



HUGE SALES WITH LOW MARKET RENT | 2.90% RENT TO SALES RATIO

ACTUAL SITE

FAMILY DOLLAR

1290 Hwy 250, Vevay, IN 47043

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CLICK ON THE FOLLOWING LINKS:

Google Map

Street View

SALE PRICE

\$895,000

CAP RATE

6.7%

INVESTMENT SUMMARY

NOI:	\$60,000
Base Rent:	\$53,631
% Rent Sales 2020:	\$6,486
Price / SF:	\$97.49
Building Size:	9,180 SF
Land Acreage:	1.0 Acres
Year Built:	2006

LEASE SUMMARY

Lease Type:	NN
Taxes / CAM / Insurance:	Tenant
Roof / Structure:	Lessor
Original Lease Term:	10 Years
Term Remaining:	5+ Years
Commencement Date:	7/1/2006
Term Expiration:	6/30/2026
Options:	Four (4) 5-Year Options
Increases:	In Options
Guarantor:	Corporate

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- No Competition: Closest Dollar / Grocery Store is 10+ Miles Away
- Huge Sales w/ 2.90% Rent to Sales Ratio
- Three Years of Increase in Sales Year over Year
- Below Market Rent at \$6.90 SF
- 9,180 SF Building on 1.00 Acre Lot
- Lease is Corporate Guaranteed

DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
Total Population	1,045	3,675	18,377
Total Households	387	1,369	7,146
Average HH Income	\$51,973	\$59,297	\$62,235



AERIAL

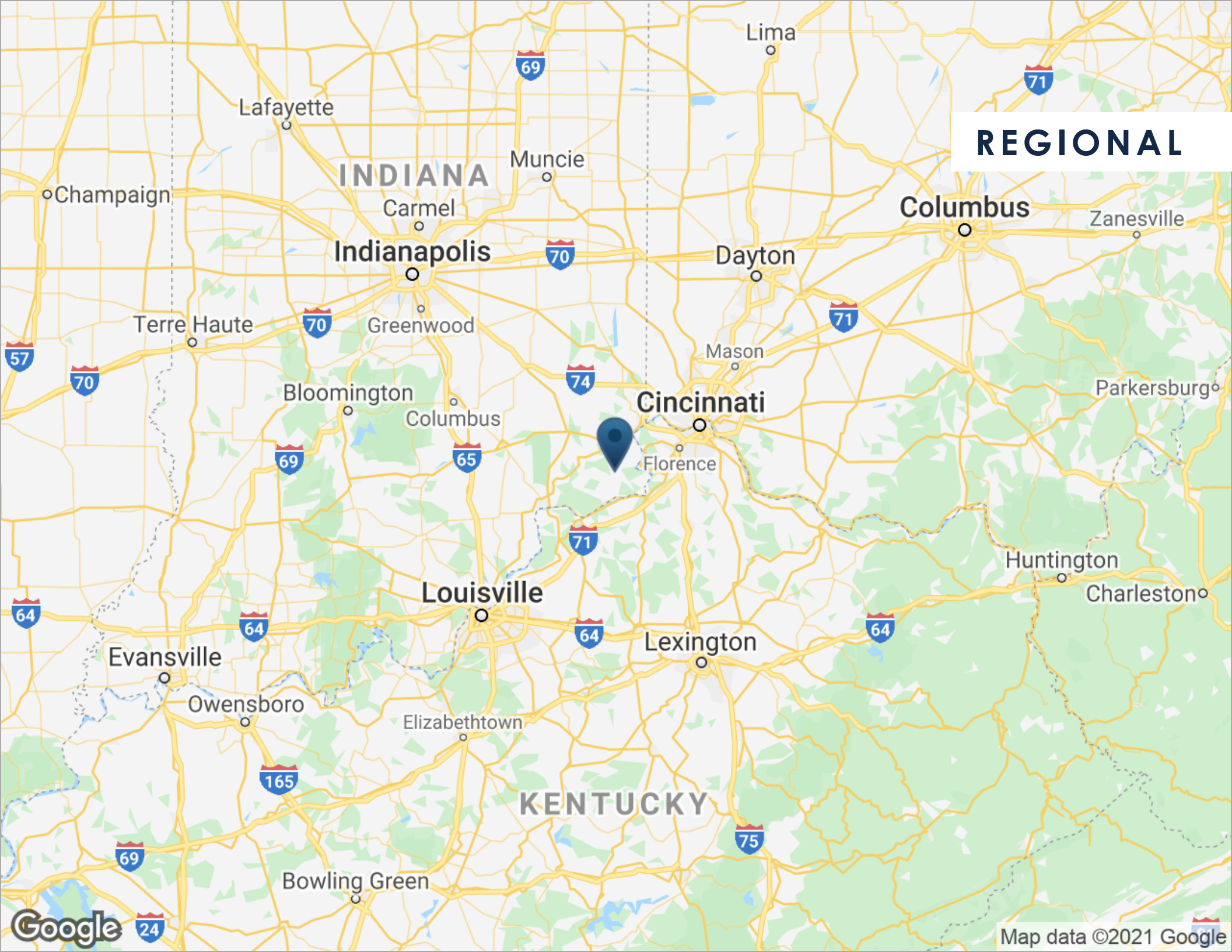


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AERIAL



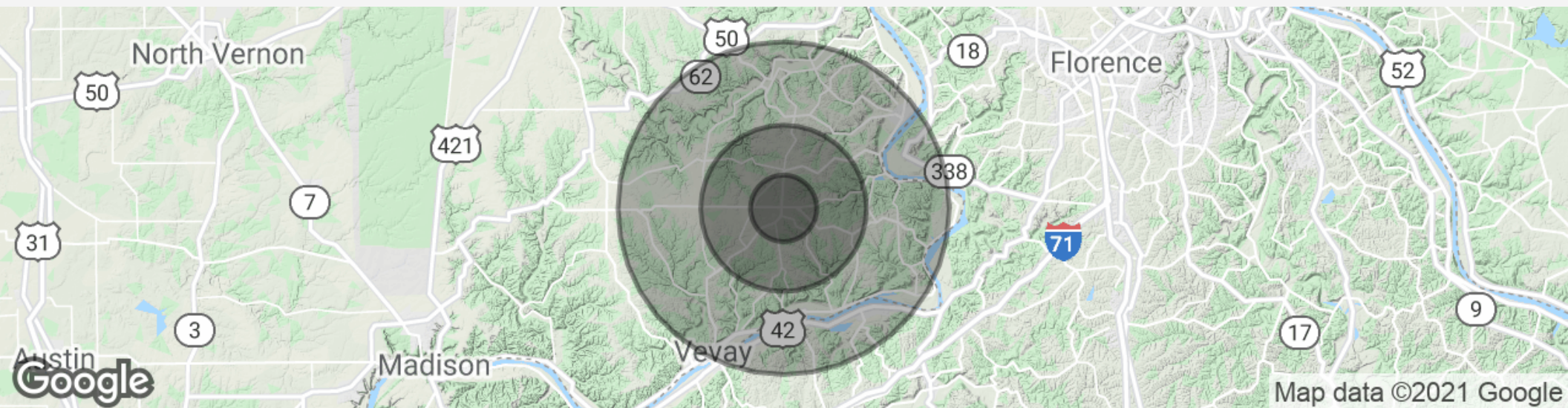


REGIONAL

FAMILY DOLLAR

1290 Hwy 250 | Vevay, IN 47043

DEMOGRAPHICS MAP & REPORT



POPULATION	2 MILES	5 MILES	10 MILES
Total Population	1,045	3,675	18,377
Average age	39.6	40.5	40.8
Average age (Male)	40.2	41.2	41.0
Average age (Female)	37.8	38.9	40.4
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total households	387	1,369	7,146
# of persons per HH	2.8	2.7	2.6
Average HH income	\$51,973	\$59,297	\$62,235
Average house value	\$158,962	\$155,585	\$152,485

* Demographic data derived from 2010 US Census

TENANT PROFILE



OVERVIEW

Company:	Family Dollar
Founded:	1959
Total Revenue:	\$10.489 billion
Net Income:	\$284.5 million
Number Of Employees:	60,000
Parent:	Dollar Tree (2015–present)
Website:	www.familydollar.com

TENANT HIGHLIGHTS

- In 1970, Family Dollar's stock went public for the first time, at \$14.50 per share
- In 1981, the chain's 400th store was opened, followed by a 500th store in 1982
- In 2001, Family Dollar joined the S&P 500 stock market index

TENANT OVERVIEW

Family Dollar is an American variety store chain. With over 8,000 locations in all states except Alaska, Hawaii, Oregon and Washington, it is the second largest retailer of its type in the United States. Family Dollar is headquartered in Matthews, a suburb of Charlotte, North Carolina, where it employs 1,400 people.

In June 2014, activist investor and major shareholder Carl Icahn demanded that Family Dollar be immediately put up for sale.

On July 28, 2014, Dollar Tree announced that it would purchase Family Dollar for \$8.5 billion. The sale delivered a windfall to the company's biggest shareholder Carl Icahn, who acquired his 9.4 percent stake in June 2014. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid.

Family Dollar was founded in 1959 by Leon Levine, a 21-year-old entrepreneur. 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.

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