

FAMILY DOLLAR

3911 EAST 31ST STREET KANSAS CITY, MISSOURI 64128

OFFERING MEMORANDUM

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COMMERCIAL INVESTMENT ADVISORS, INC. CIA BROKERAGE COMPANY

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INVESTMENT OVERVIEW

FAMILY DOLLAR

LOCATION 3911 East 31st Street

Kansas City, Missouri 64128

MAJOR CROSS STREETS SWC of E 31st St & Myrtle Ave

TENANT FAMILY DOLLAR STORES OF MISSOURI, LLC

GUARANTY FAMILY DOLLAR STORES, INC.

PURCHASE PRICE \$2,467,000

CAP RATE 5.25%

ANNUAL RENT \$129,500

GROSS LEASEABLE AREA 9,180 SF

RENTAL ESCALATIONS 10% in the 11th Year

LEASE TYPE Absolute NNN

OWNERSHIP (Building & Land) Fee Simple

YEAR BUILT 2019

LOT SIZE ±0.92 Acre

LEASE EXPIRATION March 31, 2034

OPTIONS Six 5-Year Renewal Options

PARKING LOT Concrete

ROOF Standing Metal Seam

POINTS OF INTEREST

RETAIL | ENTERTAINMENT: Nearby retailers include Costco Wholesale, The Home Depot, CitiTrends, Sun Fresh Market, Dollar General, Dollar Tree, ALDI, Save-A-Lot, AutoZone, Walgreens, CVS; Nearby attractions include National World War I Museum & Memorial, Sprint Center, Kansas City Convention Center, Kauffman Center for the Performing Arts, Legoland Discovery Center, Sea Life

HIGHER EDUCATION: 4.5 miles from **University of Missouri-Kansas City** (a public research university offering more than 125 academic programs & majors with total enrollment of 16,405); 4.5 miles from **Rockhurst University** (a private, Jesuit university offering 50+ undergraduate & graduate degrees with total enrollment of 2,208)

HEALTH CARE: 3 miles from Truman Medical Center Hospital Hill (a general medical & surgical hospital with 238 beds – TMC also serves as the primary teaching hospital for the University of Missouri-Kansas City Schools of Medicine, Nursing, Dentistry & Pharmacy)

INVESTMENT HIGHLIGHTS

LEASE: 13 Years Remaining on 15-Year Absolute NNN Lease with Rare 10% Rental Increase in the 11th Year

TENANT: On July 6, 2015, Dollar Tree (NASDAQ: DLTR | S&P CREDIT RATING: BBB- | Moody's Rating: Baa2) Completed the Acquisition of Family Dollar, Creating Combined Organization Operating 15,685 Stores Across 48 States & 5 Canadian Provinces as of January 30, 2021 Under the Brands Dollar Tree, Dollar Tree Canada and Family Dollar

TRAFFIC COUNTS: Great Drive-By Visibility on E 31st St (Main East/West Thoroughfare) where Traffic Counts Exceed 8,830 CPD (Adjacent to YMCA!)

2021 DEMOGRAPHICS (5-MI): Densely Populated Area with a Total Population of 224,019 | Average Household Income: \$67,154



FINANCIAL ANALYSIS

SUMMARY

TENANT	Family Dollar Stores of Missouri, LLC	LOT SIZE	±0.92 Acre		
PURCHASE PRICE	\$2,467,000	EXPENSE	This is an Absolute NNN lease . Tenant is		
CAP RATE	5.25%	REIMBURSEMENT	responsible for all expenses.		
GROSS LEASABLE AREA	9,180 SF	FINANCING	All Cash or Buyer to obtain new financing		
YEAR BUILT	2019		at Close of Escrow.		

RENT ROLL

TENANT INFO		LEASE TERMS	RENT SUMMARY			
TENANT NAME	SQ FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN	
Family Dollar Stores of Missouri, LLC	9,180	Years 1-10: 02/28/19 to 03/31/29	Current	\$129,500	5.25%	
	GRANGD	Years 11-25: 04/01/29 to 03/31/34	10%	\$142,450	5.77%	
			9		5.45% AVG ANNUAL RETURN	
RENEWAL OPTIONS		1st Option: 04/01/34 to 03/31/39	10%	\$156,695	A DIENE	
		2 nd Option: 04/01/39 to 03/31/44	10%	\$172,365		
		3 rd Option: 04/01/44 to 03/31/49	10%	\$189,601		
		4 th Option: 04/01/49 to 03/31/54	10%	\$208,561		
		5 th Option: 04/01/54 to 03/31/59	10%	\$229,417		
		6 th Option: 04/01/59 to 03/31/64	10%	\$252,359		

TENANT OVERVIEW



TYPE
TRADED AS

S&P CREDIT RATING

MOODY'S RATING

NASDAQ: DLTR (PARENT COMPANY)
BBB- (06/04/20)

PUBLIC

Baa2 (09/28/20)

MARKET CAP
OF LOCATIONS

INDUSTRY

RETAIL: GENERAL MERCHANDISE

23.05B

15,685 STORES ACROSS 48 STATES & FIVE CANADIAN PROVINCES (01/30/21)

https://www.familydollar.com/

ABOUT THE PARENT COMPANY

DOLLAR TREE, INC. The **Dollar Tree segment** offers merchandise at the fixed price of \$1.00. It provides consumable merchandise, including candy and food, and health and personal care, as well as everyday consumables, such as household paper and chemicals, and frozen and refrigerated food; variety merchandise comprising toys, durable housewares, gifts, stationery, party goods, greeting cards, softlines, arts and crafts supplies, and other items; and seasonal goods that include Christmas, Easter, Halloween, and Valentine's Day merchandise.

The Family Dollar segment operates general merchandise retail discount stores that offer consumable merchandise, which comprise food and beverages, tobacco, health and personal care, household chemicals, paper products, hardware and automotive supplies, diapers, batteries, and pet food and supplies; and home products, including housewares, home decor, and giftware, as well as domestics, such as comforters, sheets, and towels. Its stores also provides apparel and accessories merchandise comprising clothing, fashion accessories, and shoes; and seasonal and electronics merchandise that include Christmas, Easter, Halloween, and Valentine's Day merchandise, as well as personal electronics, which comprise pre-paid cellular phones and services, stationery and school supplies, and toys.

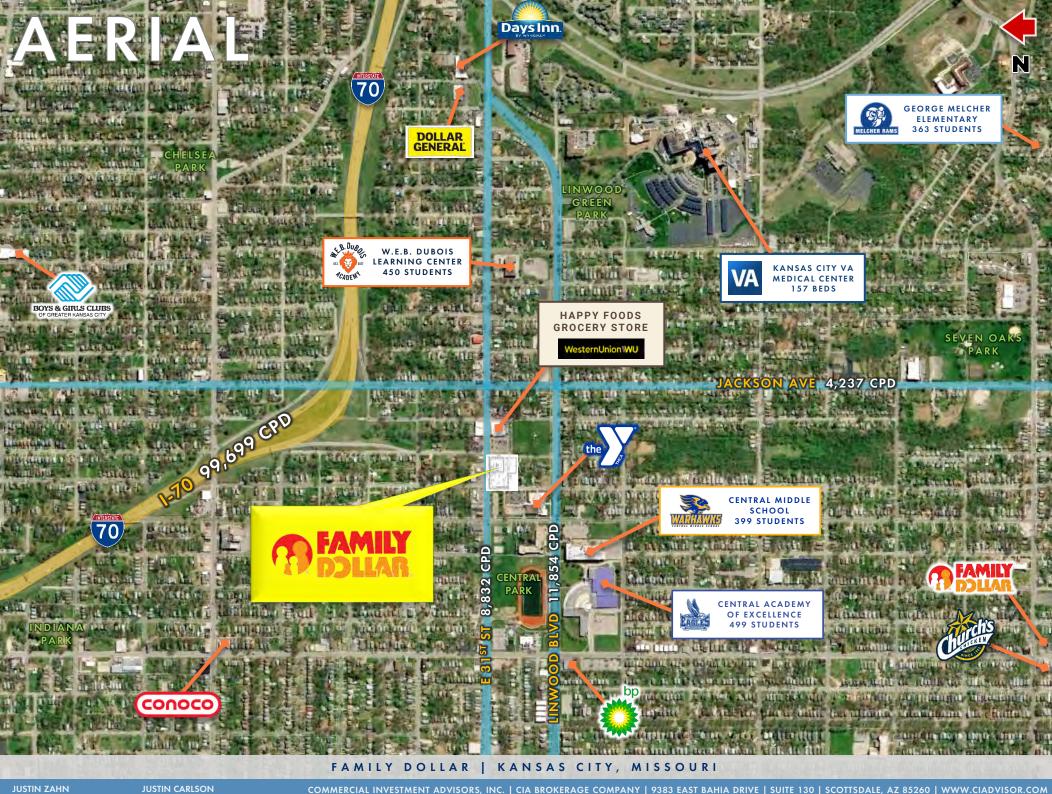
As of January 20, 2021, Dollar Tree operated 15,685 stores across 48 states and five Canadian provinces under the brands of Dollar Tree, Dollar Tree Canada & Family Dollar.

Dollar Tree, Inc. was founded in 1986 and is headquartered in Chesapeake, Virginia.

For more than 55 years, Family Dollar has been providing value and convenience to customers in easy-to-shop neighborhood locations. Family Dollar's mix of name brands, and quality, private brand merchandise appeals to shoppers in more than 7,880 stores in rural and urban settings across 46 states. Helping families save on the items they need with everyday low prices creates a strong bond with customers who refer to their neighborhood store as "my Family Dollar." Family Dollar, headquartered in Matthews, North Carolina, is a wholly-owned subsidiary of Dollar Tree, Inc. of Chesapeake, Virginia.











LOCATION OVERVIEW



Kansas City is the largest city in the state of Missouri. The city has an estimated population of 495,327 in 2019, making it the 37th most-populous city in the nation. It is the central city of the Kansas City Metropolitan area, which straddles the Kansas-Missouri state line. Most of the city lies within Jackson County, but portions spill into Clay, Cass and Platte. The city is composed of several neighborhoods, including the River Market District in the north, the 18th and Vine District in the east, and the Country Club Plaza in the south. Kansas City is known for its long tradition of jazz music and culture, for its cuisine (including its distinctive style of barbecue), and its craft breweries.

Several companies are headquartered in Kansas City including American Century Investments, Cerner, Blue Cross & Blue Shield Kansas City, Kansas City Southern Railway, Veterans of Foreign Wars, Applebee's, H&R Block, Commerce Bancshares, Novastar Financial, UMB Financial Corp., Children International, Hallmark Cards, Russell Stover Candies, Hostess Brands, etc.

The Internal Revenue Service maintains a large service center in Kansas City that occupies nearly 1.4 million SF. It is one of only two sites to process paper returns. The IRS has approximately 2,700 full-time employees in Kansas City, growing to 4,000 during tax season. The General Services Administration has more than 800 employees. Most are at the Bannister Federal Complex in South Kansas City. The Social Security Administration has more than 1,700 employees in the Kansas City area, with more than 1,200 at its downtown Mid-America Program Service Center (MAMPSC). The United States Postal Service operates post offices in Kansas City.

Ford Motor Company operates a large manufacturing facility in Claycomo at the Ford Kansas City Assembly Plant, which builds the Ford F-150. The **General Motors Fairfax Assembly Plant** is in adjacent Kansas City, Kansas.

2021 DEMOGRAPHICS								
CUMD.	1-MI	3-MI	5-MI					
Total Population	14,615	102,507	224,019					
Daytime Demographics Age 16+	9,353	104,886	278,016					
Population Median Age	38.3	34.5	35.0					
Average Household Income	\$41,259	\$50,289	\$67,154					

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