

FAMILY DOLLAR.

RELOCATION STORE

2019 W 79th St | Chicago, IL 60620



OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY

KYLE MATTHEWS

Lic No. 471019766 (IL)

listings@matthews.com

DIR (866) 889-0550

IN CONJUNCTION WITH

JOSH BISHOP

FIRST VICE PRESIDENT & DIRECTOR

DIR: (214) 692-2289

MOB: (315) 730-6228

JOSH.BISHOP@MATTHEWS.COM

LICENSE NO. 688810 (TX)

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INVESTMENT HIGHLIGHTS

LEASE & LOCATION

- Attractive 6.65% cap rate for a stabilized deal in a major metropolitan market
- Relocation store from an inferior location within the market
- Relocation stores confirm proven markets with historically strong sales and an established customer base
- +8-Years remaining on an initial 10-year lease
- Attractive NN+ lease structure with landlord responsible for roof and structure only
- Tenant is responsible for all CAM (including parking lot & HVAC), taxes, and insurance
- HUGE 5-Mile population of 714,981 residents
- Traffic counts in excess of 34,000 vehicles daily (intersection of 79th & Damen Ave)
- Average household income of \$65,551 (ideal for a Family Dollars business strategy)
- 2019 Remodel for Family Dollar
- Lager 14,677 SF stores which allows for a much higher sales volume
- Extremely strong corporate guarantee

TENANT

- 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 16,000 locations
- Family Dollar is one of the few retailers that thrived through the COVID pandemic and witnessed a sharp increase in same-store sales/profitability
- Investment Grade Credit Tenant – S&P Rated BBB-





\$1,729,324

LIST PRICE



\$115,000

NOI



6.65%

CAP RATE

BUILDING INFO

Address	2019 W 79th St Chicago, IL 60620
GLA	±14,677 SF
Cap Rate	6.65%
Year Renovated	2019
Lot Size	±0.76 AC

TENANT SUMMARY

Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Roof and Structure	Landlord Responsibility
Original Lease Term	10 Years
Rent Commencement Date	6/30/2020
Lease Expiration Date	9/1/2030
Term Remaining on Lease	±8 Years
Increase	\$7,339 in Options
Options	Six, 5-Year Options

ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent	Cap Rate
Current - 9/1/2030	\$9,583.34	\$115,000.08	6.65%
Option 1	\$10,194.92	\$122,339.04	7.07%
Option 2	\$10,806.50	\$129,678.00	7.50%
Option 3	\$11,418.09	\$137,017.08	7.92%
Option 4	\$12,029.67	\$144,356.04	8.35%
Option 5	\$12,641.25	\$151,695.00	8.77%
Option 6	\$13,252.84	\$159,034.08	9.20%

DEBT QUOTE

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

Patrick Flanagan
patrick.flanagan@matthews.com



BIGWHEELS
autoparts

cta Chicago Transit Authority

EQUIPMENT STORAGE CORPORATION

Iron & Metal

NISSAN Western Avenue Nissan

Chicago
CHRYSLER • DODGE • JEEP • RAM

ASSEMBLERS
INCORPORATED

BARTON 383 STUDENTS
ELEMENTARY SCHOOL 23 STAFF MEMBERS

ALDI

Walmart
Supercenter
DOLLAR TREE **BURGER KING**

WRIGHTWOOD TRAIN STATION

CSX

S DAMEN AVE.
± 10,000 VPD

ASHLAND BUILDING SUPPLIES

Public Storage

SAINT RITA 711 STUDENTS
OF CASCA HIGH SCHOOL 56 STAFF MEMBERS

FISH
CVS pharmacy
McDonald's

FAMILY DOLLAR

TEMP TEES

Dr. Martin Luther King, Jr.
Park & Family Entertainment Center

W. 79TH ST.
± 24,000 VPD

Metro
Self Storage

S. WESTERN AVE.
± 30,000 VPD

MOORE Supply Co. **WorldFuel**

W. ASHLAND AVE.
± 21,000 VPD

CICS 764 STUDENTS
Wrightwood 62 STAFF MEMBERS

DAWES (CHARLES G.) PARK

MARATHON CHICAGO
FOOD ON THE RUN
boost mobile

B
1908

WEST ENGLEWOOD-FRICK TRAINING

O'HALLAREN (BERNARD) PARK

DAN RYAN WOODS

BEST SOURCE PARTS

Wendy's
metro by T-Mobile **McDonald's**

FOSTER (TIMOTHY) PARK



CHICAGO MIDWAY
INTERNATIONAL AIRPORT

Advance Auto Parts
ExtraSpace Storage
DUNKIN'
KFC
ALDI
Pop Boys

Lindblom Math and Science Academy
1,124 STUDENTS
76 STAFF MEMBERS

WASHINGTON GEORGE PARK

174 BEDS
St. Bernard's HEALTHCARE
The Heart of Great Medicine

NORFOLK SOUTHERN
RAILROAD YARD

PASTEUR (LOUIS) PARK

OGDEN (WILLIAM) PARK

Walmart Supercenter
Costco Wholesale
Public Storage
Target
Home Depot
Guitar Center
ALDI
Pop Boys

MARQUETTE (JACQUES) PARK

A. PHILIP RANDOLPH
ELEMENTARY SCHOOL
512 STUDENTS 30 STAFF MEMBERS

ENGLEWOOD SQUARE
SHOPPING CENTER
Whole Foods Market
Wingstop
Walgreens
ALDI
Chipotle
Starbucks

Kennedy-King
6,366 STUDENTS
448 STAFF MEMBERS

HAMILTON PARK

FORD CITY
SHOPPING MALL
JCPenney
SEPHORA
Old Navy
ROSS
five below
Wendy's
IHOP
Kohl's
Planet Fitness
Best Buy
Chick-fil-A
Harbor Freight



50

± 81,000 VPD

SAINT RITA
711 STUDENTS
56 STAFF MEMBERS

SIMEON CAREER
ACADEMY
1,336 STUDENTS
66 STAFF MEMBERS

INTERSTATE
94

± 246,000 VPD

700 STUDENTS
44 STAFF MEMBERS
St. Ignace High School

DAWES (CHARLES G.) PARK

DAN RYAN
WOODS

FOSTER (TIMOTHY) PARK

THE EVERGREEN MARKETPLACE
SHOPPING CENTER
MENARDS
meijer
Michael's
O'Reilly Auto Parts
Krispy Kreme
McDonald's
Five Guys
Walmart Supercenter
Sam's Club



MARKET PLACE
SHOPPING CENTER
The Salvation Army
ESPORTA
SHARKS
Five Star Furniture
Beauty Supply

Advocate
Christ Medical Center
788 BEDS

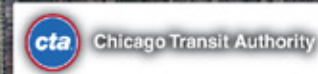
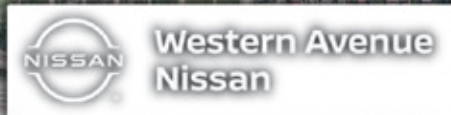
EVERGREEN PLAZA
SHOPPING CENTER
Burlington
Skechers
Ultra Beauty
Cane's
Five Below
Petco
TJ Maxx
Whole Foods Market
DSW Designer Shoe Warehouse

THE HOME DEPOT
Auto Zone
Rainbow
Dollar Tree
O'Reilly Auto Parts
Food 4 Less
Marshalls
Subway
Jewel Osco
dd's DISCOUNTS

20

± 26,000 VPD

HARLAN
301 STUDENTS
22 STAFF MEMBERS



WRIGHTWOOD TRAIN STATION



ASHLAND BUILDING SUPPLIES

TEMP TEES



W. 79TH ST.
± 24,000 VPD



S. WESTERN AVE.
± 30,000 VPD

S DAMEN AVE.
± 10,000 VPD



DAWES (CHARLES G.) PARK



WEST ENGLEWOOD-FRICK TRAINING

O'HALLAREN (BERNARD) PARK

BEST SOURCE PARTS



FOSTER (TIMOTHY) PARK



DAN RYAN WOODS



AREA OVERVIEW

CHICAGO, IL

Chicago, located in northeastern Illinois, is the state's largest and the country's third most populous city. The greater Chicagoland area encompasses northeastern Illinois and extends in southeastern Wisconsin and northwestern Indiana, representing the third-largest metropolitan area in the United States and the most dominant metropolis in the Midwest region. Chicago's triumphant economy is powered by its strong manufacturing presence in a variety of industries such as food products, candy, pharmaceuticals, communication equipment, scientific instruments, automobiles, and raw metals. Since its founding, the city has proven to be an essential manufacturing hub for the nation's top-performing companies with its central location allowing Chicago to be at the center of global trade, transit, and data networks.

Chicago's industry mix most closely matches the nation's, with no single industry employing more than 12% of the workforce. Additionally, as a multicultural city that thrives on the harmony and diversity of its neighborhoods, Chicago embodies the values of America's heartland integrity. It is this level of diversification that has resulted in Chicago being rated as having the most balanced economy in the United States with an extremely high satisfaction rating.

PROPERTY DEMOGRAPHICS

DEMOGRAPHICS	3-MILE	5-MILE	10-MILE
2027 Projection	289,326	751,673	1,958,132
2022 Estimate	275,935	714,981	1,935,730
2010 Census	270,074	699,385	1,908,567
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2027 Projection	93,660	250,509	694,231
2022 Estimate	86,622	233,276	688,976
2010 Census	84,196	227,068	679,587
INCOME	3-MILE	5-MILE	10-MILE
2022 Avg. Household Income	\$62,375	\$65,551	\$77,184





ECONOMY

Chicago has one of the world's largest and most diversified economies, with almost five million employees and generating an annual gross regional production (GRP) of over \$698 billion, exceeding the GRP of Sweden and Norway. Chicago is a key player in every business sector from risk management, innovation, and information technology to manufacturing and health services. The city is an efficient economic powerhouse, home to more than 400 major corporate headquarters, including 37 in the Fortune 500. Boeing, United Continental Holdings, Inc., Exelon Corporation, R. R. Donnelley & Sons Company, and Archer Daniels Midland are just a few of the Fortune 500 companies that have found success in the city of Chicago. McDonald's, after 47 years in Oak Brook, moved its headquarters in Chicago's West Loop neighborhood. Motorola Solutions also moved its headquarters to Chicago in pursuit of capturing and maintaining its presence in the Midwest and Illinois markets. This trend is sure to continue with Corporate giants pursuing space and centralized locations within the Midwest.

NAVY PIER

Navy Pier is Chicago's lakefront treasure on the shoreline of Lake Michigan. The pier encompasses more than fifty acres of parks, gardens, shops, restaurants, family attractions, and exhibition facilities. Drawing nearly nine million visitors annually, Navy Pier is one of the most visited attractions in the entire Midwest.



WILLIS TOWER

Still commonly referred to as Sears Tower, the Willis Tower is the second-tallest building in the United States. This bustling community of business, tourism, and culture offers breathtaking views of the city from its Skydeck. Visitors can experience the Ledge, all-glass balconies that allow visitors to look through the glass floor to the street 1,353 feet below.



MILLENNIUM PARK

Located in the Loop community area of the city, Millennium Park is a 25-acre public park that offers awe-inspiring landscape, breathtaking architecture, and an iconic collection of public art, such as the iconic Chicago Bean. It is Chicago's premier green space and presents dozens of free events for residents.



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 ±16,000 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.



16,000+

LOCATIONS



\$26.3B

2021 REVENUE



1959

FOUNDED

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar** located at **2019 W 79th St, Chicago, IL 60620** ("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 Retail Group, Inc.. The material and information in the Offering Memorandum is unverified. Matthews Retail Group, Inc. 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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Owner and Matthews Retail Group, Inc. 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 Retail Group, Inc. 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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