



FAMILY DOLLAR.

RELOCATION STORE

1608 Georgetown Rd | Tilton, IL 61833

ACTUAL PROPERTY

OFFERING MEMORANDUM

FAMILY DOLLAR.

RELOCATION STORE

LISTED BY

KYLE B. MATTHEWS

BROKER OF RECORD

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In Conjunction with:

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TABLE OF CONTENTS

3

INVESTMENT HIGHLIGHTS

4

FINANCIAL OVERVIEW

7

TENANT OVERVIEW

8

AREA OVERVIEW

LEASE & LOCATION

- 2013 remodel for Family Dollar (remodel included new roof, HVAC, and parking lot)
- Relocation store from an inferior location within the market
- Relocation stores confirm proven markets with historically strong sales and an established customer base
- ± 6.25-Years remaining on the base term of a recently extended lease
- NN+ Lease with minimal landlord responsibilities (LL responsible for roof and structure only)
- Tenant responsible for all repairs and replacement of parking lot / HVAC as well as CAM
- Corporately guaranteed lease
- Traffic counts on Georgetown Rd exceed 25,000 vehicles daily
- 5-Mile population of 39,806 residents
- 1-Mile average household income of \$71,701 annually
- Five, 5-Year renewal options, option 1 features an 18% increase, options
- 2-5 feature a 10% increase

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 combined
- Dollar Tree / Family Dollar boasts an investment grade credit rating of BBB- (S&P)
- Dollar Tree / Family Dollar thrived through the COVID pandemic and witnessed a sharp increase in same-store sales and profitability





\$1,241,286
LIST PRICE



\$85,000
NOI



7.00%
CAP RATE

BUILDING INFO

Address	1608 Georgetown Rd Tilton, IL 61833
GLA	±10,380 SF
Cap Rate	7.00%
Year Renovated	2013
Lot Size	±1.48 AC

TENANT SUMMARY

Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Roof and Structure	LL Responsible
Original Lease Term	10 Years
Rent Commencement Date	4/1/2013
Lease Expiration Date	9/30/2028
Term Remaining on Lease	±6.25 Years
Increases	18% in Option 1 & 10% Options 2-5
Options	Five, 5-Year Options

ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent	Cap Rate
Current - 9/30/2028	\$7,083.34	\$85,000.08	7.00%
Option 1	\$8,365.14	\$100,381.68	8.09%
Option 2	\$9,201.66	\$110,419.92	8.90%
Option 3	\$10,121.82	\$121,461.84	9.79%
Option 4	\$11,134.00	\$133,608.00	10.76%
Option 5	\$12,247.40	\$146,968.80	11.84%

ALDI
TACO BELL
Steak 'n Shake
Pizza Hut
McDonald's
LONG JOHN SILVER'S
SUBWAY
BW | Best Western
Hotels & Resorts
Arby's
bp

WAYNE TRANSPORTS INC.

-carx
TIRE & AUTO



± 43,000 VPD

DANVILLE STADIUM

SOUTH VIEW
UPPER ELEMENTARY
SCHOOL

ups

CIRCLE K
PHILLIPS
66



± 43,000 VPD

W 14TH STREET

FAMILY DOLLAR

Danville
GYMNASTICS

VERMILLION CHEVROLET
BUICK GMC

GEORGETOWN RD.
± 25,000 VPD

AutoZone
DOLLAR GENERAL
Burger King
AT&T
ANYTIME FITNESS
CIRCLE K
County Market
County Market
DOLLAR TREE
Little Caesars
MARATHON
CALIBER COLLISION

Casey's

TRUE GRIT FITNESS

W. ROSS LN.

TOYOTA OF DANVILLE

TRAVEL TRAILERS
SALES & SERVICES

RAHN EQUIPMENT
COMPANY

MURRAY CLARK RD.

RED WING
SHOES

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



\$25.5B

2021 REVENUE



1959

FOUNDED

ILLINOIS, USA

Illinois is bordered by Wisconsin, Indiana, Kentucky, Missouri, and Iowa. Rich in coal and petroleum reserves and ideally located for the acquisition of raw materials and distribution of finished goods, Illinois ranks among the top states in value of exports, agricultural income, and value added by manufacturing. Located on the northeastern border is Chicago, the country's third largest city. The diversified nature of its economy—strength in manufacturing, agriculture, finance, mining, transportation, government, technology, and services (including tourism)—makes Illinois a microcosm of the national economy. This diversity generally provides greater stability at times when other states with more narrowly based industries suffer.

ECONOMY

As one of the largest and most diverse economies in the United States, and the 18th largest economy in the world, Illinois draws companies from across a large range of industry. It is home to 36 Fortune 500 and 14 Global 500 companies, 241 companies on the Inc. 5000 List, and 29 S&P Companies. Illinois is the largest exporting state in the Midwest, and the fifth largest exporting state in the USA. Last year, Illinois exported \$59.76 billion worth of goods and services. Since 2009, Illinois exports have grown by \$18 billion, a 44% increase, outperforming the national average of 37%. Service industries provide the largest portion of income to the Illinois economy. Community, business and personal services (private health care, hotels, law firms, repair shops, accounting firms, advertising agencies, engineering companies, law firms) lead the way in the services industry.

PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2022 Estimate	2,839	16,208	39,806
2027 Projection	2,664	15,616	37,705
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2022 Estimate	1,269	6,724	16,490
2027 Projection	1,320	7,224	17,424
INCOME	1-MILE	3-MILE	5-MILE
2022- Avg. Household Income	\$71,701	\$61,197	\$63,623

REGIONAL MAP



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar** located at **1608 Georgetown Rd, Tilton, IL 61833** ("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.

Matthews Retail Group Inc is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Retail Group Inc.

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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