



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



## Family Dollar & Super Beauty

1435-1437 W 25th Avenue  
Gary, IN 46407



# EXCLUSIVELY MARKETED BY:



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In Cooperation With Sands Investment Group  
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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale a Two Tenant Deal With Family Dollar and Super Value Beauty Located in Gary, Indiana. This Deal Includes Recent Renovations and a Strong Corporate Guarantee From Family Dollar, Providing For a Unique Investment.

## OFFERING SUMMARY

PRICE	\$1,169,230
CAP	9.75%
NOI	\$114,000
PRICE PER SF	\$87.81

## PROPERTY SUMMARY

ADDRESS	1435-1437 W 25th Avenue Gary, IN 46407
COUNTY	Lake
BUILDING AREA	13,315 SF
LAND AREA	0.62 AC
YEAR BUILT   RENOVATED	1966   2018





# HIGHLIGHTS

- 2018 Renovations Include: New Roof, Parking Lot and HVAC
- Strong Corporate Guarantee From Family Dollar
- Super Value Beauty Supply Has Been On Site Since 1991 Showing a Long-Term Commitment
- Situated Near the Signalized Corner of 25th and Grant Street (Traffic Counts of Over 25,000 VPD) and Less Than 1-Mile From I-94 (East/West State Corridor)
- Excellent Demographics With a Population of 59,787 Residents Making an Average Household Income of \$41,885 Within a 3-Mile Radius
- Indiana University Northwest is Just 2-Miles Away and Serves Over 6,500 Students and Staff
- Located Less Than 10 Minutes From the Hard Rock Casino Northern Indiana; the Premier Casino and Entertainment Destination Near the South Shores of Lake Michigan
- Gary/Chicago International Airport is 6-Miles Northwest; 9-Miles From Hammond and the Purdue University of NW Hammond; and 35-Miles to Chicago
- Nearby Tenants Include: Walgreens, Little Caesars Pizza, Fresh County Market, ALDI, Dunkin', Subway, Burger King, McDonald's, AutoZone and Many More



# LEASE SUMMARY

TENANT	Family Dollar
PREMISES	A Premise of Approximately 10,815 SF
NOI	\$90,000
RENT COMMENCEMENT	August 27, 2018
RENT EXPIRATION	July 31, 2023
LEASE TERM	~2 Years Remaining
RENEWAL OPTIONS	6 x 5 Years
RENT INCREASES	5% Every 5 Years
LEASE TYPE	Double Net (NN+)
USE	Dollar Store
PROPERTY TAXES	Landlord's Responsibility
INSURANCE	Reimbursed By Tenant
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Shared Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	None

# LEASE SUMMARY

TENANT	Super Value Beauty
PREMISES	A Premise of Approximately 2,500 SF
NOI	\$24,000
RENT COMMENCEMENT	October 1, 2020
RENT EXPIRATION	September 30, 2025
LEASE TERM	~4 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	\$100/Month Every 5 Years
LEASE TYPE	Double Net (NN+)
USE	Beauty Supply
PROPERTY TAXES	Landlord's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Landlord's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	None



## RENT ROLL



TENANT	LEASE TYPE	UNIT SIZE	LEASE BEGIN	LEASE END	TERM REMAINING	ANNUAL RENT	RENEWAL OPTIONS
Family Dollar	NN+	10,815 SF	08/27/2018	07/31/2023	~2 Years	\$90,000	6 x 5 Years
Super Value Beauty Supply	NN+	2,500 SF	10/01/2020	09/30/2025	~4 Years	\$24,000	3 x 5 Years
TOTAL		13,315 SF				\$114,000	



# INCOME & EXPENSES

## YEAR 1 INCOME/EXPENSE STATEMENT

Base Rent	\$114,000.00
Reimbursements	\$24,231.00
<b>TOTAL REVENUE</b>	<b>\$138,231.00</b>
Taxes	\$6,513.00
Insurance	\$4,660.00
Repairs & Maintenance	\$13,058.00
<b>TOTAL OPERATING EXPENSES</b>	<b>\$24,231.00</b>
<b>NET OPERATING INCOME</b>	<b>\$114,000.00</b>















TRANS CHICAGO TRUCK GROUP

Fresh County Market



Peoples Bank  
A FINWARD COMPANY

DOLLAR GENERAL

AMERICAN RENAL  
associates

Walgreens

W 25th Ave

St Timothy Community Church

Liberty Baptist Church



Grace Missionary Baptist Church of Gary, Inc.



FAMILY DOLLAR

Lincoln St

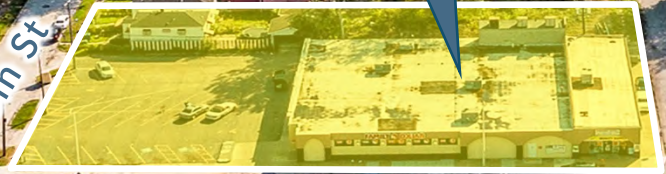
St James Baptist Church





St James  
Baptist Church

Lincoln St



W 25th Ave

St Timothy  
Community Church

Grant St

DOLLAR  
GENERAL

Walgreens





Broadway



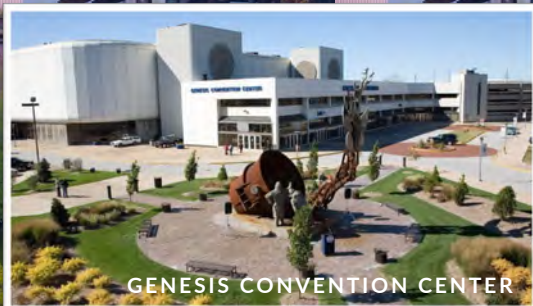


## GARY | LAKE COUNTY | INDIANA

Gary is a city in Lake County, Indiana, United States, 25 miles (40 km) from downtown Chicago, Illinois. Gary is adjacent to the Indiana Dunes National Park and borders southern Lake Michigan. The largest city in Indiana's Lake County, Gary encompasses the southeastern portion of the Chicago metropolitan area. Interstate I-90 runs through Gary, which is also serviced by Interstates I-80, I-94, I-65; U.S. Routes 12 and 20; and Indiana State Highways 312 and 912. The City of Gary is the 10th largest city in Indiana with a population of 72,845 as of July 1, 2021. Gary has a total area of 57.21 square miles. Many notable people call Gary their original home, including well-known entertainers such as Michael Jackson and the Jackson family.

Known for its large steel mills, Gary has long been known as an industrial city and the economic hub of the Northwest Indiana region which includes the surrounding communities of Merrillville, Hammond, and Hobart. Gary Indiana's steel industry is still a prominent part of the economy. Light manufacturing including plastics, paper products, rubber and chemical have become integral parts of Gary Indiana. The tourism industry which includes casino boats and a variety of entertainment venues are also significant elements of the economy. In Gary, Indiana the top employment industries are: Manufacturing, Retail trade, Health services, Education, Government, Leisure and hospitality, Professional and business services and Transportation. The major job providing companies in the Gary Indiana region are: U.S. Steel/Gary Works, Gary Public School System, Methodist Hospital Northlake, City of Gary, Trump Indiana and Majestic Star Casino among the top.

Gary boasts several arts and cultural centers. The West Side Theatre Guild, which originated in 1996, brings a mixture of traditional and contemporary productions to the area. Gary's Genesis Convention Center is an imposing example of modern architecture featuring a large glass wall across its front facade. The RailCats play their home games at Gary's Steel Yard Stadium, while the Steelheads play in the city's Genesis Convention Center. Indoor recreation in Gary can be found at Buffington Harbor on the city's lakefront, where casinos are housed on two gaming boats: the Majestic Star I and Majestic Star II. The boats are docked at a spacious pavilion which includes restaurants, stores and offices. For outdoor recreation, Lake Etta Park offers 70 acres of open space which includes a stocked fishing lake, a beach for swimming, picnic shelters, walking trails, and paddle boats.



GENESIS CONVENTION CENTER

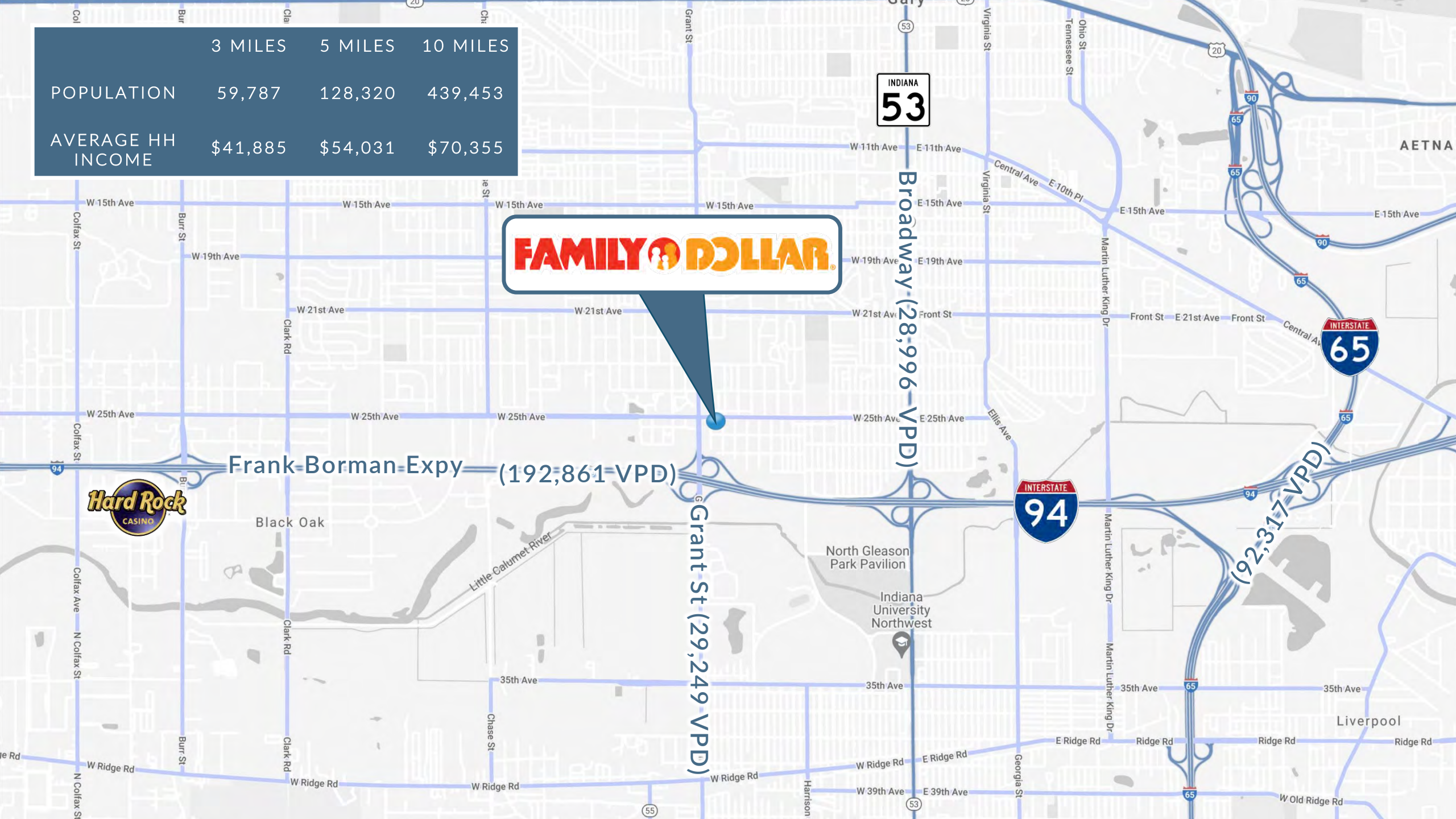


METHODIST HOSPITAL NORTHLAKE





	3 MILES	5 MILES	10 MILES
POPULATION	59,787	128,320	439,453
AVERAGE HH INCOME	\$41,885	\$54,031	\$70,355





FAMILY DOLLAR

# TENANT PROFILE

CHESAPEAKE, VA. July 6, 2015, Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores selling everything for \$1 or less, announced that it has completed the acquisition of Family Dollar Stores, Inc., a leading national discount retailer offering name brands and quality, private brand merchandise. Dollar Tree, a Fortune 200 Company, operated 15,865 stores across 48 states and five Canadian provinces as of July 31, 2021. Stores operate under the brands of Dollar Tree, Family Dollar, and Dollar Tree Canada. Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods, 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.

The average size of a Family Dollar store is approximately 7,000 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small town, as well as in large urban neighborhoods. Within these markets, the stores are located in shopping centers or as free-standing building, and all are convenient to the Company's customer base.



COMPANY TYPE  
NASDAQ: DLTR



FOUNDED  
1953



# OF LOCATIONS  
15,865+



HEADQUARTERS  
Chesapeake, VA



WEBSITE  
[familydollar.com](http://familydollar.com)  
[dollartree.com](http://dollartree.com)



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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