



204 IL Highway | Oakland, IL 61943



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INVESTMENT HIGHLIGHTS

- 2018 Build-to-Suit Construction for Family Dollar
- 6.50 Years Remaining on the Base Term of the Lease
- NN Lease Structure | Minimal Landlord Responsibilities
- Ideal Demographics that Fits Family Dollar's Business Model
- Zero HVAC Responsibility for Landlord
- Excellent Visibility and Access off Highway 133Stable 3-Mile Average Household Income of \$62,944
- Oakland is Located Approximately 56-miles East of Decatur and 40-miles West of Terry Haute
- Nearby Local Traffic Generators include Oakland High School, Lake Crest Elementary School & Several Residential Neighborhoods
- Limited Local Retail Competition, Store Would Serve 5,000+ Local Residents
- The Lease Features Six, 5-year Options all of which Include Rental Increases to Hedge Against Inflation
- 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 Combined
- Family Dollar is an Essential Retailer and has Thrived Through the COVID Pandemic with a Sharp Increase in Same-Store Sales and Profitability





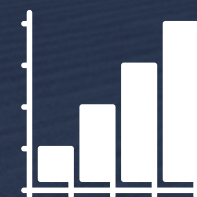
\$1,250,000

LIST PRICE



± 8,320

GLA



6.50%

CAP RATE

BUILDING INFO

Address	204 E Route 133 Oakland, IL 61943
GLA	±8,320SF
Cap Rate	6.50%
Year Built	2018
Lot Size	±0.71 AC

TENANT SUMMARY

Tenant Trade Name	Family Dollar
Type of Ownership	Fee simple
Lease Type	NN
Roof and Structure	Landlord Responsible
Original Lease Term	10 Years
Lease Commencement Date	3/1/2018
Lease Expiration Date	3/31/2018
Term Remaining on Lease	± 6.5 Years
Increase	5% Every 5 Years in Option
Options	Six, 5-Year Options

ANNUALIZED OPERATING DATA

Lease Years	Monthly Rent	Annual Rent	Cap Rate
Current - 3/31/2028	\$6,666.67	\$80,000.04	6.50%
Option 1	\$7,000.00	\$84,000.00	6.72%
Option 2	\$7,350.00	\$88,200.00	7.06%
Option 3	\$7,717.50	\$92,610.00	7.41%
Option 4	\$8,103.42	\$97,241.04	7.78%
Option 5	\$8,508.59	\$102,103.08	8.17%
Option 6	\$8,934.00	\$107,208.00	8.58%

DEBT QUOTE

Please contact a Matthews™ Capital Markets Agent for financing options:

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WATERTOWER PARK
PUBLIC PARK

OAKLAND HIGH SCHOOL
EDUCATION CENTER

BIRKEY'S FARM STORE
FARM EQUIPMENT SUPPLY



RUTHERFORD HOME
ATTRACTION

POLICE DEPARTMENT
OF OAKLAND



LUCA'S GROCERY
GROCERY STORE



HELENS PARK
PUBLIC PARK

OAKLAND CENTENNIAL
CITY PARK

OAKLAND NOODLE
GROCERY STORE

B&C AUTO SALES
AUTO REPAIR SHOP

OAKLAND SERVICE CENTER
AUTO REPAIR SHOP



133

± 3,000 VPD

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

2020 REVENUE



1959

FOUNDED

AREA OVERVIEW

DECATUR, IL

The largest city in Illinois, Decatur sits in the heart of the state along Lake Decatur. Historic sites, local attractions, and abundant affordable apartments and houses for rent define this sprawling suburb. Along Main Street you'll find historic landmarks, local cafes, restaurants, bars, and shops. Easy access to Interstate 72 connects residents to nearby cities including Springfield and Champaign. Residents and visitors alike enjoy visiting Nelson Park on the lake, as well as the Scovill Zoo and Children's Museum of Illinois. Decatur offers a welcoming community, great public schools, and a sense of small-town charm.



PROPERTY DEMOGRAPHICS

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
2026 Projection	864	1,265	1,692
2021 Estimate	877	1,282	1,713
2010 Census	911	1,322	1,760

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2026 Projection	367	535	710
2021 Estimate	375	546	723
2010 Census	391	566	748

INCOME	1-MILE	3-MILE	5-MILE
2021 Avg. Household Income	\$60,596	\$62,954	\$65,637





SPRINGFIELD, IL

With a population of over 115,000 residents, Springfield is the Capital of Illinois and the county seat of Sangamon County. Springfield has a growing economy supported by government services, the health care industry, and educational institutions. The hometown of Abraham Lincoln has so much to offer. The city features historical attractions, shopping amenities, and outdoor adventures. Downtown Springfield's notable structure is the State Capitol dome that is decorated with stained glass and statues of historical figures. Springfield is also home to the University of Illinois Springfield with over 4,100 students pursuing college degrees. Springfield is served by the Abraham Lincoln Capital Airport which has non-stop flights to two of the busiest and largest airports in the United States: Chicago's O'Hare International Airport and Dallas/Ft. Worth International Airport.

ECONOMY

Springfield's economy is largely influenced by the healthcare, government, educational institutions, agriculture and dairy farming, trade, transportation, and manufacturing industries. The cost of living in Springfield is 16% below the national average (Forbes, 2019). The area is rich in natural resources including stone, lime, zinc, barium, coal, marble sand, gravel, and lead. Springfield is an agribusiness center, home to the Springfield regional stockyards, one of the largest stockyards and feeder cattle facilities in the country. Springfield is also a regional hub for retailing and financial services and is a common tourist destination. The healthcare industry employs more than 15 percent of the total workforce and has an economic impact of more than \$3 billion.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar** located at **204 IL Highway I Oakland, IL 61943** ("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:

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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.

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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.

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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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