



FAMILY DOLLAR

5335 SALEM AVE | DAYTON, OH

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FAMILY DOLLAR

5335 SALEM AVE | DAYTON, OH

INVESTMENT HIGHLIGHTS

LEASE & LOCATION:

- Extremely attractive 8.18% return for an investor seeking a high yield on a stabilized investment
- Recent Lease Extension - starts February 2021
- +5 YEARS remaining on an NN+ lease
- Built in 2011
- H2 REMODEL COMPLETED RECENTLY (Investment of approximately \$150,000 by the tenant)
- NN+ Lease - tenant pays for taxes, insurance, HVAC, and Common Area Maintenance
- STRONG RETAIL CORRIDOR – McDonald's, Burger King, KFC, Taco Bell, Lowes, Chase Bank all in the immediate vicinity.
- HIGH TRAFFIC STREET – Over 20,000 VPD on Salem Ave
- Investment Grade Credit Tenant | S&P: BBB-Credit Rating
- Family Dollar is an ESSENTIAL BUSINESS Committed to Keeping Stores Open During COVID-19 Pandemic

TENANT:

- Family Dollar was acquired by Dollar Tree, Inc. and they are now the second-largest discount retailer nationwide
- Family Dollar & Dollar Tree have more than 15,115 locations throughout the US & Canada
- Dollar Tree, Inc boasts an extremely strong investment-grade credit rating of BBB- and has a market cap of ± \$22B
- While many retailers shuttered their doors during the COVID-19 pandemic Dollar Tree was considered an essential retailer and saw some store sales increase by 7.2% during Q2 of 2020





INVESTMENT SUMMARY

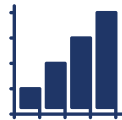
TENANT	Family Dollar
PROPERTY ADDRESS	5335 Salem Ave
CITY	Dayton
STATE	Ohio
ZIP	45426
YEAR BUILT	2011
BUILDING SIZE	± 8,320 SF
LOT SIZE	± 1.00 AC (± 43,560 SF)



\$1,135,138.50
LIST PRICE



\$90,811
NOI



8.00%
CAP RATE



±5 YRS
TERMS REMAINING

FINANCIAL SUMMARY

TENANT:	Family Dollar
GUARANTOR:	Family Dollar
OWNERSHIP:	Fee Simple
LEASE TYPE:	NN+
ORIGINAL LEASE TERM:	10 years
LEASE COMMENCEMENT:	9/30/12
INITIAL TERM EXPIRATION:	2/28/26
YEARS REMAINING:	±5 years
RENT INCREASES:	10% at options
OPTIONS TO RENEW:	4, 5 year options remaining
LL RESPONSIBILITIES:	Exterior Maintenance & Repairs

FAMILY DOLLAR RENT SCHEDULE

	COMMENCE:	EXPIRE:	MONTHLY:	ANNUAL:	INCREASE %
Initial Term	9/30/12	9/30/20	\$7,567.59	\$90,811.08	
Current (3 months free rent)**:	10/1/20	10/1/21	\$5,675.69	\$68,108.28	
Initial Term	10/2/21	2/8/26	\$7,567.59	\$90,811.08	
Option 2	2/9/26	2/8/31	\$8,324.35	\$99,892.19	10.00%
Option 3	2/9/31	2/8/36	\$9,156.78	\$109,881.41	10.00%
Option 4	2/9/36	2/7/41	\$10,072.46	\$120,869.55	10.00%

**Seller to credit buyer for difference at closing



**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



COMPACT POWER
EQUIPMENT RENT



TAQUERIA
MIXTECA TROTWOOD



FIRST PRIORITY
URGENT CARE



MR. BOURBON
RESTAURANT

HAIR SALON

DOCTOR'S
OFFICE

BEAUTY SALON

TASTE
RESTAURANT

CLASSIC BEER & WINE
DRIVE THROUGH



SALEM AVE
± 20,500 VPD

SURROUNDING TENANTS



SALEM AVE
± 20,500 VPD




FAMILY DOLLAR

DAYTON, OH

Dayton is the sixth-largest city in the state of Ohio. Ohio sits very close to roughly 60 percent of the country's population and manufacturing infrastructure, making the Dayton area a logistical centroid for manufacturers, suppliers, and shippers. With the decline of heavy manufacturing, Dayton's businesses have diversified into a service economy that includes insurance and legal sectors as well as healthcare and government sectors. Along with defense and aerospace, healthcare accounts for much of the Dayton area's economy. Hospitals in the Greater Dayton area have an estimated combined employment of nearly 32,000 and a yearly economic impact of \$6.8 billion.

Dayton's economy is relatively diversified and vital to the overall economy of the state of Ohio. Site Selection magazine ranked Dayton the #1 medium-sized metropolitan area in the U.S. for economic development. Dayton is also among the top 100 metropolitan areas in both exports and export-related jobs, ranked 16 and 14 respectively by the Brookings Institution. Bloomberg Businessweek ranked Dayton in 2010 as one of the best places in the U.S. for college graduates looking for a job. Companies such as Reynolds and Reynolds, CareSource, DPL, LexisNexis, Kettering Health Network, Premier Health Partners, and Standard Register have their headquarters in Dayton.

2020 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
 POPULATION	7,105	47,094	111,474
 HOUSEHOLDS	3,195	19,878	47,154
 HH INCOME	\$46,876	\$63,741	\$56,656



UNIVERSITY OF DAYTON

The University of Dayton (UD) is a private Roman Catholic research university in Dayton, Ohio. It is one of three Marianist universities in the nation and the second-largest private university in Ohio. The university's campus is in the city's southern portion and spans 388 acres on both sides of the Great Miami River. The university has about 8,000 undergraduate and 2,200 post-graduate students from a variety of religious, ethnic and geographic backgrounds, drawn from across the United States and more than 40 countries.

UD offers more than 80 academic programs in arts and sciences, business administration, education and health sciences, engineering, law and, in 2009, was first in the country to offer an undergraduate degree program in human rights.



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar** located at **5335 Salem Ave, Dayton, OH 45426** ("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:

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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

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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