

FAMILY DOLLAR.

RELOCATION STORE

154 US-2 | Norway, MI 49870



REPRESENTATIVE PHOTO

OFFERING MEMORANDUM

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

LISTED BY

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BROKER OF RECORD

LICENSE NO. 1000083-RE-RB (MI)

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AREA OVERVIEW

INVESTMENT HIGHLIGHTS

- 2015 build-to-suit construction for Family Dollar
- ±9 Years remaining on the base term of an initial 15-Year lease
- Relocation store from a previously existing site within the market
- Relocation stores confirm proven markets with historically strong sales and an existing customer base
- Extremely rare Absolute NNN lease w/ zero landlord responsibilities
- Attractive 10% rental increase in 2024 (cap rate will increase to 6.60%)
- The lease is accompanied by a strong corporate guarantee
- Traffic counts above 17,000 vehicles per day
- Six, 5-Year renewal options all of which include a 10% rent increase
- Local retail tenants include McDonald's, Dairy Queen, BP, Subway, Sunoco, TrueValue, CarQuest, and more
- Dollar Tree acquired Family Dollar in 2015 and they are considered to be the second-largest discount retailer in the United States with more than 15,000 locations
- Family Dollar is one of the few retailers that has thrived through the COVID pandemic and witnessed a sharp increase in same-store sales/profitability
- Investment Grade Credit tenant (S&P rated BBB-)





± 17,000 VPD



STRAWBERRY LAKE



US Highway 2 shield logo
± 17,000 VPD



HANBURY LAKE

Super 8
Holiday Inn Express
Comfort INN
SUBWAY

bp
True Value
Hardee's
AW
SHOE DEPT.

Advance Auto Parts
O'Reilly
maurices
Flagstar Bank
MURPHY USA
Walmart
COST CUTTERS
SALLY BEAUTY
slumberland FURNITURE
THE HOME DEPOT
TRACTOR SUPPLY CO
Days Inn
EconoLodge
AmericInn
PET SUPPLIES PLUS
TACO BELL
Little Caesars
Payne Murphy's
Pizza Hut
SUBWAY
Calver's
Dunham's
goodwill
cricket

bp

CARQUEST
Huntington
Walgreens
ANYTIME FITNESS
Hallmark

2
± 17,000 VPD

NAPA
gerber
Do it Best
True Value
ACE
BURGER KING
DQ
SUBWAY

IGA

MENOMINEE RIVER

Mobil

CARQUEST
AMERICAS

FAMILY DOLLAR



SUNOCO

2
± 17,000 VPD

bp
IGA
True Value
Do it Best
DQ
McDonald's
SUBWAY

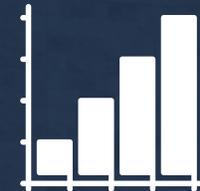
bp



\$1,471,266
LIST PRICE



\$88,276
NOI



6.00%
CAP RATE

BUILDING INFO

Address	154 US-2 Norway, MI 49870
GLA	±8,320 SF
Cap Rate	6.00%
Year Built	2015
Lot Size	±1.91 AC

TENANT SUMMARY

[REDACTED]	
Tenant Trade Name	Dollar Tree, Inc.
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	15-Years
Rent Commencement Date	2015
Lease Expiration Date	6/30/30
Term Remaining on Lease	±9 Years
Increase	10% in 2024 & Options
Options	Six, 5-Year

ANNUALIZED OPERATING DATA

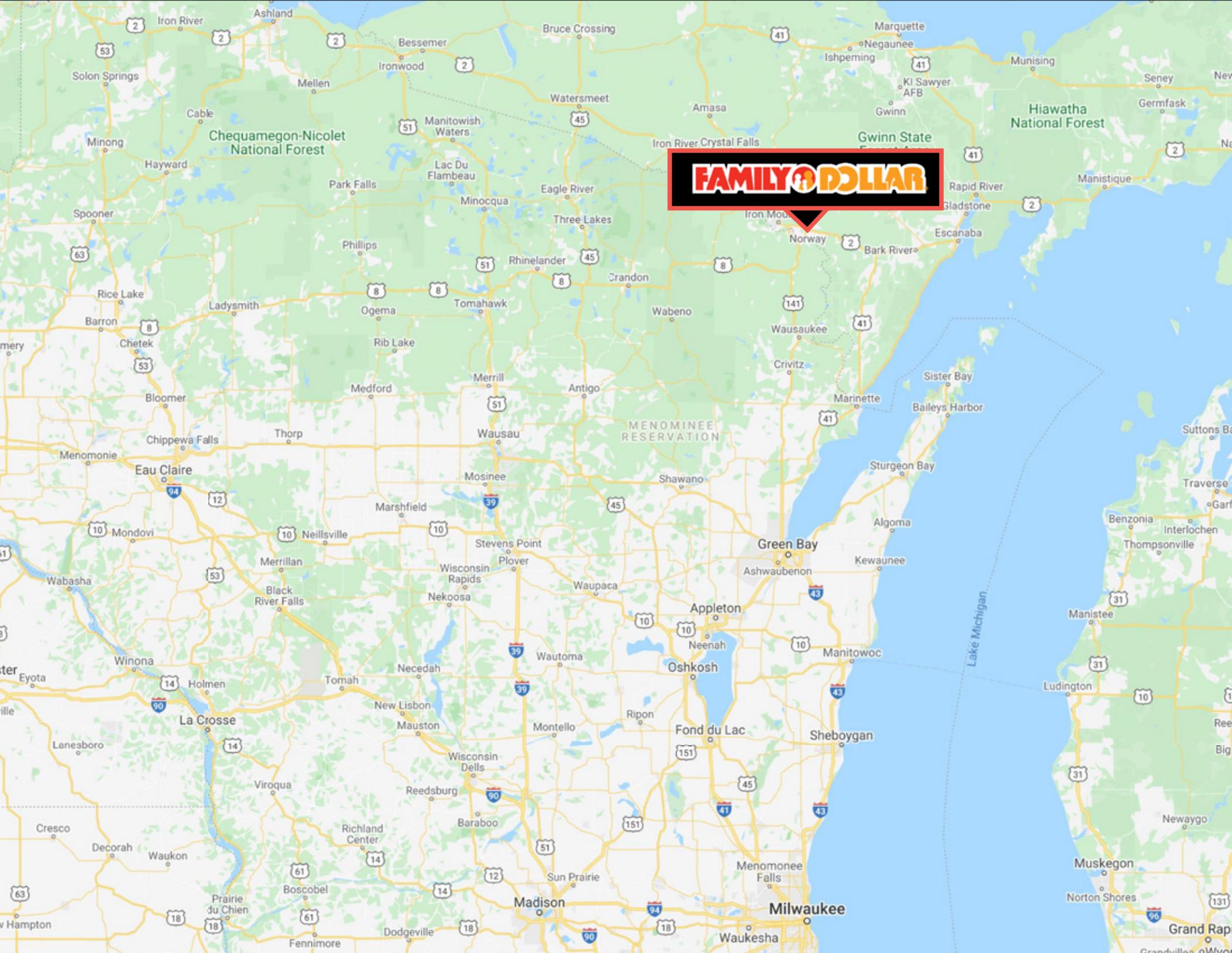
Lease Years	Monthly Rent	Annual Rent	Increases	Cap Rate
Current - 6/30/2024	\$7,356.34	\$88,276.08	0.00%	6.00%
7/1/2024 - 6/30/2030	\$8,092.00	\$97,104.00	10.00%	6.60%
Option 1	\$8,901.17	\$106,814.04	10.00%	7.26%
Option 2	\$9,791.34	\$117,496.08	10.00%	7.99%
Option 3	\$10,770.42	\$129,245.04	10.00%	8.78%
Option 4	\$11,847.50	\$142,170.00	10.00%	9.66%
Option 5	\$13,032.25	\$156,387.00	10.00%	10.63%
Option 6	\$14,335.50	\$172,026.00	10.00%	11.69%

[REDACTED]

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

LTV: 65.00%
Rate: 3.80%
Amortization: 30

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FAMILY DOLLAR

TENANT PROFILE

COMPANY NAME

Dollar Tree, Inc.

OWNERSHIP

Public

INDUSTRY

Dollar Stores

HEADQUARTERS

Chesapeake, VA

NO. OF EMPLOYEES

±60,000



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.



15,115+

LOCATIONS



\$23B

2019 REVENUE



1959

FOUNDED

NORWAY, MI

Norway is a city in Dickinson County in the state of Michigan. It is part of the Iron Mountain, MI–WI Micropolitan Statistical Area. The city is in the southwest of Norway Township, but is politically independent. It is on U.S. Highway 2 (US 2), which connects with M-95 about six miles west in Iron Mountain and with US 41 about 21 miles to the east. US 141 north merges with US 2 about four miles west of the city. US 8 has its eastern terminus in the city and crosses the Menominee River to continue west in Wisconsin.

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2026 Projection	3,661	7,203	24,930
2021 Estimate	3,658	7,255	25,162

HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2026 Projection	1,605	3,116	11,033
2021 Estimate	1,605	3,165	11,197

INCOME	3-MILE	5-MILE	10-MILE
Avg. Household Income	\$82,783	\$76,479	\$72,077

ATTRACTIONS

Norway Michigan features a large multipurpose park, a picturesque playground, and acres of unharmed wilderness. There are also trails connecting several of its parks and recreational places. It is a perfect place to be for just about any outdoor activity; without the clamor of the big city. Hunting is huge attraction: It's tradition, hobby, highlight of the season. Much of the region's population is dedicated to the activity, keeping the pastime paramount to Norway's present and future, and this is a favorite destination of nonresidents who travel to Norway during open seasons for a unique hunting experience. Most of the hunting that happens in the area is deer-hunting, as there is an abundance of whitetail deer. There is 25,000 acres of State land and 1,000 acres of commercial land open to the public for hunting.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar** located at **154 US-2, Norway, MI 49870** (“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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