

FAMILY DOLLAR



*REPRESENTATIVE PHOTO



OFFERING
MEMORANDUM

FAMILY DOLLAR NET LEASED OFFERING

308 S MAIN ST, SALEM, IN 47167

OFFERING MEMORANDUM
PRESENTED BY:

TYLER KOLLIGIAN

INVESTMENT SALES

PHONE **415.762.1543**
EMAIL **tkolligian@thekasegroup.com**
DRE **#01961713**

GREG ASPELL

INVESTMENT SALES

PHONE **415.508.8742**
EMAIL **greg@thekasegroup.com**
DRE **#02054220**

HARRY KENNERK

LOCAL BROKER

PHONE **317.903.6950**
EMAIL **harry@hkprop.com**
IN LIC **#RB14003429**



DISCLAIMER & CONFIDENTIALITY

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.



TABLE OF CONTENTS

04	INVESTMENT OVERVIEW
05	FINANCIAL SUMMARY
06	TENANT OVERVIEW
07	LOCATION AERIAL
08	REGIONAL OVERVIEW
09	DEMOGRAPHICS
10	AREA OVERVIEW

INVESTMENT OVERVIEW



This is a unique opportunity to acquire a single tenant corporately guaranteed Family Dollar in Salem, Indiana. Strategically located on the main road within the city of Salem Indiana, this Family Dollar is centrally located and services the city of Salem including 7,000+ residents.

INVESTMENT HIGHLIGHTS

NET LEASE | MINIMAL LANDLORD RESPONSIBILITIES

CORPORATE GUARANTEE - NASDAQ: DLTR

INVESTMENT GRADE CREDIT

SCHEDULED INCREASES IN RENT

RECESSION PROOF TENANT | ESSENTIAL RETAILER

LOW RENT | LOW PRICEPOINT | IDEAL 1031 EXCHANGE ASSET

NEW ROOF IN 2019 WITH WARRANTY

PARKING LOT RENOVATED IN 2019

OFFERING SPECIFICATIONS

PRICE \$680,273

CAP RATE 7.35%

TOTAL NOI \$50,000

SQUARE FOOTAGE 8,968

YEAR RENOVATED 2008

FINANCIAL SUMMARY

FAMILY DOLLAR • NET LEASED OFFERING

308 S MAIN ST, SALEM, IN 47167

\$680,273 • 7.35% CAP

SUMMARY

TENANT NAME	Family Dollar
SQUARE FOOTAGE	8,968
LEASE START	1/30/2008
LEASE END	1/30/2018
BASE RENT	\$56,356
OPTIONS	Three, 5-Year Options
INCREASES	10% at Options

OPERATING SUMMARY

	CURRENT	OPTION 2	OPTION 3	OPTION 4
EXPIRATION	1/30/23	1/30/28	1/30/33	1/30/38
BASE RENT	\$50,000	\$55,000	\$60,500	\$66,550
CAP RATE	7.35%	8.09%	8.89%	9.78%

TENANT OVERVIEW



S&P RATED CREDIT



7,100+ LOCATIONS



50,000+ EMPLOYEES

FAMILY DOLLAR

Family Dollar (NYSE: FDO) is a chain of variety stores in the United States. It opened in 1959 and operates approximately 7,100 stores in 45 states and the District of Columbia. It is headquartered in Matthews, North Carolina.

Family Dollar is not a true “dollar store” in the strict sense; while there are many items available for \$1, there are other price points as well. However, approximately 90% of the products cost less than \$10. With most locations set up like a typical supermarket, the chain deals in food items, clothing and assorted household products.

Some, but not all, Family Dollar stores now accept credit cards, as well as debit cards and the cash benefit from EBT cards. Leon Levine, a 21-year-old entrepreneur, founded family Dollar in 1959. In November of that year, the company’s first store was opened, in Charlotte, North Carolina. In 1961, their first store in South Carolina opened, followed by stores in Georgia and Virginia, which were opened in 1962 and 1965, respectively. During the 1960s, the store company was largely a southern United States operation. By 1969, there were fifty stores in Charlotte alone.

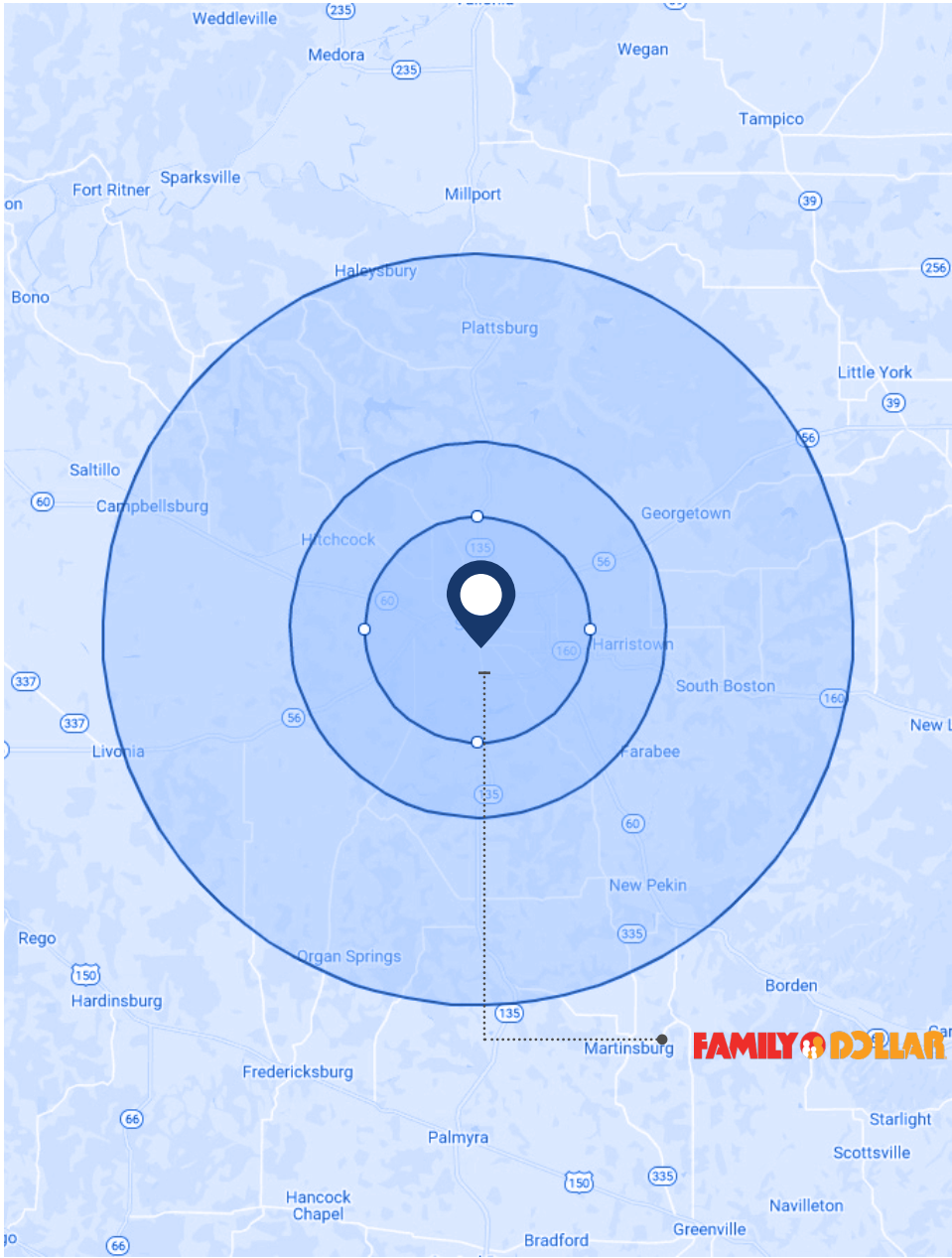
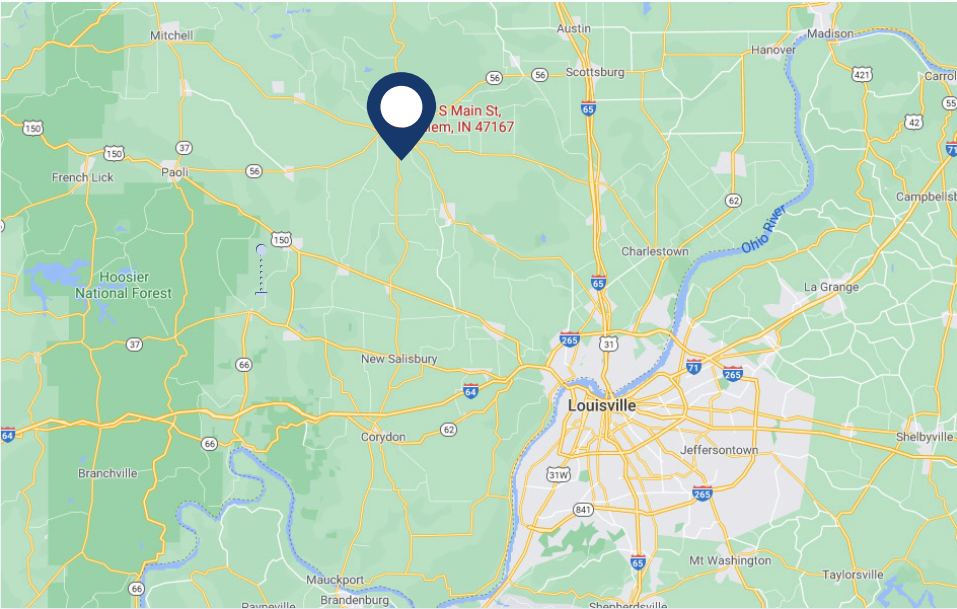
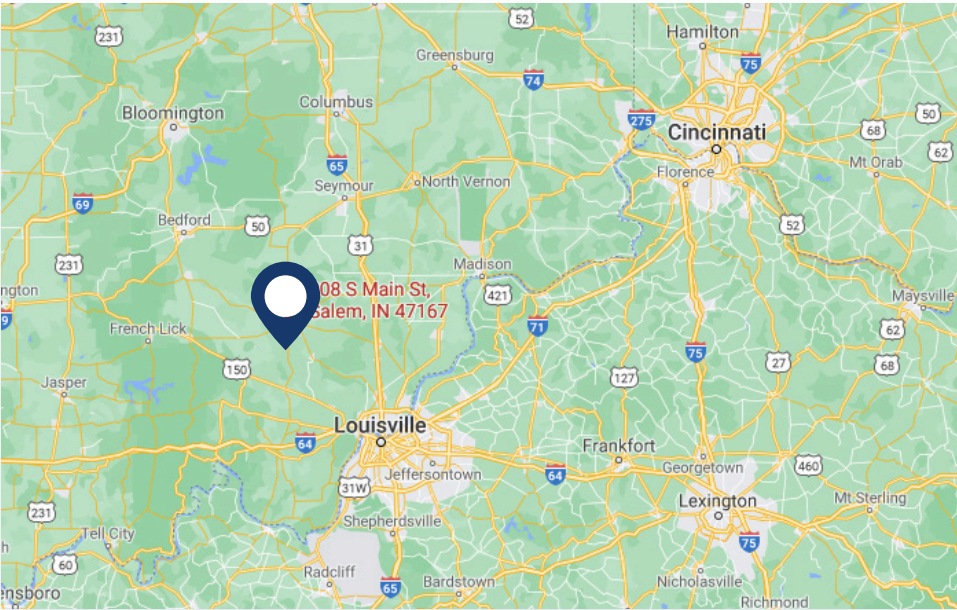
The 1970s were growing years for the store chain. In 1970, Family Dollar’s stock went public for the first time, at \$14.50 per share. In 1971, the chain’s 100th store opened, followed by their 200th in 1974 and their 300th in 1978. Also in 1974, a distribution center was opened in Matthews, North Carolina. In 1979, Family Dollar stock began trading at the New York Stock Exchange. In 1981, the chain’s 400th store was opened, followed by a 500th store in 1982 and a 700th in 1983. The 1980s saw expansion at a wider scale for the company, and, by 1989, 1,500 stores were operating. The 1990s saw the pace of expansion slow down compared to the 1980s, with 1,000 stores opened. However, the company opened distribution centers in West Memphis, Arkansas; Front Royal, Virginia and Duncan, Oklahoma. Since 2000, the pace of growth has quickened significantly, with the addition of about 3,500 new stores, and new distribution centers opening in Morehead, Kentucky; Maquoketa, Iowa; Odessa, Texas; Marianna, Florida; and Rome, New York.

In 2001, Family Dollar joined the S&P 500 stock market index. In 2002, the company joined the Fortune 500 list of largest publicly held companies.

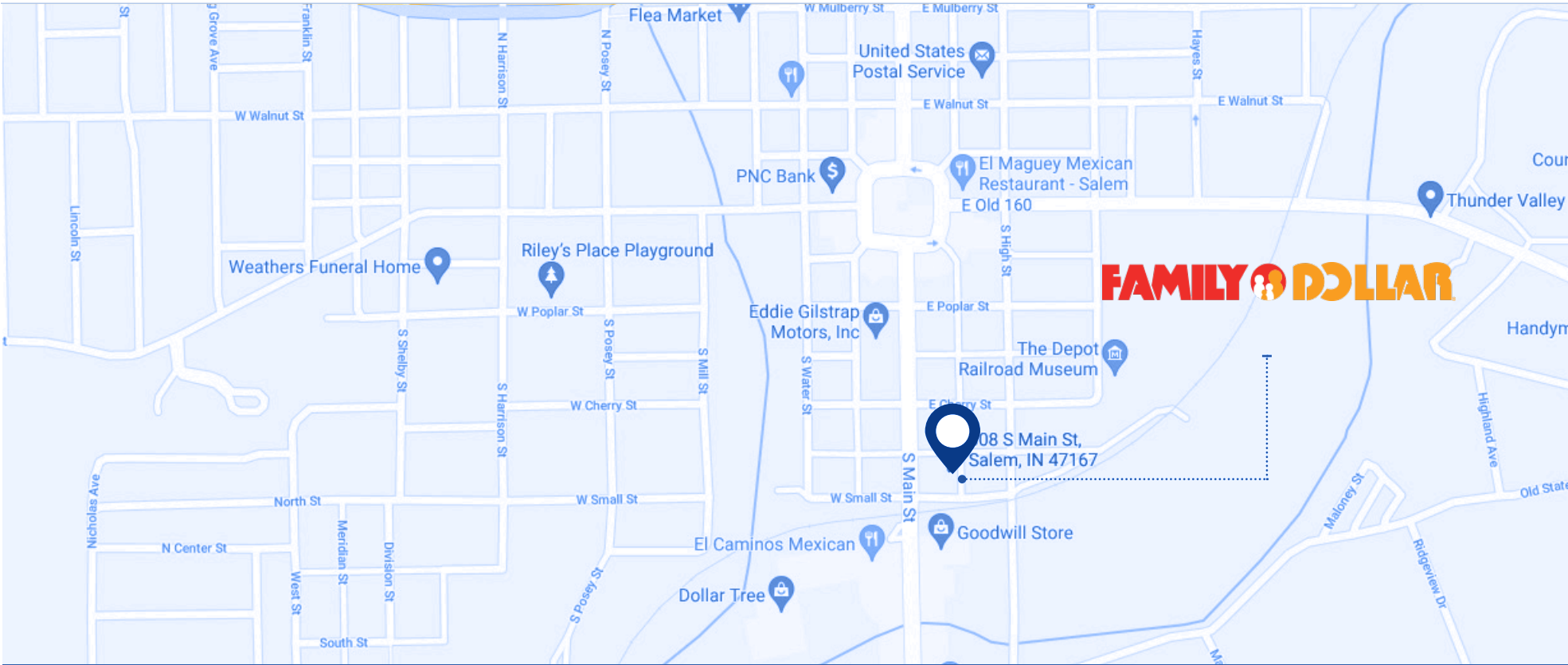
LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	8,059	10,252	20,104
TOTAL HOUSEHOLDS	3,277	4,133	7,818
AVERAGE HOUSEHOLD INCOME	\$51,879	\$53,881	\$59,532
AVERAGE AGE	40.6	41.4	41.2

AREA OVERVIEW

SALEM, IN

Salem is a city in Washington Township, Washington County, in the U.S. state of Indiana. Salem serves as the county seat. Salem is primarily an agricultural community, surrounded by typical Indiana forests and farmland and small bodies of water. The primary crops grown in the area are corn and soybeans. Homes in the area are of a variety of styles, with a portion of residential homes having Victorian architectural design. The climate in this area is characterized by hot, humid summers and generally mild to cool winters

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,277	4,133	7,818
TOTAL POPULATION	8,059	10,252	20,104
PERSONS PER HOUSEHOLD	2.4	2.4	2.5
AVERAGE HOUSEHOLD INCOME	\$51,879	\$53,881	\$59,532
AVERAGE HOUSE VALUE	\$102,822	\$114,351	\$121,836
AVERAGE AGE	40.6	41.4	41.2
WHITE	7,849	10,011	19,674
BLACK	63	69	110
AMERICAN INDIAN/ALASKAN NATIVE	20	23	43
ASIAN	35	40	63
HAWAIIAN & PACIFIC ISLANDER	0	0	4
TWO OR MORE RACES	92	109	210
HISPANIC ORIGIN	104	123	271



SALEM, INDIANA



The Kase Group

**OFFERING
MEMORANDUM**

**FAMILY DOLLAR
NET LEASED OFFERING**

308 S MAIN ST, SALEM, IN 47167

TYLER KOLLIGIAN

INVESTMENT SALES

PHONE 415.762.1543
EMAIL tkolligian@thekasegroup.com
DRE #01961713

GREG ASPELL

INVESTMENT SALES

PHONE 415.508.8742
EMAIL greg@thekasegroup.com
DRE #02054220

HARRY KENNERK

LOCAL BROKER

PHONE 317.903.6950
EMAIL harry@hkprop.com
IN LIC #RB14003429