



FAMILY DOLLAR

840 N 6TH STREET | NEWARK, NJ 07107

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EXCLUSIVELY LISTED BY:

SAM JACKSON
Associate

+1 (615) 667-0126
sam.jackson@matthews.com

License No. 356958 (TN)

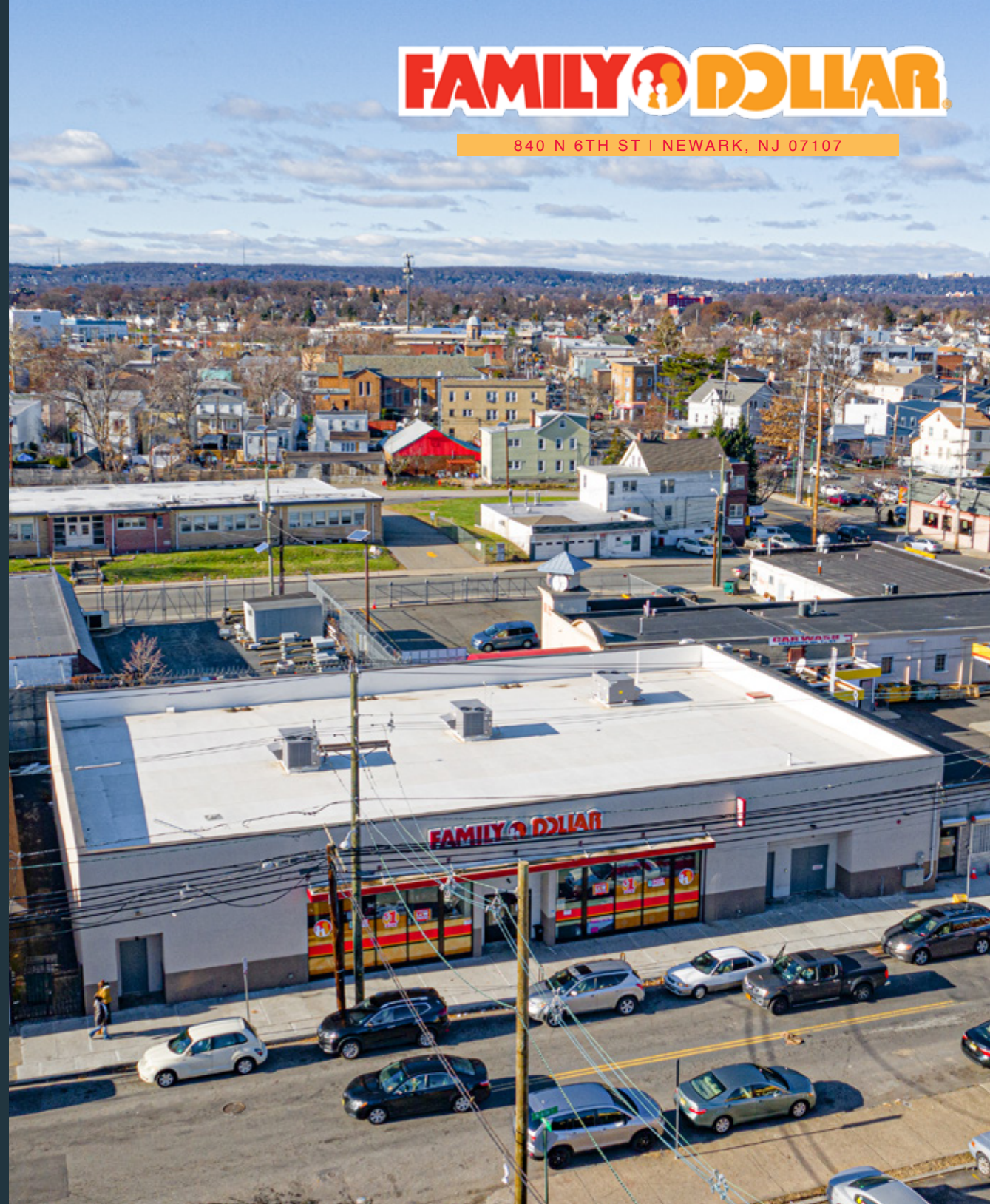
CLAY SMITH
Associate

+1 (214) 692-2216
clay.smith@matthews.com

License No. 693140 (TX)

BROKER OF RECORD
Ray Smith

License No. 7868129 (NJ)



INVESTMENT HIGHLIGHTS

- Over 8 years remaining on an original 10-year lease
- New construction store
- Population exceeds 726,000 in a 5-mile radius
- Population has seen substantial growth of over 2.5% since 2010 and has continued projected growth through 2025
- Next to the intersection of Heller Pkwy and Franklin St where traffic counts exceed 20,000 VPD.
- Within walking distance (3 minutes) from 3 separate, 10+ story apartment buildings
- Less than 0.5 mile away from the historic Branch Brook Park, Newark's largest public park sitting on over 360 acres of land.
- Notable tenants in the area: Burger King, Shell, Wells Fargo Bank, and Dunkin' Donuts.
- Four, 5-year options with each extension containing a 5% rental increase
- In 2021, the landlord will receive a 6.62% return due to a 5 year tax abatement.





INVESTMENT SUMMARY

TENANT	Family Dollar
PROPERTY ADDRESS	840 N 6th Street
CITY	Newark
STATE	NJ
YEAR BUILT	2019
GLA	±9,000 SF
LOT (ACRES)	±0.28 AC



\$2,488,117
LIST PRICE



9,000 SF
GLA



6.00%
CAP RATE



0.28 AC
LOT SIZE

FINANCIAL SUMMARY

TENANT TRADE NAME	Family Dollar
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Dollar Tree
LEASE TYPE	NN+
ROOF AND STRUCTURE	Landlord Responsible
ORIGINAL LEASE TERM	10 years
LEASE COMMENCEMENT DATE	12/1/18
RENT COMMENCEMENT DATE	12/1/18
RENT EXPIRATION DATE	2/28/29
TERM REMAINING ON LEASE	9+ Years
INCREASE	5% Every 5- Year in Options
OPTIONS	Four, 5-year w/ 5% increases

FAMILY DOLLAR RENT SCHEDULE

DATE	MONTHLY RENT	ANNUAL RENT	INCREASES
12/1/18-11/30/28	\$14,600.00	\$175,200.00	-
12/1/28-11/30/33 (Option)	\$15,330.00	\$183,960.00	5.00%
12/1/33-11/30/38 (Option)	\$16,096.50	\$193,158.00	5.00%
12/1/38-11/30/43 (Option)	\$16,901.34	\$202,816.08	5.00%
12/1/43-11/30/48 (Option)	\$17,746.42	\$212,957.04	5.00%

DEBT QUOTE



BARRINGTON CAPITAL
REAL ESTATE FINANCING SERVICES

Loan quote provided by Barrington Capital based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing.

LTV: 65.00%
RATE: 3.75%
AMORTIZATION: 25

JESSE LILLARD
(956) 564-2922
jesse.lillard@barringtoncapcorp.com

NOI SUMMARY

RENT	\$175,200.00
TAXES	\$25,913.00
NOI	\$149,287.00

*Tenant is responsible for any increases in property taxes

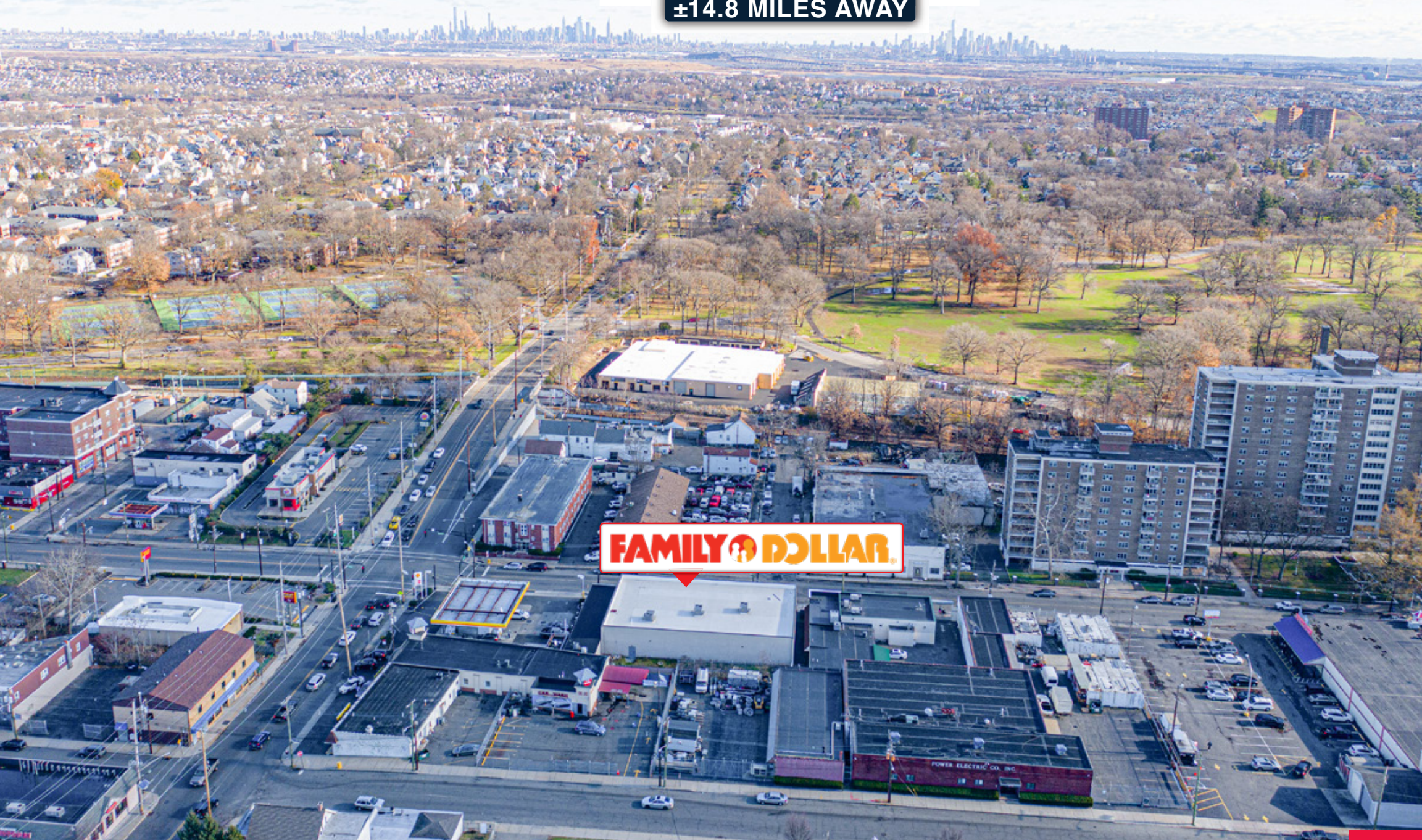
* Landlord benefits from tax abatement for first 5 years of the lease with \$51,825 in tax saving left on lease

TAX ABATEMENT OVERVIEW

	YEAR 1 (2019)	YEAR 2 (2020)	YEAR 3 (2021)	YEAR 4 (2022)	YEAR 5 (2023)	YEAR 6+ (2024+)
Percentage	100%	80%	60%	40%	20%	0%
Refund Amount	\$25,913	\$20,730	\$15,547	\$10,365	\$5,182	\$0
NOI	\$175,200	\$170,017	\$164,834	\$159,652	\$154,469	\$149,287
CAP Rate	7.04%	6.83%	6.62%	6.42%	6.21%	6.00%

NEW YORK CITY

±14.8 MILES AWAY



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.



DOWNTOWN NEWARK

± 2 MILES AWAY



FRANKLIN AVE
± 18,000 VPD

FAMILY DOLLAR





Clara Maass
Medical Center

RWJBarnabas
HEALTH

Marshalls
STOP & SHOP



WELLS
FARGO



FRANKLIN ST
± 15,000 VPD

FAMILY DOLLAR

FRANKLIN AVE
± 18,000 VPD

AREA OVERVIEW






NEWARK, NJ

With a population of over 284,000, Newark is the largest municipality in the state of New Jersey. Newark is located in northern New Jersey and is part of Essex county. Many companies and entrepreneurs see Newark as an ideal business location due to urban amenities that are more affordable than New York City. Several global companies such as Prudential Financial, Public Service Enterprise Group (PSEG), Audible, and Panasonic are all headquartered in Newark due to its advantageous location. It is a growing tech hub as technology and software startups like KLoBot Inc. move into the city. Over the next decade, Newark will see an 18.1% job growth.

Newark's higher education consists of two major research colleges: New Jersey Institute of Technology and Rutgers University – Newark. Both colleges have a combined economic impact of over \$8 billion on the state of New Jersey. Newark provides global access by being the location of Port Newark/Elizabeth Marine Terminal, one of the nation's major foreign trade ports. It is also the location of one of the nation's busiest airports, Newark Liberty International, where people can fly to 340 domestic destinations and 260 international destinations.

2020 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
 POPULATION	54,916	367,486	726,283
 HOUSEHOLDS	20,231	134,338	265,148
 HH INCOME	\$63,977	\$77,695	\$84,128



NEW JERSEY PERFORMING ARTS CENTER

As the largest performing arts center in the United States, the New Jersey Performing Arts Center offers over 3,000 classes and over 400 events each year. Over 100,000 people visit the performing arts center to engage in workshops or watch performances. Thus, the annual economic impact of the performing arts center is over \$46 million.



NEWARK MUSEUM

As New Jersey's largest museum, the Newark museum features 80 galleries of world-class collections, a planetarium, and a sculpture garden. In addition to artworks, the museum also contains over 70,000 specimens in their natural science collection.



BRANCH BROOK PARK

Branch Brook Park is the nation's first county park. With over 4,000 cherry blossom trees located in the park, it is the largest collection of cherry blossom trees in the United States. An annual cherry blossom festival is held in the park each spring and over 10,000 people attend the celebration.





CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs for **Family Dollar** located at **840 6th Street, Newark, NJ 07107**. 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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