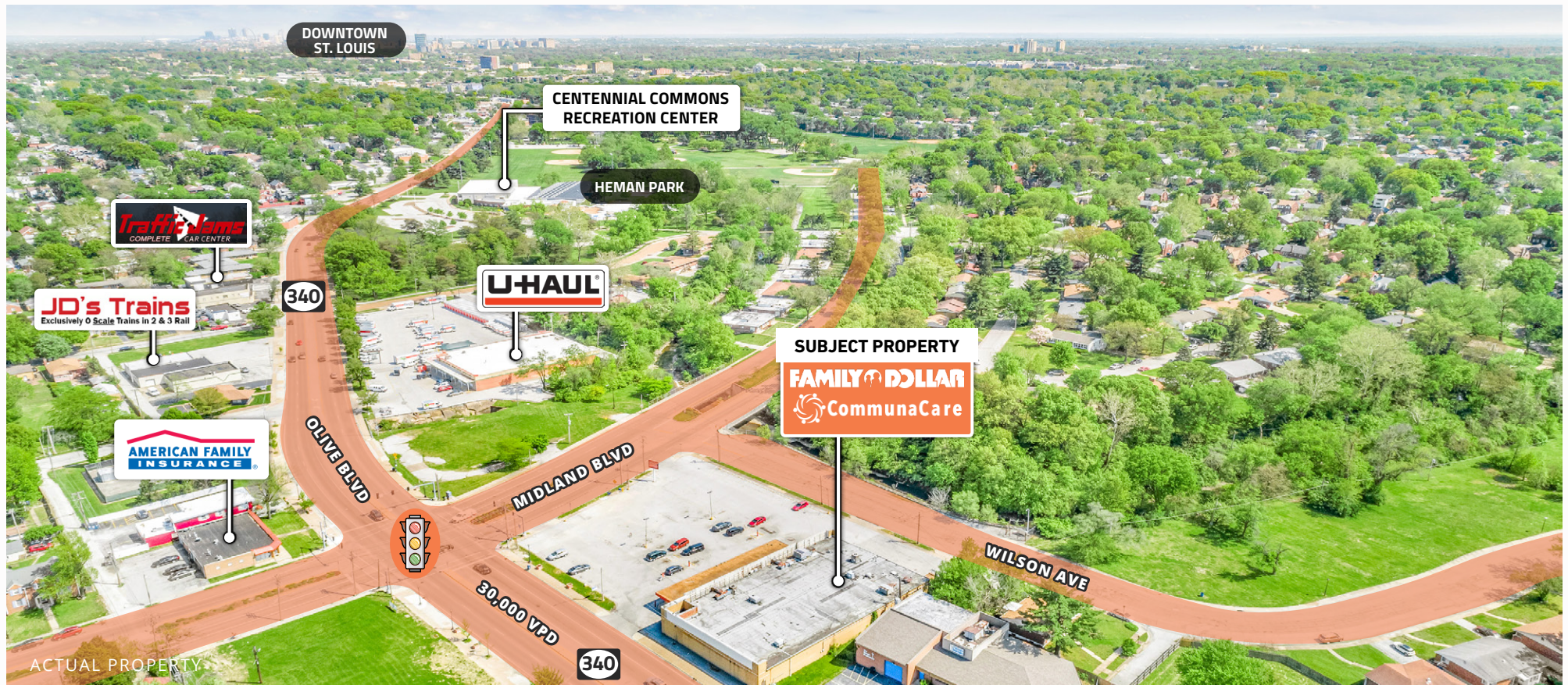
ACTUAL PROPERTY

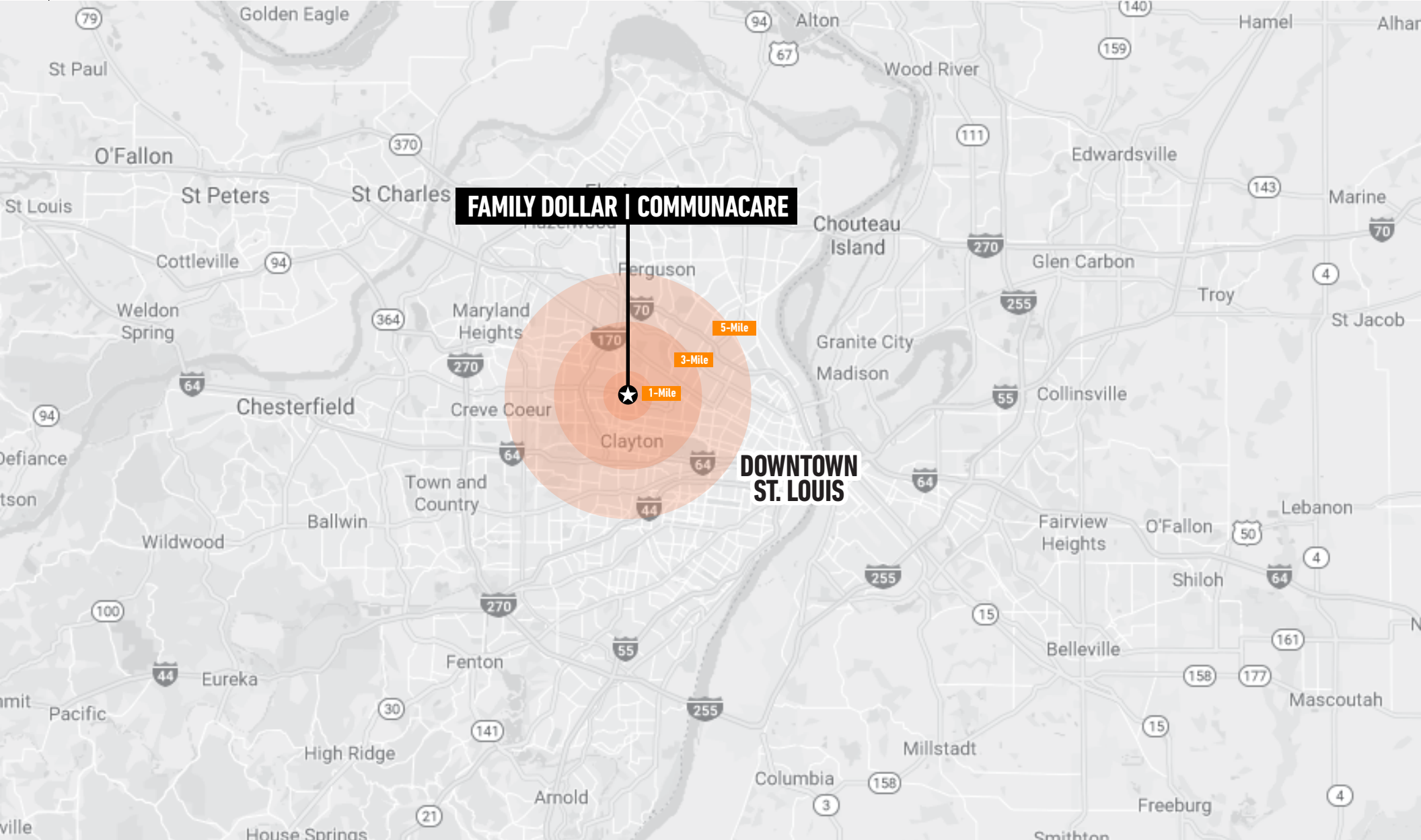
ABOUT ST. LOUIS

St. Louis is the largest metropolitan area in the state of Missouri. It is situated along the western bank of the Mississippi River, which forms the state line between Illinois and Missouri.

As of 2018, the St. Louis Metropolitan Area is home to ten Fortune 500 companies, the 7th-most among U.S. cities. They include Express Scripts, Emerson Electric, Monsanto, Reinsurance Group of America, Centene, Graybar Electric, and Edward Jones Investments. St. Louis is a center of medicine and biotechnology. The Washington University School of Medicine is affiliated with Barnes-Jewish Hospital, the fifth largest hospital in the world. Both institutions operate the Alvin J. Siteman Cancer Center. The School of Medicine also is affiliated with St. Louis Children's Hospital, one of the country's top pediatric hospitals. Cortex Innovation Community in Midtown neighborhood is the largest innovation hub in the midwest. Cortex is home to offices of Square, Microsoft, Aon, Boeing, and Centene. Cortex has generated 3,800 tech jobs in 14 years. Once built out, projections are for it to make \$2 billion in development and create 13,000 jobs for the region.

St. Louis is served by two passenger airports. St. Louis Lambert International Airport, owned and operated by the City of St. Louis, is 11 miles northwest of downtown along highway I-70 between I-170 and I-270 in St. Louis County. It is the largest and busiest airport in the state. In 2016, when the airport had more than 255 daily departures to about 90 domestic and international locations, it served more than 15 million passengers.





	1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile
2000 Population	18,498	126,237	331,390	2000 Households	7,523	51,567	140,187	2020 Average HH Income	\$85,557	\$90,127	\$78,613
2010 Population	17,441	119,974	307,184	2010 Households	7,326	49,757	132,079	2020 Median HH Income	\$59,671	\$54,604	\$50,238
2020 Population	16,300	120,045	308,176	2020 Households	6,783	49,794	132,379	2020 Per Capita Income	\$35,603	\$37,384	\$33,769
2025 Population	16,024	119,263	305,399	2025 Households	6,657	49,441	131,057				

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