

FAMILY DOLLAR®



921 16TH AVE

EAST MOLINE, IL 61244



**INTERACTIVE
OFFERING MEMORANDUM**

EXCLUSIVELY LISTED BY

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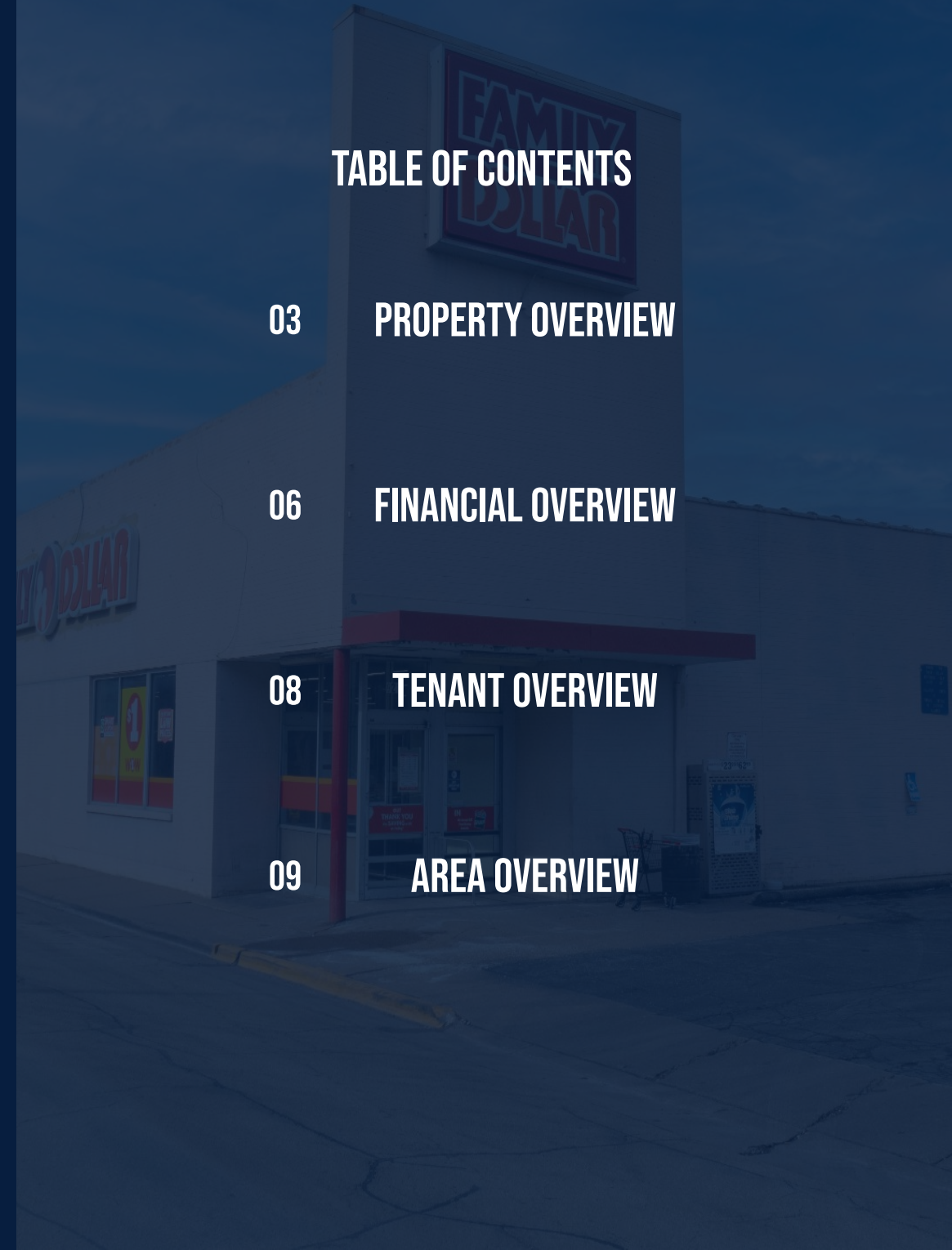
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INVESTMENT HIGHLIGHTS

- **30+ YEARS OF OPERATING HISTORY** - Family Dollar has successfully operated this location since 1989 and has elected to renew their lease on six different occasions, demonstrating their commitment and success to the location. Most recently, Family Dollar extended their lease through 12/31/2027 – leaving just under five years of firm lease term remaining.
- **UPSIDE OPPORTUNITY** – As there are no tenant renewal options remaining, an investor may have the opportunity to add value to the ±9,884 SF building located on a ±0.68 AC parcel at the end of the current 5-year term by increasing rents. The exterior of the building has been refaced and upgraded in the past few years, along with a new Firestone membrane roof with a 15-year guarantee installed in 2016.
- **LOCATION** – The property is located along the hard corner of 16th Avenue and 10th Street in East Moline, IL. There are over 100,000 residents in a 5-mile radius and roughly 475,000 people in the Quad Cities MSA. The subject property is located directly next door to the East Moline Police Department, and less than 10 miles from Quad Cities International Airport.
- **ESSENTIAL AND E-COMMERCE PROOF TENANT** - The US Government and the CDC identified dollar stores as an essential business and remained open throughout the Covid-19 pandemic. Family Dollar serves families in more than 8,000 neighborhoods in 46 states with the lowest possible price and quality private-brand merchandise customers need and use every day.
- **STRONG NATIONAL RETAIL TENANT** - Family Dollar, currently owned by Dollar Tree (NASDAQ: DLTR), provides customers with a broad selection of competitively priced merchandise in convenient neighborhood locations. The combined company has over 14,300 stores across the US and Canada with sales exceeding \$23 billion annually.





SUMMIT RIDGE CONDOS
66 UNITS

STREED TOWERS
79 UNITS



THE BEND APARTMENTS
72 UNITS | BUILT IN 2020



EAST MOLINE
PUBLIC LIBRARY



SUPERMERCADO
MONARCA



MARTINEZ GROCERY
STORE & RESTAURANT

EAST MOLINE
CITY HALL



SUBJECT PROPERTY

RACER'S EDGE
BAR

15TH AVE

PAINTED MONKEY
TATTOO

16TH AVE

10TH ST



EAST MOLINE
PARKS DEPARTMENT

RAMON'S AUTO
BODY SHOP



ELECTRONICS
PRO QC



ALT13 HAIR
STUDIO

PAINTED MONKEY
TATTOO

RACER'S EDGE
BAR



FAMILY DOLLAR
SUBJECT PROPERTY



MARTINEZ GROCERY
STORE & RESTAURANT

10TH ST

16TH AVE

FINANCIAL OVERVIEW



\$631,000
LIST PRICE



\$42,648.36
ANNUAL RENT

BUILDING INFO

TENANT	Family Dollar
ADDRESS	921 16th Ave., East Moline, IL 61244
YEAR BUILT / RENOVATED	1959 / 2020
GLA	±9,884 SF
LOT SIZE	±0.68 AC

TENANT SUMMARY

ANNUALIZED OPERATING DATA

TENANT NAME	Family Dollar
LEASE GUARANTOR	Corporate
LEASE TYPE	Gross Lease
ROOF AND STRUCTURE	Owner Responsible
PARKING LOT AND HVAC	Owner Responsible
TERM REMAINING	±5 Years
ORIGINAL LEASE TERM	10 Years
RENT COMMENCEMENT	8/1/1989
LEASE EXPIRATION DATE	12/31/2027
OPTIONS	None Remaining

LEASE TERM	MONTHLY RENT	ANNUAL RENT	RENT PSF
Current - 12/31/2027	\$3,554	\$42,648	\$4.31

FINANCING INQUIRIES

For financing options reach out to:

PATRICK FLANAGAN

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TENANT OVERVIEW

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.



±8,240

LOCATIONS



\$1.13B

2022 REVENUE



1959

FOUNDED

AREA OVERVIEW

EAST MOLINE, IL

East Moline is a small, primarily-suburban community on the outer edge of the Quad Cities. The John Deere facility on the riverfront serves as the city’s largest employer, with many residents commuting to neighboring Moline or nearby Rock Island, Bettendorf, or Davenport.

Just north of town, large nature preserves along the Mississippi River provide residents with terrific environments for enjoying the outdoors, particularly Illiniwek Campground and Fawks Bald Eagle Refuge. It’s only a short drive from your East Moline apartment to reach the extensive dining, shopping, and entertainment of the busier cities nearby.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	8,068	47,260	113,765
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	3,300	20,112	47,671
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$60,518	\$72,618	\$82,368



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.



3RD LARGEST
CITY IN THE UNITED STATES



9,504,753
MSA RESIDENTS



OVER 40 MILLION
ANNUAL VISITORS



OVER 400
MAJOR CORPORATE HQ





CHICAGO 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.



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.



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.



JOHN HANCOCK CENTER

The John Hancock Center is currently the eighth tallest building in the country. Equipped with a restaurant and lounge on the 95th floor, the Observatory (360 Chicago), and America's highest indoor swimming pool, the John Hancock Center appeals to residents and tourists alike. From the restaurant, diners can take in views of the city.

MAGNIFICENT MILE

Adjacent to downtown and one block east of Rush Street, the Magnificent Mile is an upscale section of Chicago's Michigan Avenue, which runs from the Chicago River to Oak Street in the Near North Side. Several of the tallest buildings in the country lie in this district, such as the John Hancock Center and the Trump International Hotel and Tower. Serving as the main thoroughfare between Chicago's Loop business district and Gold Coast, the Magnificent Mile contains a mixture of high-end department stores, restaurants, luxury retailers, residential and commercial buildings, financial services companies and hotels, primarily catering to tourists and the affluent.¹⁷

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **921 16th Ave, East Moline, IL 61244** ("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. Neither 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:

1. The Offering Memorandum and its contents are confidential;
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.

Matthews Real Estate Investment Services 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 Real Estate Investment Services 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 Owner or Matthews Real Estate Investment Services 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 of this Offering Memorandum.



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