



FAMILY DOLLAR

1401 E MASSACHUSETTS ST | GARY, IN

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FAMILY DOLLAR

1401 E MASSACHUSETTS ST | GARY, IN

INVESTMENT HIGHLIGHTS



- EXTREMELY attractive 11.11% return on a stabilized investment



- Bite-Sized Price Point -List Price of \$750,000



- 18+ years of historical operating history at this site.



- 3.75 years remaining on a CORPORATE BACKED LEASE.



- 100% Occupied -Family Dollar Occupies 55% while the remaining 45% is occupied by a Summer Furniture.



- Investment Grade Credit Tenant | S&P: BBB-Credit Rating



- Q1 Family Dollar same-store sales increased by 15.5%



- 2020 Q1 Consolidated Net Sales increased from 8.2% to \$6.29B



INVESTMENT SUMMARY

TENANT	Family Dollar & Summer Furniture
PROPERTY ADDRESS	1401 E Massachusetts St
CITY	Gary
STATE	IN
ZIP	46407
YEAR BUILT	1961
LOT (ACRES)	±43,560 SF



\$750,270
LIST PRICE



\$83,355
NOI

**FD pays \$66,550 annually, Furniture Store pays \$24,600 annually



11.11%
CAP RATE



±4 YRS
TERMS
REMAINING

FINANCIAL SUMMARY

TENANT:	Family Dollar
GUARANTOR:	Family Dollar
OWNERSHIP:	Fee Simple
*LEASE TYPE:	NN
ORIGINAL LEASE TERM:	7 years
LEASE COMMENCEMENT:	8/23/02
INITIAL TERM EXPIRATION:	8/23/09
YEARS REMAINING:	±4 years
RENT INCREASES:	10% at options
OPTIONS TO RENEW:	2, 5 year remaining
LL RESPONSIBILITIES:	Exterior Maintenance & Repairs

*For Family Dollar only, Summer Furniture is on a 5 year gross lease.
FD occupies 55% of the space

FAMILY DOLLAR RENT SCHEDULE

	COMMENCE:	EXPIRE:	MONTHLY:	ANNUAL:	INCREASE %
Commence:	8/23/02	8/23/09	\$4,166.67	\$50,000.04	
Option 1	8/24/09	8/23/14	\$4,583.34	\$55,000.08	10.00%
Option 2	8/24/14	8/23/19	\$5,041.67	\$60,500.04	10.00%
Current:	8/24/19	8/22/24	\$5,545.84	\$66,550.08	10.00%
Option 4 - Next Option	8/23/24	8/22/29	\$6,100.42	\$73,205.04	10.00%
Option 5	8/23/29	8/22/34	\$6,710.50	\$80,526.00	10.00%

RENT ROLL

	MONTHLY RENT	ANNUAL RENT	LEASE TYPE	EXPIRATION	SF	OPTIONS
Family Dollar	\$5,546	\$66,550	NN	4 years	10,000	2, 5 year
Summer Furniture	\$2,050	\$24,600	Gross	5 years	8,000	N/A



**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



BROADWAY

GARY CITY
CITY HALL

GENESIS
CONVENTION CENTER

AUTO SURGEONS
AUTO REPAIR SHOP

GARY MANOR
APARTMENTS

ZION PROGRESSIVE
CATHEDRAL

S & G
WAFFLE SHACK
LOCAL CAFE

360 SALON
BEAUTY SALON

FAMILY DOLLAR

MASSACHUSETTS ST

15TH AVE

SURROUNDING TENANTS



NEW & USED TIRES
TIRE SHOP

BUZZ BOX LOUNGE
COCKTAIL BAR

CHRISTIAN VALLEY
BAPTIST CHURCH

BLUE ROOM LOUNGE
COCKTAIL BAR

JACK'S LOAN
OFFICE
PAWN SHOP

DIRECT TITLE LOANS
LOAN AGENCY

UNITED STATES
POSTAL SERVICE

GoLo



BROADWAY



FAMILY DOLLAR

13TH AVE

CVS pharmacy






MASSACHUSETTS ST

ECONOMY PACKAGE
LIQUOR STORE

GARY, IN

Gary is a city in Lake County, Indiana, 25 miles from downtown Chicago, Illinois. Gary is adjacent to the Indiana Dunes National Park and borders southern Lake Michigan. Gary was named after lawyer Elbert Henry Gary, who was the founding chairman of the United States Steel Corporation. The city is known for its large steel mills and as the birthplace of the Jackson 5 music group.

2020 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
 POPULATION	11,224	44,840	100,654
 HOUSEHOLDS	5,179	18,945	41,825
 HH INCOME	\$31,249	\$42,175	\$49,559

CHICAGO

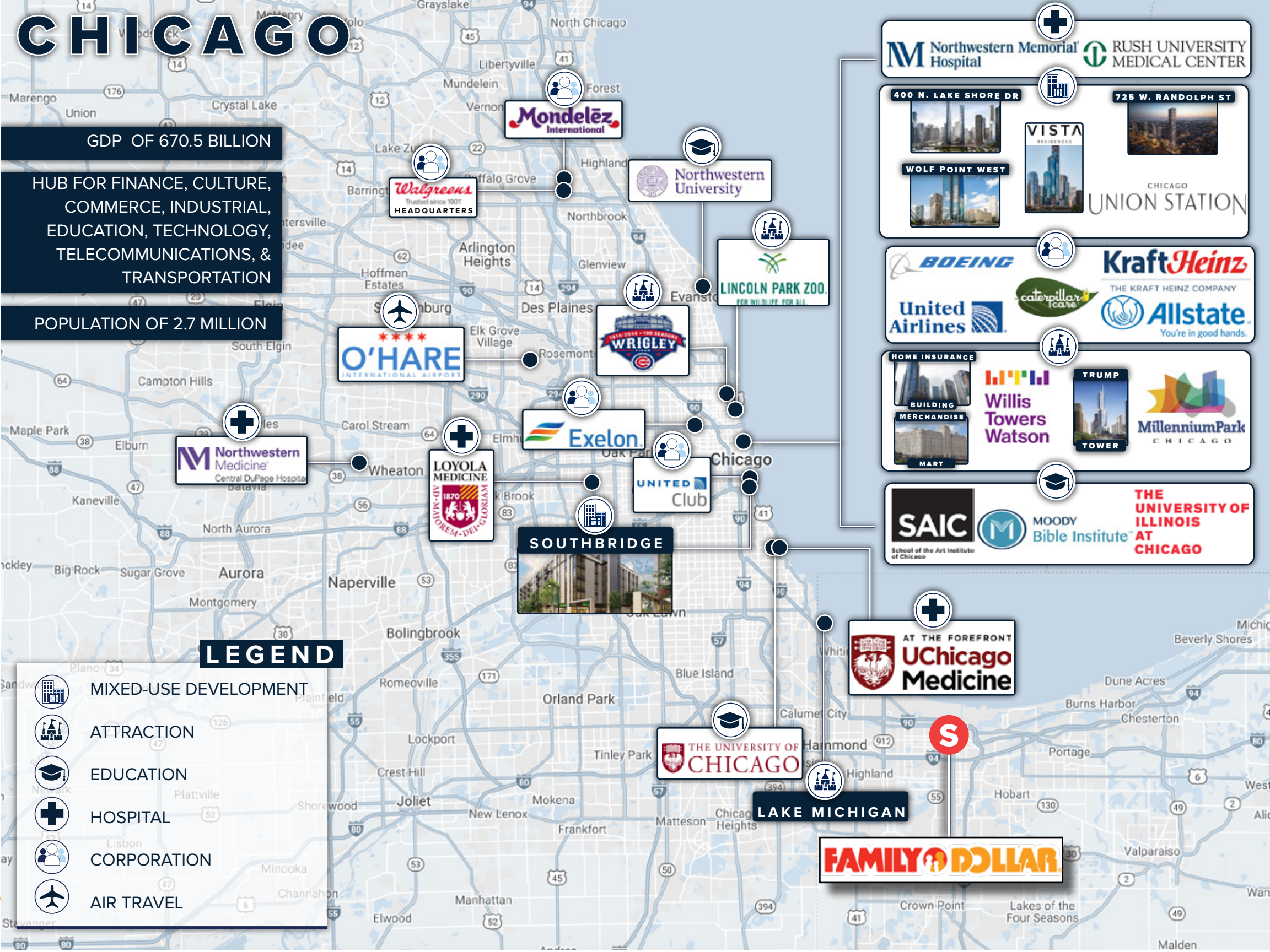
GDP OF 670.5 BILLION

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



GARY, IN

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.

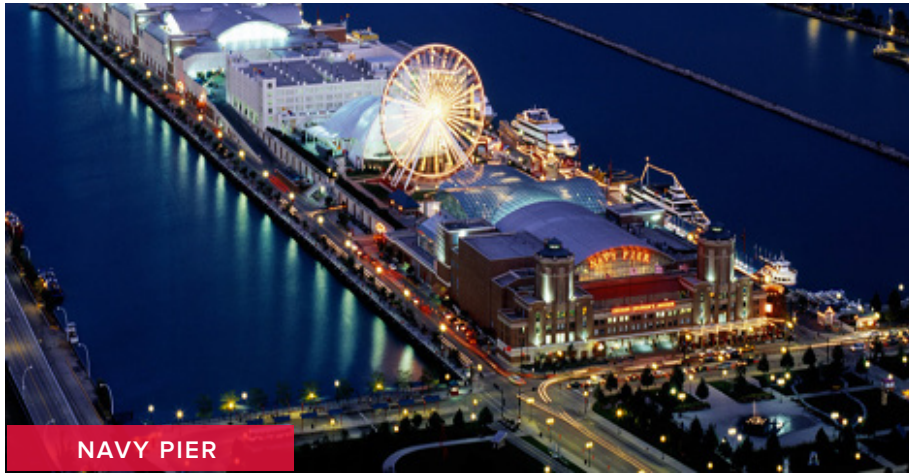
MILLENNIUM PARK

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.



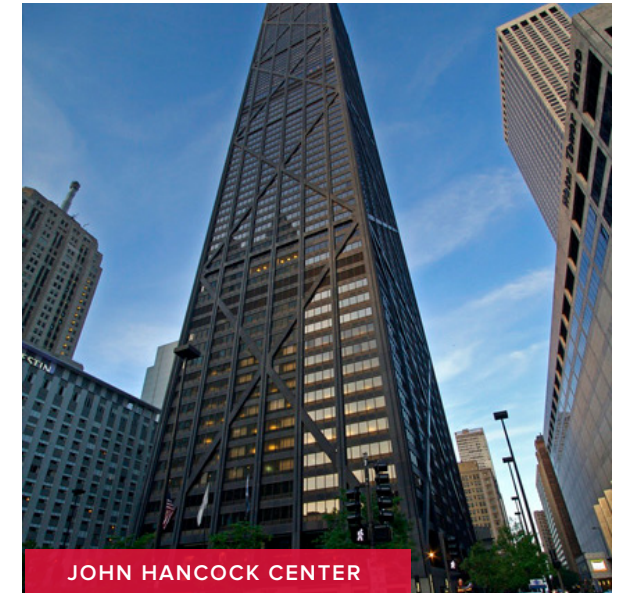
MILLENNIUM PARK

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.

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