



OFFERING MEMORANDUM

FAMILY DOLLAR

19160 GREENFIELD ROAD | DETROIT, MI 48235

Exclusively Marketed By:

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Listed in conjunction with MI Broker of Record Kwekel Companies

MIG MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS

INVESTMENT DESCRIPTION



Matysek Investment Group is pleased to present the opportunity to purchase this corporate guaranteed, freestanding, Family Dollar, investment property located in Detroit, MI. The lease is NN with over 9 years remaining on the lease term, limited landlord responsibilities, making it an ideal, low-management investment for a passive investor.

The subject property is strategically near the highly trafficked intersection of Greenfield Road and W 7 Mile Road, averaging a combined 48,000 vehicles per day. The store features an attractive facade with a 15+ foot pylon sign along Greenfield Road. Family Dollar is well positioned within a strong commercial corridor which include nearby national/credit tenants such as a CVS Pharmacy, Burger King, Wendy's, AutoZone, Subway, McDonalds and KFC. The subject site has of over 377,164 residents and an average household income of \$60,822 in a 5-mile radius. The subject property is located in Detroit, Michigan, the largest city in Michigan and the 18th largest city in the United States.

INVESTMENT SUMMARY

Tenant	Family Dollar
Property Address	19160 Greenfield Rd Detroit, MI 48235
Property Type	Single Tenant Retail
Price	\$1,200,000
Price/SF/Bldg	\$108.53
Net Operating Income	\$82,000
CAP Rate	6.83%
Lease Type	NN
Roof & Structure	Landlord Responsible
Lease Guarantor	Corporate Guarantee
Lease Term Remaining	9.2 Years
Occupancy	100%
Building Size	11,057 SF
Land Size	65,776 SF
Year Built / Renovated	1998
APN	22050268
Zoning	B3

INVESTMENT HIGHLIGHTS

- Ideal Passive Investment: NN lease , Limited Landlord Responsibilities with over 9 years remaining on the lease term
- Strategic Retail Location: Located on a highly trafficked intersection of Greenfield Road and W 7 Mile Road, averaging a combined 48,000 vehicles per day.
- Notable Retailers in Immediate Vicinity Include: CVS Pharmacy, Burger King, Wendy's, AutoZone, Subway, McDonalds and KFC
- Exceptional Demographics: An impressive 168,000+ people live within a 3-mile radius of the Property while over 377,164 people living within a 5-mile radius, with an average household income of \$52,973 and \$60,822.
- Vibrant and Dense Community: Detroit is the Largest City in Michigan and 18th largest in United States



RENT ROLL

Tenant	SF	% of GLA	Rent				Lease Dates		Increase Schedule	Lease Type	Renewal Options
			Monthly	PSF	Annual	PSF	Start	End			
Family Dollar	11,057	100%	\$6,833	\$0.62	\$82,000	\$7.42	10/21/2019	9/30/2029	None	NN	Six 5 Year Options 1st: \$7,294.08/mo (\$87,528.96/yr) 2nd: \$7,754.75/mo (\$93,057.00/yr) 3rd: \$8,215.50/mo (\$98,586.00/yr) 4th: \$8,676.17/mo (\$104,114.04/yr) 5th: \$9,136.92/mo (\$109,643.04/yr) 6th: \$9,597.58/mo (\$115,170.96/yr)
TOTAL	11,057	100%	\$6,833		\$82,000						



TENANT INFO



Family Dollar is an American variety store chain. With over 8,000 locations in all states except Alaska, Hawaii, Oregon and Washington, it is the second largest retailer of its type in the United States. Family Dollar was headquartered in Matthews, a suburb of Charlotte, North Carolina, until it was acquired by Dollar Tree and headquarters operations were moved to Chesapeake, Virginia.

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.

For more information, visit www.familydollar.com



Detroit, MI

Detroit is the most populous city in the U.S. state of Michigan and the largest city on the United States–Canada border. It is the seat of Wayne County, the most populous county in the state. It is a primary business, cultural, financial and transportation center in the Metro Detroit area, a region of 5.3 million people. It is a major port on the Detroit River, a strait that connects the Great Lakes system to the Saint Lawrence Seaway. It was founded on July 24, 1701, by the French explorer and adventurer Antoine Laumet de La Mothe, sieur de Cadillac and a party of settlers.

The Census reported that the city had 713,777 residents, ranking it the 18th most populous city in the United States.

The city became the 4th-largest in the nation in 1920, after only New York City, Chicago and Philadelphia, with the influence of the booming auto industry. At its peak population of 1,849,568, in the 1950 Census, the city was the 5th-largest in the United States, after New York City, Chicago, Philadelphia and Los Angeles. Of the large shrinking cities of the United States, Detroit has had the most dramatic decline in population of the past 60 years (down 1,135,971) and the second largest percentage decline (down 61.4%, second only to St. Louis, Missouri's 62.7%). While the decline in Detroit's population has been ongoing since 1950, the most dramatic period was the significant 25% decline between the 2000 and 2010 Census.

Detroit's 713,777 residents represent 269,445 households, and 162,924 families residing in the city. The population density was 5,144.3 people per square mile. There were 349,170 housing units at an average density of 2,516.5 units per square mile. Housing density has declined. The city has demolished thousands of Detroit's abandoned houses, planting some areas and in others allowing the growth of urban prairie.



Chicago
275 miles

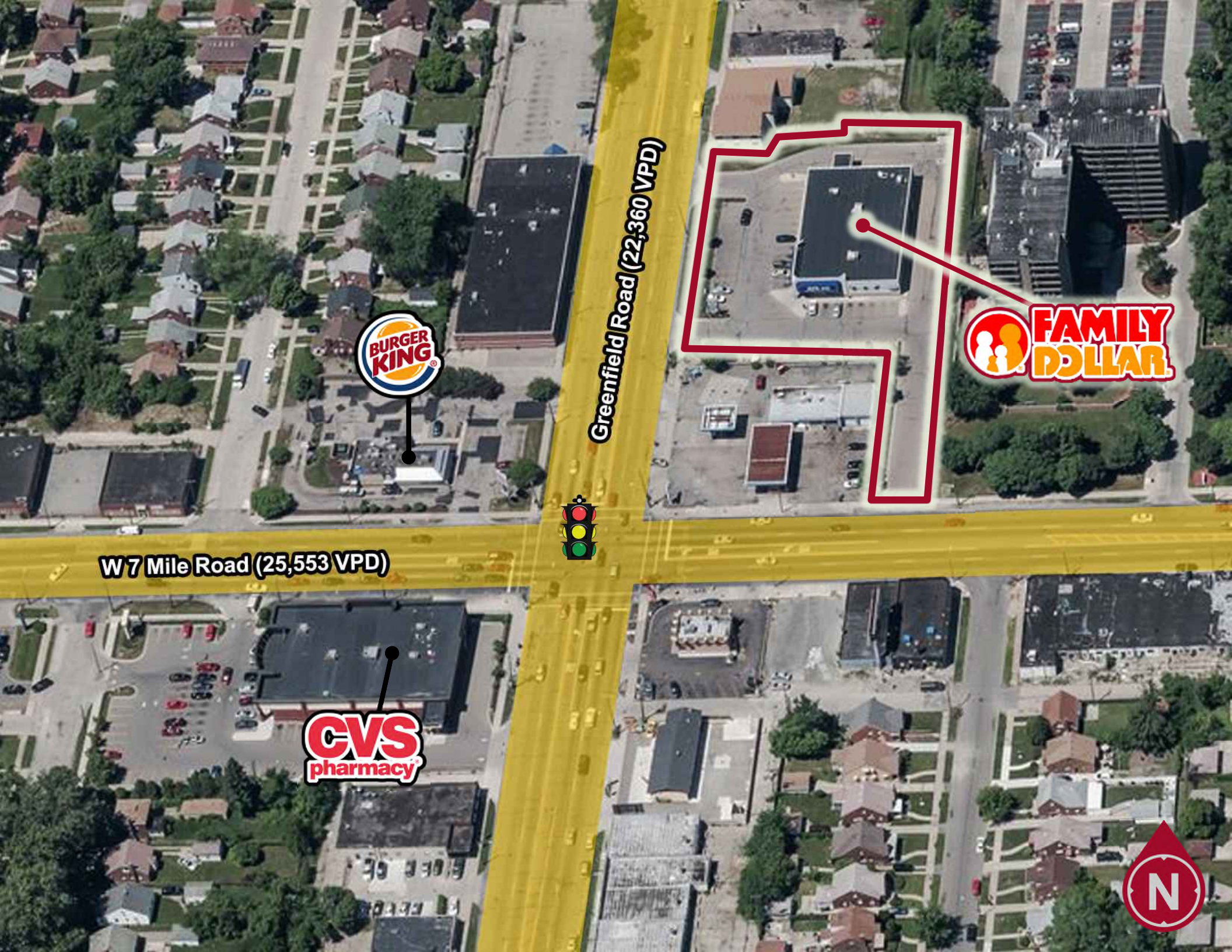
Cleveland
173 miles

W 7 Mile Road (25,553 VPD)



Greenfield Road (22,360 VPD)





Greenfield Road (22,360 VPD)



W 7 Mile Road (25,553 VPD)





John C Lodge Freeway (92,412 VPD)

W 7 Mile Road (25,553 VPD)

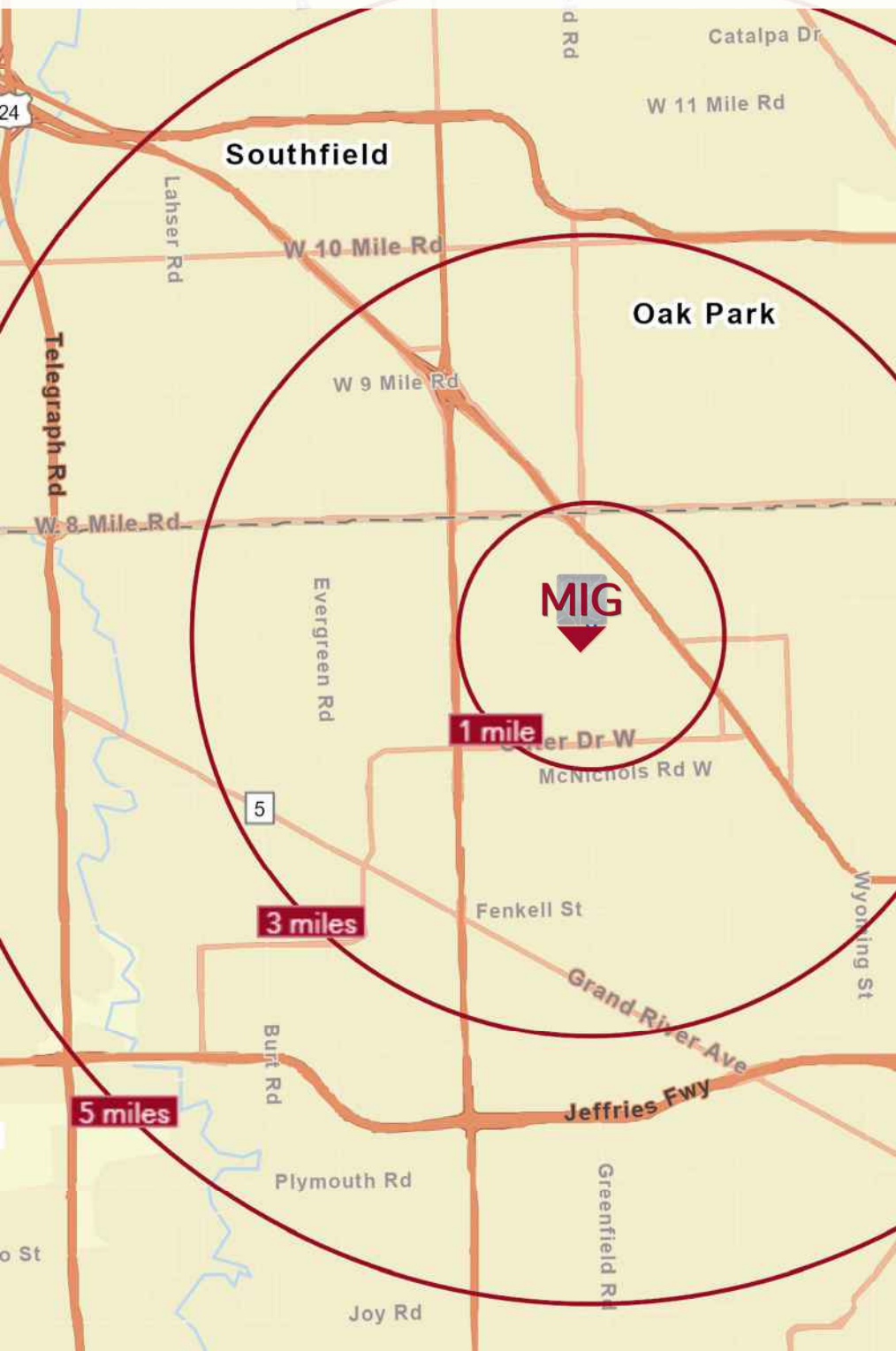
Greenfield Road (22,360 VPD)



Greenfield Road



DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2020 Population	20,654	168,719	377,164
2025 Population	20,379	167,216	374,255
2010-2020 Annual Rate	-0.30%	-0.28%	-0.40%
2020-2025 Annual Rate	-0.27%	-0.18%	-0.15%
2020 Male Population	44.6%	45.1%	46.2%
2020 Female Population	55.4%	54.9%	53.8%
2020 Median Age	41.6	40.6	40.0

Median Age

The median age in this area is 41.6, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	1.2%	5.4%	20.0%
2020 Black Alone	96.0%	91.1%	75.7%
2020 American Indian/Alaska Native Alone	0.2%	0.2%	0.3%
2020 Asian Alone	0.2%	0.5%	1.0%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	0.2%	0.3%	0.4%
2020 Two or More Races	2.2%	2.4%	2.6%
2020 Hispanic Origin (Any Race)	0.8%	1.1%	1.6%

Median Household Income

2020 Median Household Income	\$35,678	\$38,918	\$41,751
2025 Median Household Income	\$37,992	\$42,203	\$45,661
2020-2025 Annual Rate	1.26%	1.63%	1.81%

Average Household Income

2020 Average Household Income	\$45,172	\$52,973	\$60,882
2025 Average Household Income	\$50,624	\$59,169	\$67,577
2020-2025 Annual Rate	2.31%	2.24%	2.11%

Data for all businesses in area

Total Businesses:	395	4,394	11,921
Total Employees:	2,739	40,458	119,783
Total Residential Population:	20,654	168,719	377,164

CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum is confidential and is furnished to Prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Matysek Investment Group, the Seller's exclusive agent in connection with the sale of the Property. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental or other reports, may

be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors.

The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived.

The Seller is responsible for any commission due Matysek Investment Group in connection with a sale of the Property. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Property. No other person, including Matysek Investment Group, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and Matysek Investment Group and may be used only by parties approved by the Seller and Matysek Investment Group. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

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