



OFFERING MEMORANDUM

FAMILY DOLLAR TREE

ALGONA, IA

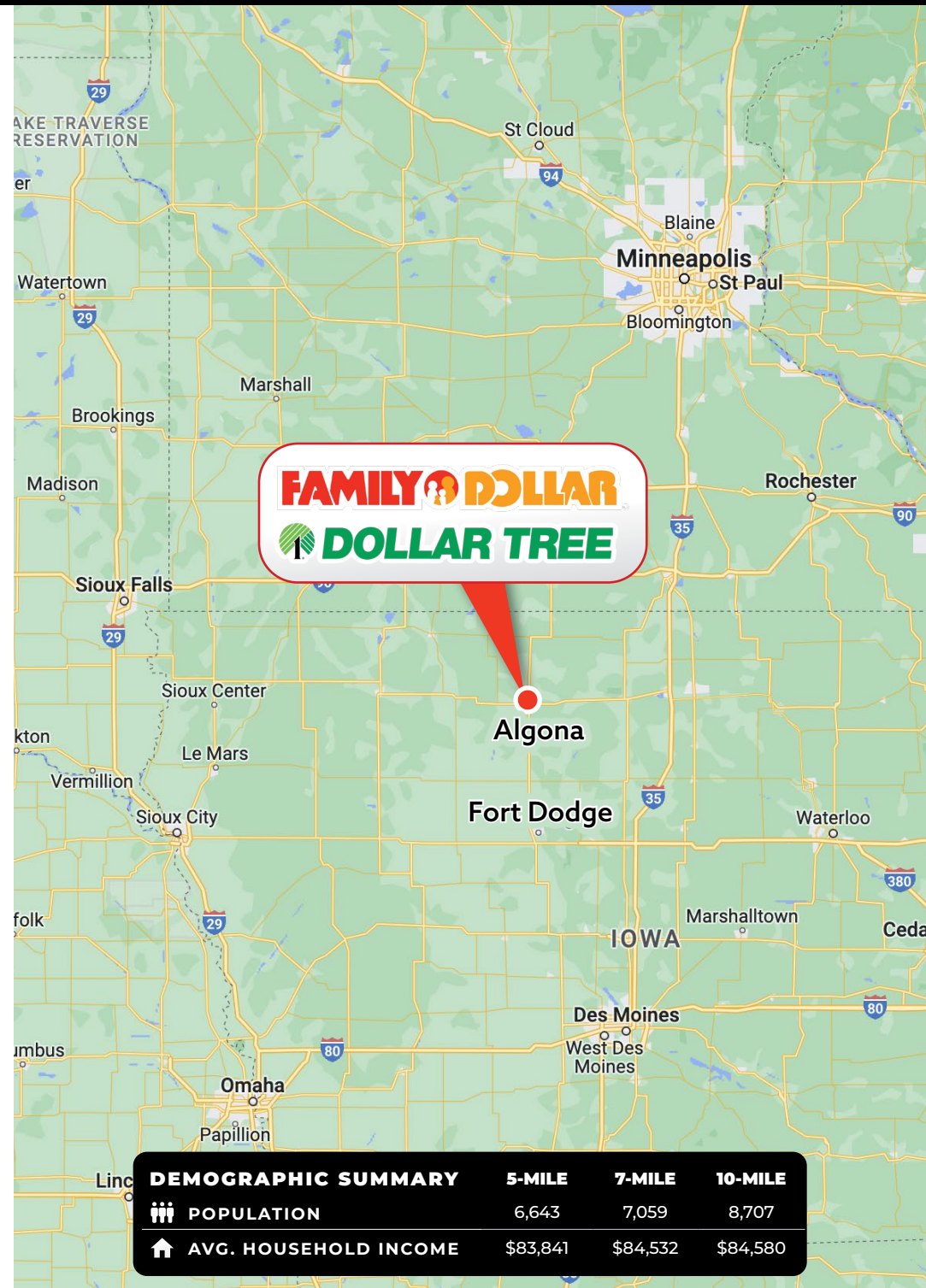
Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

OFFERING SUMMARY



1609 E NORWOOD DR, ALGONA, IA 50511

PRICE	\$1,158,000		
CAP RATE	8.00%		
NOI	\$92,625		
RENTABLE SQ FT.	22,000		
YEAR BUILT	1975/2023		
LOT SIZE	2.94 AC		
TENANT TRADE NAME	Family Dollar Tree		
LEASE GUARANTOR	Corporate		
LEASE TYPE	NN		
ROOF & STRUCTURE	Landlord		
RENT COMMENCEMENT DATE	June 2023		
LEASE EXPIRATION DATE	June 2033		
TERM REMAINING ON LEASE	8.5 Years		
INCREASES	\$0.50/SF Increases During Options		
OPTIONS	Five, 5-Year Options		
BASE RENT	Years	1-10	\$ 9 2 , 6 2 5
OPTION RENT	Years	11-15	(Option 1) \$106,875
	Years	16-20	(Option 2) \$121,125
	Years	21-25	(Option 3) \$135,375
	Years	26-30	(Option 4) \$149,625
	Years	31-35	(Option 5) \$163,875
TENANT RESPONSIBILITIES	Routine Maintenance of Parking Lot, Landscaping, HVAC, Taxes, Insurance, Utilities		
LANDLORD RESPONSIBILITIES	Roof & Structure and Parking Lot		



DEMOGRAPHIC SUMMARY	5-MILE	7-MILE	10-MILE
POPULATION	6,643	7,059	8,707
AVG. HOUSEHOLD INCOME	\$83,841	\$84,532	\$84,580

INVESTMENT HIGHLIGHTS

INVESTMENT GRADE TENANT (S&P: BBB)

- Dollar Tree/Family Dollar is a publicly traded (NYSE: DLTR) Fortune 500 company with an S&P investment grade credit rating of BBB.
- Dollar Tree/Family Dollar operate 16,340+ stores across 48 states and five Canadian provinces.
- Dollar Tree has been in business for 70 years and has a current net worth of over \$33 billion.

8.5 YEAR CORPORATE LEASE

- Dollar Tree renovated & backfilled a former hardware store and signed a new 10 year lease that commenced in June 2023.
- There are 8.5 years left on a 10-year corporate guaranteed NN Lease with Dollar Tree.
- Tenant is responsible for routine parking lot maintenance, landscaping, HVAC, Taxes, Insurance, and utilities.
- The Landlord responsibilities include Roof, Structure and Parking Lot.
- The rent increases \$0.50/SF in each of the Five, 5-year option periods.

ALGONA | COUNTY SEAT OF KOSSUTH COUNTY

- Algona is located in north-central Iowa and is the county seat of Kossuth County.
- Algona's economy has been based on agriculture, manufacturing, healthcare, and retail.
- Key employers in Algona include manufacturing companies, educational institutions, and healthcare facilities.

NEAR FORT DODGE, IA

- The subject property is located in Algona which is less than 1 hour north of Fort Dodge on Hwy 169 (9,270 VPD).
- Fort Dodge is the county seat of Webster county and is a major commercial center for North Central and Northwest Iowa.
- The major industries of Fort Dodge are biofuels, livestock feed, gypsum and limestone mining, can production, drywall manufacturing, trucking, the manufacture of veterinary pharmaceuticals and vaccines, and retail.
- Three major national trucking companies (primarily flatbed carriers serving the drywall industry) are based in Fort Dodge. The city also serves as a retail center for North-Central Iowa.
- Home to the central campus of Iowa Central Community College (4,704 students enrolled).
- National Retailers in Fort Dodge include Target, ALDI, Menards, Walmart and more.





BBB
CREDIT
RATING

1953
YEAR
FOUNDED

\$33 B
NET
WORTH

16,340+
STORE
COUNT

PUBLIC
NASDAQ: DLTR
TRADED

CHESAPEAKE, VA
HEADQUARTERS
LOCATION

FORTUNE 500
RANKED #144 ON
FORTUNE 500

Dollar Tree, a discount variety-store chain founded in 1959, has over 16,340+ locations within the United States. Family Dollar was acquired by Dollar Tree in 2015 for \$8.5 Billion. Together, they operate thousands of stores across 48 contiguous U.S. states and five Canadian provinces, supported by a solid and scalable logistics network. The combined market capitalization of Family Dollar and Dollar Tree is over \$33 billion, with a credit rating of BBB (S&P).



FAMILY DOLLAR
DOLLAR TREE

WALDORF UNIVERSITY
2,763 STUDENTS

Forest City Iowa

Forest City Muni Airport-Fxy

VISIT MASON CITY IOWA

NORTH IOWA AREA COMMUNITY COLLEGE
Continuing Education
Train • Develop • Enrich
3,700 STUDENTS

Hormel Foods **ALGONA** **psi** **EVOLUTION DRIVEWAY**
KINETIC TECHNOLOGIES **JBO** **COZZINI**
FOOD EQUIPMENT SOLUTIONS
INTEGRATION & TECHNOLOGIES
MANUFACTURERS

FAREWAY **Pizza Ranch**
MEAT & GROCERY **Hardee's** **SUBWAY**

Garner Golf and Country Club

HyVee **bomgaars** **Snap-on**
FAREWAY **verizon** **O'Reilly**
MEAT & GROCERY
CHEVROLET **CHRYSLER** **RAM** **Jeep** **Ford**
ANYTIME FITNESS **Casey's** **ihop** **SUBWAY**
Super 8 **DAIRY QUEEN** **MCDONALD'S**

CITY OF GARNER

STELLAR **IMT**
MANUFACTURERS

FAREWAY **SUBWAY** **Casey's**
MEAT & GROCERY **CHEVROLET**

Walmart **TARGET**
MENARDS **TSC** **TRACTOR SUPPLY CO**
ROSS **HOBBY LOBBY** **HyVee**
DRESS FOR LESS **planet fitness** **TJ-maxx**
ALDI **five BELOW** **Bath & Body Works** **BUFFALO WILD WINGS**
GOODWILL **HARBOR FREIGHT**
QUALITY TOOLS LOWEST PRICES
STAPLES **petco**
OLD NAVY **Starbucks** **Arby's** **Arby's**
Ashley HOMESTORE **Dunham's** **T-Mobile**

HyVee **bomgaars** **NAPA** **AUTO PARTS**
Casey's **Hardee's** **SUBWAY**
Super 8 **CHEVROLET** **DAIRY QUEEN**

Olaf Waterfowl Production Area

BELMOND
BE HERE. BUILD HERE. BELONG HERE.

Brothers MARKET **Pizza Ranch** **Casey's** **FedEx**
Hardee's **SUBWAY** **uscellular**

Humboldt Country Club

HUMBOLDT IOWA

Oak Ridge Golf Course

Clarion
A Community on the Horizon

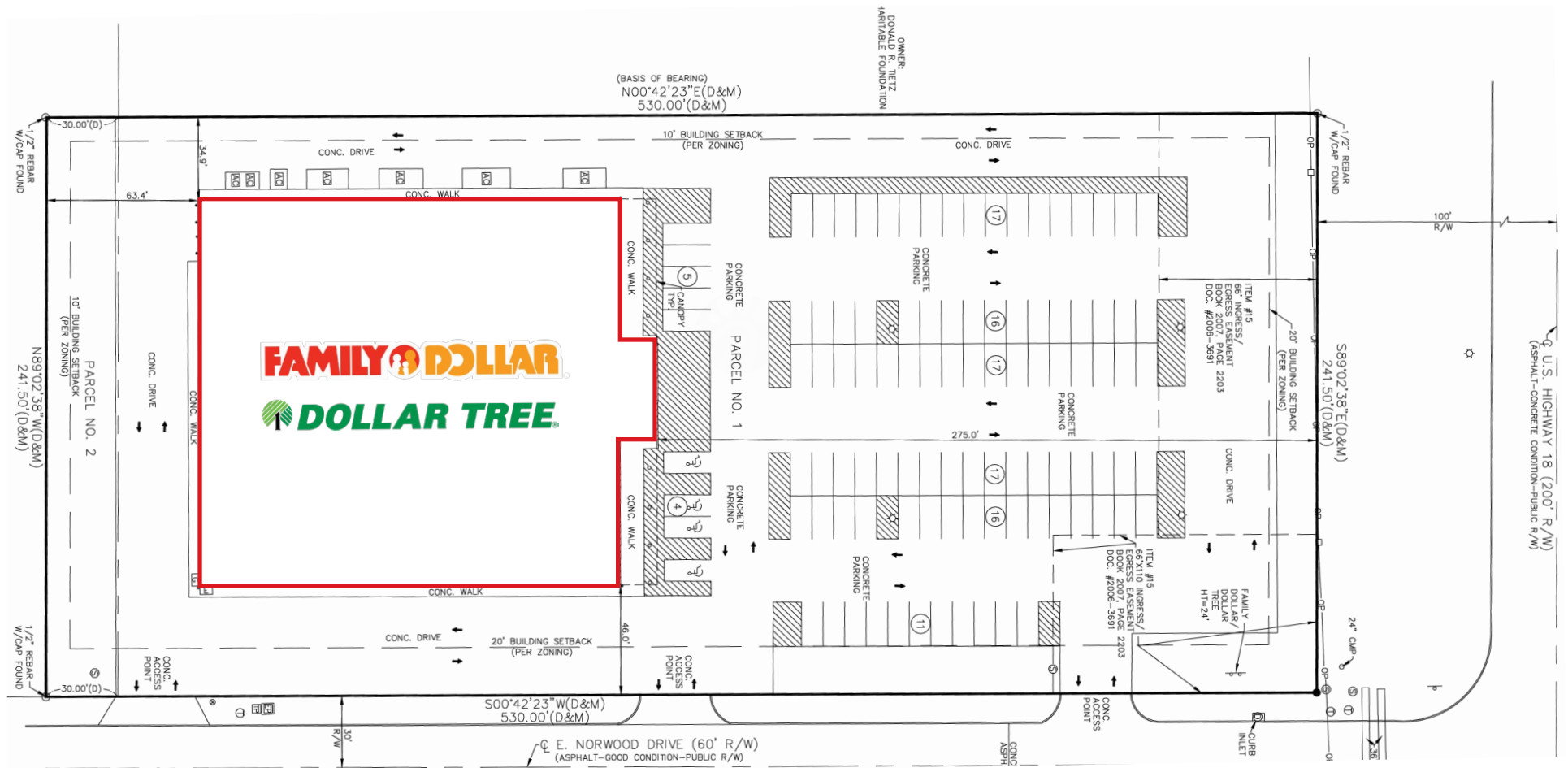
HAGIE **Cascades**
MANUFACTURERS

150 YEARS
1870-2020
Hampden, Iowa

FAREWAY **Hardee's**
MEAT & GROCERY
NAPA **AUTO PARTS** **MCDONALD'S**

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SITE PLAN



MARKET OVERVIEW

MANUFACTURING PRESENCE



\$80 MILLION

**IOWA CENTRAL
UNIVERSITY
ENDOWMENT**



37,114

**MSA
POPULATION**



4,700

**STUDENT
POPULATION**

Located just an hour's drive south of Algona on Hwy 169, which accommodates a robust daily traffic of 7,500 vehicles, **Fort Dodge** stands as the esteemed county seat of Webster County. This city is not only the heartbeat of North Central Iowa but also extends its influence to Northwest Iowa. It boasts a diverse industrial landscape that ranges from biofuels and livestock feed to gypsum and limestone mining. The manufacturing sector is also vibrant, with prominent players in drywall manufacturing, can production, and notably, veterinary pharmaceuticals and vaccines.

The logistical significance of Fort Dodge is underlined by the presence of three major national trucking firms, particularly those specializing in the drywall industry. This strategic positioning is further enhanced by its role as a retail nucleus for North-Central Iowa, evidenced by the presence of heavyweight retailers such as Target, ALDI, Menards, and Walmart. Complementing its commercial dynamism is the academic sector, with the central campus of Iowa Central Community College, nurturing over 4,700 students, reinforcing Fort Dodge's reputation as a comprehensive hub of commerce, industry, and education.

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RETAIL GROUP

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don.mcminn@marcusmillichap.com

Re: 1609 East Norwood Drive, Algona, IA 5011 (Family Dollar Tree)

Dear:

Please accept this offer to purchase the above referenced Property. This letter expresses Purchaser's interest in purchasing the Property under the following terms and conditions:

Purchaser _____

**Purchaser's
Address** _____

**Purchaser's
Phone/Fax** _____

**Purchaser's
Email Address** _____

Offer Price _____

Earnest Money \$50,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract with an additional \$50,000 deposited at the expiration of the Inspection Period (\$100,000 Total). The Earnest Money shall become non-refundable barring any other listed contingencies at the expiration of the Inspection Period.

Inspection Period 21 Calendar Days from the Effective Date, which shall mean the date on which the latter of the parties executes a Contract. All available Due Diligence Documents ("Documents") will be forwarded immediately upon the Effective Date of the Contract.

Purchaser's Initials _____ Seller's Initials _____

Financing Period
(Please Check One)

☐ **All Cash** (No Financing Period)

☐ **Financing:** Purchaser shall have ten (10) days from the Effective Date of the Contract to apply for and obtain a financing commitment. In addition, Purchaser shall have 30 days from the effective date of the contract to complete loan processing. Purchaser shall use its best efforts to secure and obtain a new first mortgage loan in the amount of \$_____ on terms which are acceptable to Purchaser.

Closing Date

Within 10 Calendar Days after the expiration of the Inspection Period (or Financing Period if applicable).

Closing Costs

Seller shall pay for the transfer tax. Buyer shall pay for Title. Purchaser and Seller shall each bear its own attorneys expenses. All other Closing Costs shall be split 50-50 between Buyer and Seller.

Property Condition

Property is being sold "AS IS" with Seller making representations or warranties concerning the property.

**Contract within
10 days:**

Within Ten (10) Calendar Days of the Effective Date of this Letter of Intent, Purchaser and Seller shall enter into a binding Contract (the "Contract"). Seller will Draft the Contract and Failure to reach an agreement will allow the Seller to consider this agreement void and accept offers from other parties.

Broker Commission

Purchaser acknowledges that Purchaser has employed _____, ("Purchaser's Brokers") to represent them in this transaction. Any commissions due the Purchaser's broker (if applicable) shall be paid by the Seller directly.

1031 Exchange

Purchaser ☐ is / ☐ is not (check one) completing an IRS 1031 Tax Deferred Exchange, to which the Seller agrees to cooperate providing there is no cost or expense to Seller. Purchaser has \$_____ in an exchange account from a transaction which closed escrow on _____. Purchaser will provide Seller, upon request, proof of such funds.

Confidentiality

Purchaser and Purchaser's agents and representatives hereby covenant with Seller that Purchaser and Purchaser's agents and representatives shall not, without the prior written consent of Seller (which consent may be withheld in Seller's sole and absolute discretion), disclose to any other person (other than Purchaser's accountants and attorneys) or entity by any means whatsoever: (i) any information pertaining to the Documents; (ii) any information pertaining to the Contract; or (iii) any information or documentation

Purchaser's Initials _____ Seller's Initials _____

(written or oral) provided by Seller or Seller's agents and representatives concerning Seller, Seller's business, Tenant, Tenant's business or the Property.

This Letter of Intent is contingent upon the prospective Purchaser's willingness to execute Seller's standard Purchase Agreement as well as review and approval of the details of the transaction proposed above by the appropriate principal parties of the Seller.

It is understood and agreed that the foregoing constitutes a *Letter of Intent* setting forth the major business points from our discussions. It is further understood that neither party intends to create any contractual rights or obligations as a result of entering into this *Letter of Intent*. No binding agreement or rights or obligations shall arise as the result of executing this letter or with respect to the proposed transactions, unless and until we execute definitive documentation incorporating the above provisions and other appropriate terms.

If the foregoing accurately reflects our discussions, please acknowledge same by returning a signed copy of this letter. Execution of this Letter of Intent by the undersigned agent in no way binds or obligates the Seller or any of its principals.

Agreed and Accepted | Purchaser

By: _____

Printed: _____

Dated: _____

Agreed and Accepted | Seller

By: _____

Printed: _____

Dated: _____

Purchaser's Initials _____ Seller's Initials _____