



5222 W GRAND AVE #5226 | CHICAGO, IL



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FAMILY DOLLAR



FAMILY DOLLAR

5222 W GRAND AVE #5226 | CHICAGO, IL

INVESTMENT HIGHLIGHTS



- BITE SIZE price point of \$591,429
- Just under 5 YEARS REMAINING on a NN Lease, minimal Landlord Responsibilities.



- CORPORATE GUARANTEE
- RARE OPPORTUNITY to own a Dollar Store in a MAJOR MSA.



- DENSE POPULATION: 3-mile population of 458,591, 5-mile population of 1,068,878
- BELOW MARKET RENT – Only paying \$41,140 annually



- Average household incomes of \$60,000+ annually (considered to be Family Dollar's "sweet spot")
- ONLY 7 MILES Northwest of Downtown Chicago, 8 miles from O'Hare International Airport



- Chicago is the 3rd most populous city in ALL the United States, 39th most populous city on the planet.
- Q1 Family Dollar same-store sales increased 15.5%



- 2020 Q1 Consolidated Net Sales increased 8.2% to \$6.29B
- Investment Grade Credit Tenant | S&P: BBB- Credit Rating



- Family Dollar is an Essential Business Committed to Keeping Stores Open During COVID-19 Pandemic
- HUGE RENT INCREASE IN OPTION -- Next extension is scheduled to increase the rent to \$90,508.08 annually, which is a 120% increase on the current rent.



- Strong Fundamentals – LOW Price/SF at \$47.98 and LOW rent/SF at \$3.34 annually.



INVESTMENT SUMMARY

TENANT	Family Dollar
PROPERTY ADDRESS	5222 W Grand Ave #5226
CITY	Chicago
STATE	IL
ZIP	60639
GLA	±12,326 SF
LOT (ACRES)	±0.3 AC



\$591,429
LIST PRICE



±12,326 SF
GLA



7.00%
CAP RATE



0.43 AC
LOT SIZE

FINANCIAL SUMMARY

TENANT:	Family Dollar
GUARANTOR:	Family Dollar
OWNERSHIP:	Fee Simple
LEASE TYPE:	NN
ORIGINAL LEASE TERM:	10 years
LEASE COMMENCEMENT:	12/31/04
INITIAL TERM EXPIRATION:	12/31/14
YEARS REMAINING:	±5 Years
RENT INCREASES:	10% at Options
OPTIONS TO RENEW:	4, 5 Year Options
LL RESPONSIBILITIES:	Exterior Maintenance & Repairs

FAMILY DOLLAR RENT SCHEDULE

	COMMENCE	EXPIRE	MONTHLY:	ANNUAL	INCREASE %
Current	7/1/20	6/30/25	\$3,428.34	\$41,140.08	-
Option 2	7/1/25	6/30/30	\$7,542.34	\$90,508.08	120.00%
Option 3	7/1/30	6/30/35	\$8,296.57	\$99,558.89	10.00%
Option 4	7/1/35	6/29/40	\$9,126.23	\$109,514.78	10.00%
Option 5	6/30/40	6/29/45	\$10,038.85	\$120,466.25	10.00%



**Please contact a Barrington Capital
agent for financing options:**

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TENANT OVERVIEW



COMPANY NAME
DOLLAR TREE, INC.

OWNERSHIP
Public

YEAR FOUNDED
1986

INDUSTRY
DOLLAR STORES

HEADQUARTERS
CHESAPEAKE, VA

NO. OF LOCATIONS
±15,115

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.

SURROUNDING TENANTS



CHICAGO, IL

2020 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
 POPULATION	47,289	414,692	998,628
 HOUSEHOLDS	12,849	133,381	351,302
 HH INCOME	\$56,164	\$74,098	\$88,228

CHICAGO

GDP OF 670.5 BILLION

HUB FOR FINANCE, CULTURE, COMMERCE, INDUSTRIAL, EDUCATION, TECHNOLOGY, TELECOMMUNICATIONS, & TRANSPORTATION

POPULATION OF 2.7 MILLION

LEGEND

- MIXED-USE DEVELOPMENT
- ATTRACTION
- EDUCATION
- HOSPITAL
- CORPORATION
- AIR TRAVEL

Northwestern Memorial Hospital

RUSH UNIVERSITY MEDICAL CENTER

400 N. LAKE SHORE DR

VISTA

725 W. RANDOLPH ST

WOLF POINT WEST

CHICAGO UNION STATION

BOEING

Kraft Heinz

United Airlines

caterpillar

Allstate

HOME INSURANCE

BUILDING MERCHANDISE

Willis Towers Watson

TRUMP TOWER

Millennium Park CHICAGO

SAIC

MOODY Bible Institute AT CHICAGO

THE UNIVERSITY OF ILLINOIS AT CHICAGO

Northwestern Medicine

LOYOLA MEDICINE

UChicago Medicine

THE UNIVERSITY OF CHICAGO

LAKE MICHIGAN

Southbridge

Exelon

United Club

Wrigley

O'HARE INTERNATIONAL AIRPORT

Walgreens HEADQUARTERS

Mondelez International

Northwestern University

Lincoln Park Zoo

GDP OF 670.5 BILLION

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LEGEND

-  MIXED-USE DEVELOPMENT
-  ATTRACTION
-  EDUCATION
-  HOSPITAL
-  CORPORATION
-  AIR TRAVEL



MIXED-USE DEVELOPMENT


ATTRACTION EDUCATION
CORPORATION AIR TRAVEL

M Northwestern Memorial  **RUSH UNIVERSITY**
Hospital MEDICAL CENTER

400 N. LAKE SHORE DR 725 W. RANDOLPH ST

400 N. LAKE SHORE DR 725 W. RANDOLPH ST

WOLF POINT WEST

WOLF POINT WEST



BOEING  **Kraft Heinz**



BOEING  **Kraft Heinz**

HOME INSURANCE

SAIC  **MOODY Bible Institute™** **UNIVERSITY OF ILLINOIS AT CHICAGO**
School of the Art Institute of Chicago

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AT THE FOREFRONT
UChicago
Medicine

A map of the Chicago area showing the University of Chicago location. The map includes labels for Hammond, Gary, Portage, and Highland. Highway markers for 912 and 94 are visible. The University of Chicago logo is in the bottom left corner.

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.

- **2,716,450 RESIDENTS**
- **77 COMMUNITY AREAS**
- **100 NEIGHBORHOODS**
- **8 MAJOR LEAGUE SPORTS TEAMS (2 MLB TEAMS)**



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 moved its headquarters from Oak Brook, IL to the windy city in 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.

A CITY IN A GARDEN

The beauty of Chicago lies not only in its magnificent architecture, but also in the city's vast preserved green and open spaces. Chicagoans have over 580 parks and 8,300 acres of green spaces at their disposal. With beaches, ice rinks and bike paths, there's no shortage of outdoor recreation for Chicagoans.

606/BLOOMINGDALE TRAIL

A \$95 million conversion of a former rail line to a 2.7-mile elevated park that extends through four vibrant, Chicago neighborhoods. An expansion will include 32 acres of linear park space along the Chicago River, 10 acres of sports and recreational fields and 17 acres of wetland park.

CHICAGO RIVERWALK

An award-winning \$108 million, 1.25-mile promenade along the south bank of the Chicago River downtown. Future expansion will extend the Riverwalk south an additional 1.8 miles from Lake Street to Ping Tom Memorial Park in Chinatown.

LINCOLN PARK

Lincoln Park, on Chicago's North Side, attracts 20 million visitors annually. They come to see the nation's oldest zoo to explore exotic plants at the grand Victorian glass conservatory, enjoy plays at the outdoor theater, row along the canal, stroll through the North Pond Nature Sanctuary and Butterfly conservatory, picnic on the playing fields, and frolic on North Avenue Beach.

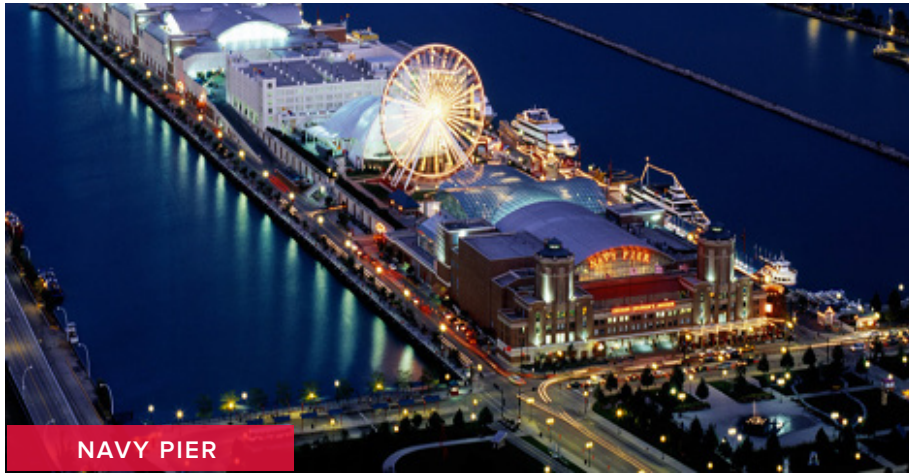
MILLENNIUM PARK

The top tourist destination in Chicago and the Midwest in 2017, Millennium Park offers 25 acres of exuberant architecture, serene gardens, grand pavilions, and dazzling fountains that sculpt light and water, walking paths. The park is home to a constantly rotating schedule of free cultural events for all ages, all year long.

JACKSON PARK

Jackson Park offers more than 500 acres of mature parkland along the lakefront, containing flower gardens, watercourses to wooded isles, sports facilities, stocked fish ponds, 18 miles of walking and biking paths—and it's the future site of the Barack Obama Presidential Center.





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.



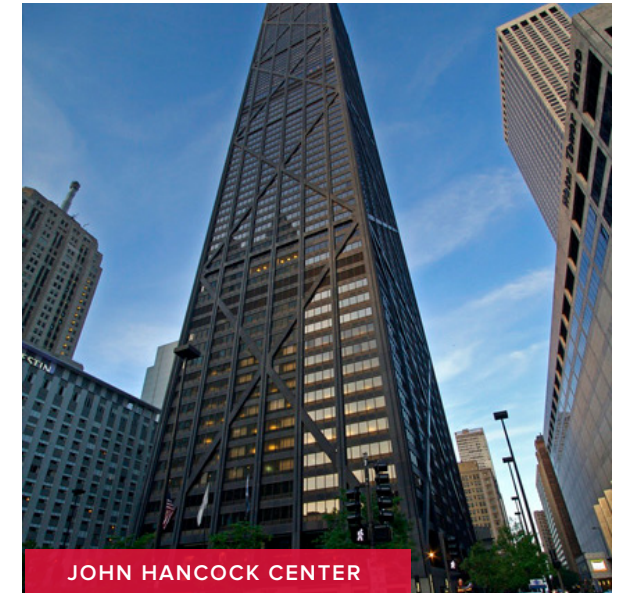
MILLENNIUM PARK

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.



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.

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar** located at **5222 W Grand Ave #5226, Chicago, IL 60639** ("Property"). The 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 and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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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.

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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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