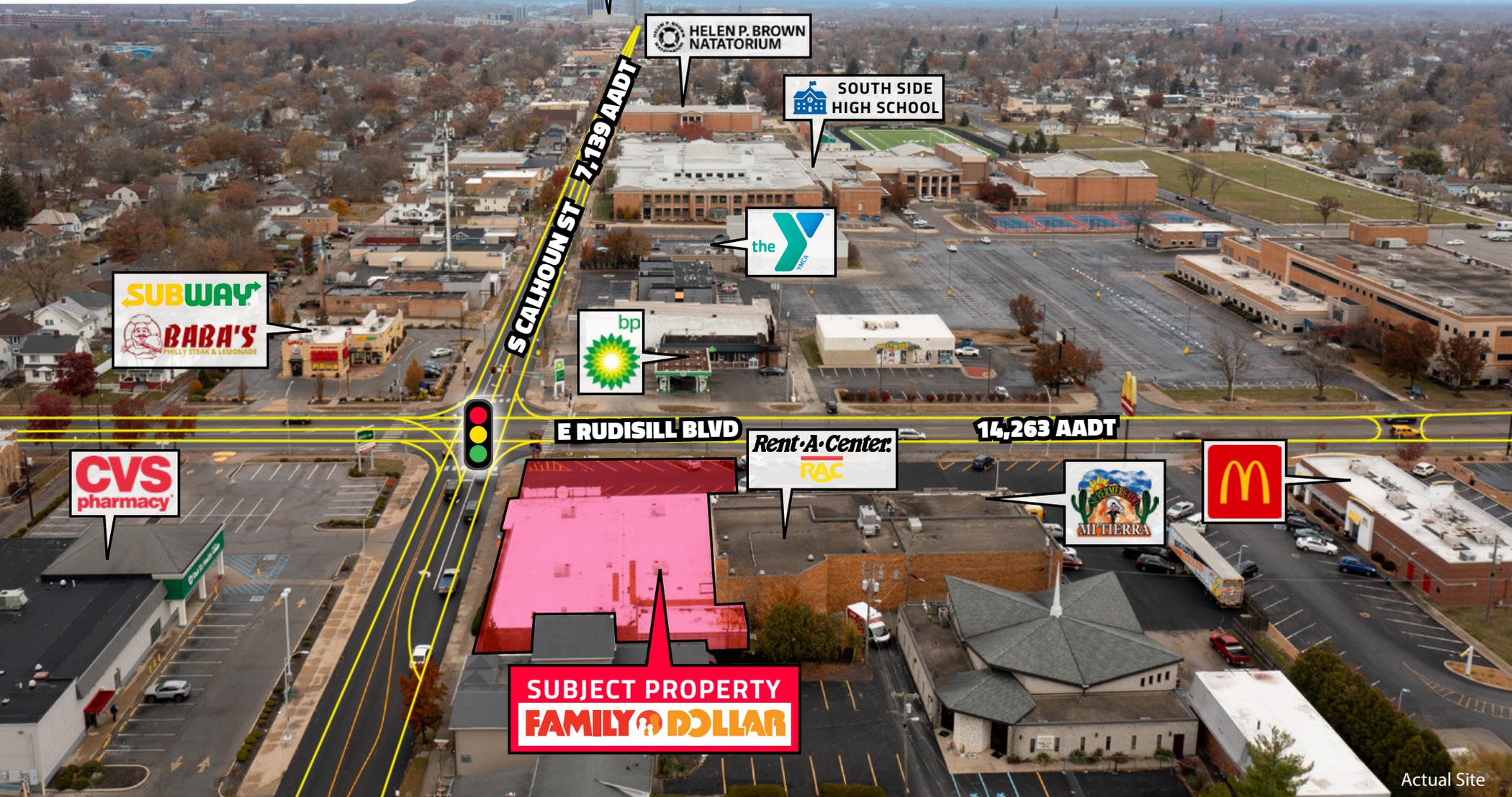


102 E Rudisill Blvd, Fort Wayne, IN



Actual Site

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CONFIDENTIAL
OFFERING MEMORANDUM



Actual Site

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BELLAGIO
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EXECUTIVE SUMMARY

\$839,660 PRICE	\$69,272 NOI
8.25% CAP RATE	9,159 SF BUILDING SIZE

Bellagio Real Estate Partners, LLC is pleased to present the opportunity to acquire a Family Dollar property located at 102 E Rudisill Blvd, Fort Wayne, IN. The subject property is leased to Family Dollar Stores of Indiana, LLC, a subsidiary of Family Dollar, Inc., and ranks as one of the top-performing stores in the area. Family Dollar has operated at this location for over 40 years and recently exercised a renewal option, with one five-year option remaining. Family Dollar reports store-level sales, providing clear performance transparency. The 9,159 SF building sits at a signalized corner with excellent visibility and dual access. Sharing a mutli-tenant strip, that includes cross parking, with a national tenant Rent-A-Center and a well know supermarket in the Fort Wayne area, Mi Tierra. Surrounding national retailers include CVS, McDonald's, and BP, highlighting a strong retail corridor. The roof is brand new with a 20-year warranty, and the parking lot was just repaved and restriped. Mi Tierra Supermarket maintains the common area. With corporate credit, long-term tenancy, and strong performance, this asset offers stability and attractive returns in a dense Fort Wayne trade area.



Actual Site

EXECUTIVE SUMMARY

Investment Highlights

- Corporate Credit tenant – Family Dollar Stores of Indiana, LLC, subsidiary of Family Dollar, Inc.
- Top-performing Family Dollar in the area (#1 out of 8 locations per Placer.AI)
- Recently exercised renewal option with One, 5-year option available.
- Long-term operating history of 40 years.
- Recent Capital Improvements include a brand new parking lot and a brand new roof with a 20-year warranty.
- Adjacent grocer tenant maintains common areas at their sole cost, including parking lot, sidewalks, landscaping, and snow removal.
- Family Dollar reports sales with a healthy rent-to-sales ratio below 4%.
- Excellent access and visibility at signalized corner with pylon signage.
- Dense population surrounding the property.
- Surrounded by national retailers including CVS, McDonalds and BP.



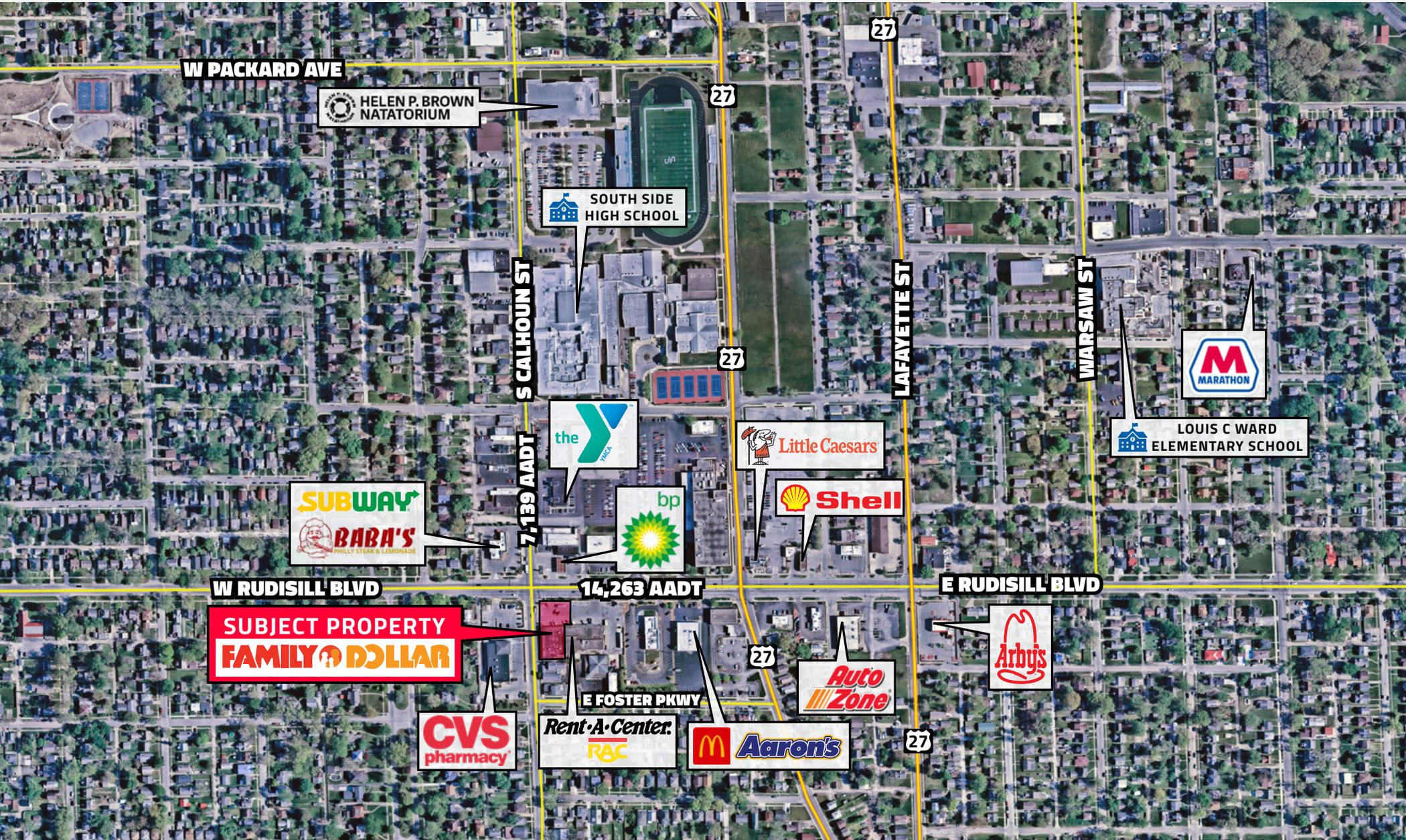
MARKET AERIAL



MIDRANGE AERIAL



CLOSEUP AERIAL



DRONE AERIAL



SUBJECT PROPERTY
FAMILY DOLLAR

Rent-A-Center.
RAC

MI TIERRA

bp

E RUDISILL BLVD

14,263 AADT

SCALHOUN ST

7,139 AADT

DRONE AERIAL



LEASE ABSTRACT

Tenant	Family Dollar Stores of Indiana, LLC
Building & Land Size	9,159 SF on 0.489 acres (Cross parking agreement with connected lot)
Lease Commencement	September 23, 1985
Current Lease Expiration	December 31, 2030
Base Rent	\$80,000 (\$8.73/SF)
Percentage Rent	3% of gross sales in excess of \$2,666,666.67/annum
Renewal Options	One, 5-year option
Rent Increases	6.25% increase at option
Roof & Structure	Landlord (Brand New Roof w/ 20-Year Warranty)
Common Areas	Adjacent owner is responsible for maintaining Common Areas at their sole cost, including parking lot, sidewalks, landscaping, and snow removal
Taxes	Tenant reimburses for 50% of any increases in real estate taxes above taxes due for the year 2000
HVAC	Tenant covers the first \$300 per occurrence, any amounts over \$300 are paid by Landlord
Insurance	Landlord
Utilities	Tenant
ROFR	None
Sales Reporting	Yes - Call Broker



RENT ROLL

Tenant	Lease Type	Start Date	Expiration Date	Square Footage	Prorata Share %	Renewal Options Remaining	Start Date	End Date	Rent PSF	Annual Rent	% Annual Change
Family Dollar Stores of Indiana, LLC	Modified Gross	9/23/1985	12/31/2030	9,159 SF	100.00%	Remaining 5-year Option	1/1/2026	12/31/2030	\$8.73	\$80,000	-
							1/1/2031	12/31/2035	\$9.28	\$85,000	6.25%



Actual Site



Actual Site



Actual Site

OPERATING PROFORMA

In Place Proforma				
RETAIL				
Tenant	Unit	SF	Rent / SF	Annual Rent
Family Dollar Stores of Indiana, LLC	1	9,159 SF	\$8.73	\$80,000
TOTAL		9,159 SF	\$8.73	\$80,000
<i>Gross Rental Income</i>			\$8.73	\$80,000
<i>Reimbursable Expenses</i>				
Real Estate Taxes*			\$0.00	\$0
CAM**			\$0.00	\$0
Insurance			\$0.00	\$0
<i>Total Reimbursements</i>			\$0.00	\$0
<i>Potential Gross Revenue</i>			\$8.73	\$80,000
<i>Effective Gross Revenue</i>			\$8.73	\$80,000
Expenses				
Real Estate Taxes*			\$0.66	\$6,240
CAM**			\$0.00	\$0
Insurance			\$0.49	\$4,488
Total Operating Expenses			\$1.15	\$10,728
In-Place Net Operating Income			\$7.58	\$69,272

* Based on 2024 tax bill payable 2025

** Common Areas are maintained by adjacent grocer at their sole cost



TENANT OVERVIEW



Family Dollar Stores of Indiana, LLC operates over 170 locations across the state and is a subsidiary of Family Dollar, Inc., which itself is backed by Brigade Capital Management, Macellum Capital Management, and Arkhouse Management Co. Following its 2025 divestiture from Dollar Tree, Family Dollar has reemerged as a privately held discount retailer with a strong presence in suburban, urban, and rural markets statewide.

Founded in 1959 and headquartered in Chesapeake, Virginia, Family Dollar is one of the nation's leading discount retailers with more than 8,000 locations across the United States. The company provides affordable household goods, seasonal items, and apparel. With its well-known brand, extensive statewide reach, and support from investment firms, Family Dollar Stores of Indiana, LLC remains a dependable tenant and an essential retail asset for Indiana communities. Its proven ability to deliver value and convenience through multiple economic cycles underscores its reliability as an operator and long-term tenant.



Tenant Facts	
Tenant	Family Dollar Stores of Indiana, LLC
Company & Credit Rating	Subsidiary of Family Dollar, Inc.
Number Locations	170+ Locations in Indiana 8,000+ Locations Nationwide
Company Headquarters & Website	Chesapeake, VA https://www.familydollar.com

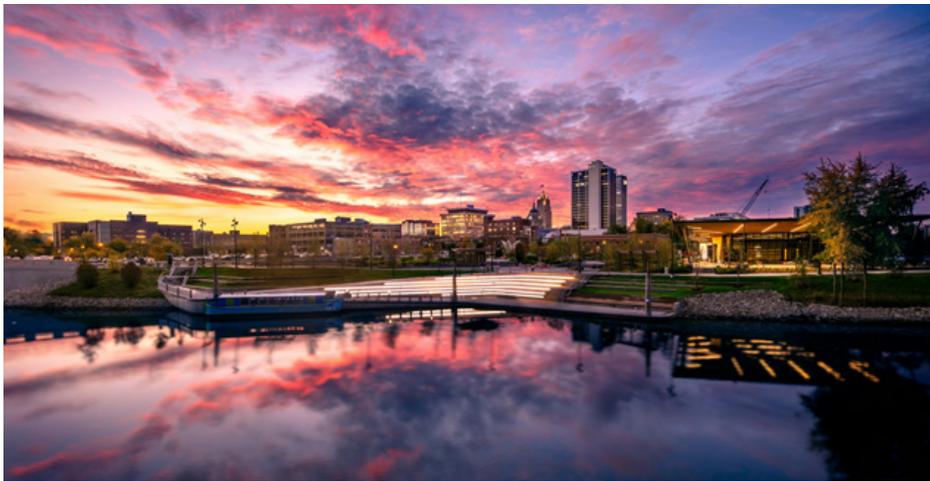


AREA OVERVIEW

Fort Wayne, IN

Fort Wayne, Indiana is a fast-growing economic center in northeast Indiana, known for its affordability, accessibility, and balanced mix of industry and lifestyle. It's the second-largest city in the state, with strong infrastructure including I-69, US-30, and an international airport connecting it to major cities throughout the Midwest and United States. The local economy is fueled by major sectors such as healthcare, manufacturing, and logistics. Key employers include Parkview Health, General Motors, and Amazon.

Recent public and private investments topping \$1 billion have transformed the downtown and riverfront areas, with projects like the Electric Works innovation campus bringing tech, retail, and community spaces to a revitalized city. The city supports a population of nearly 270,000 and continues to grow, because of its low cost of living, business-friendly climate, and strong workforce development. Fort Wayne also offers a high quality of life, with over 80 parks, vibrant cultural events like the Three Rivers Festival, Semi-Professional teams and a commitment to continued economic expansion.

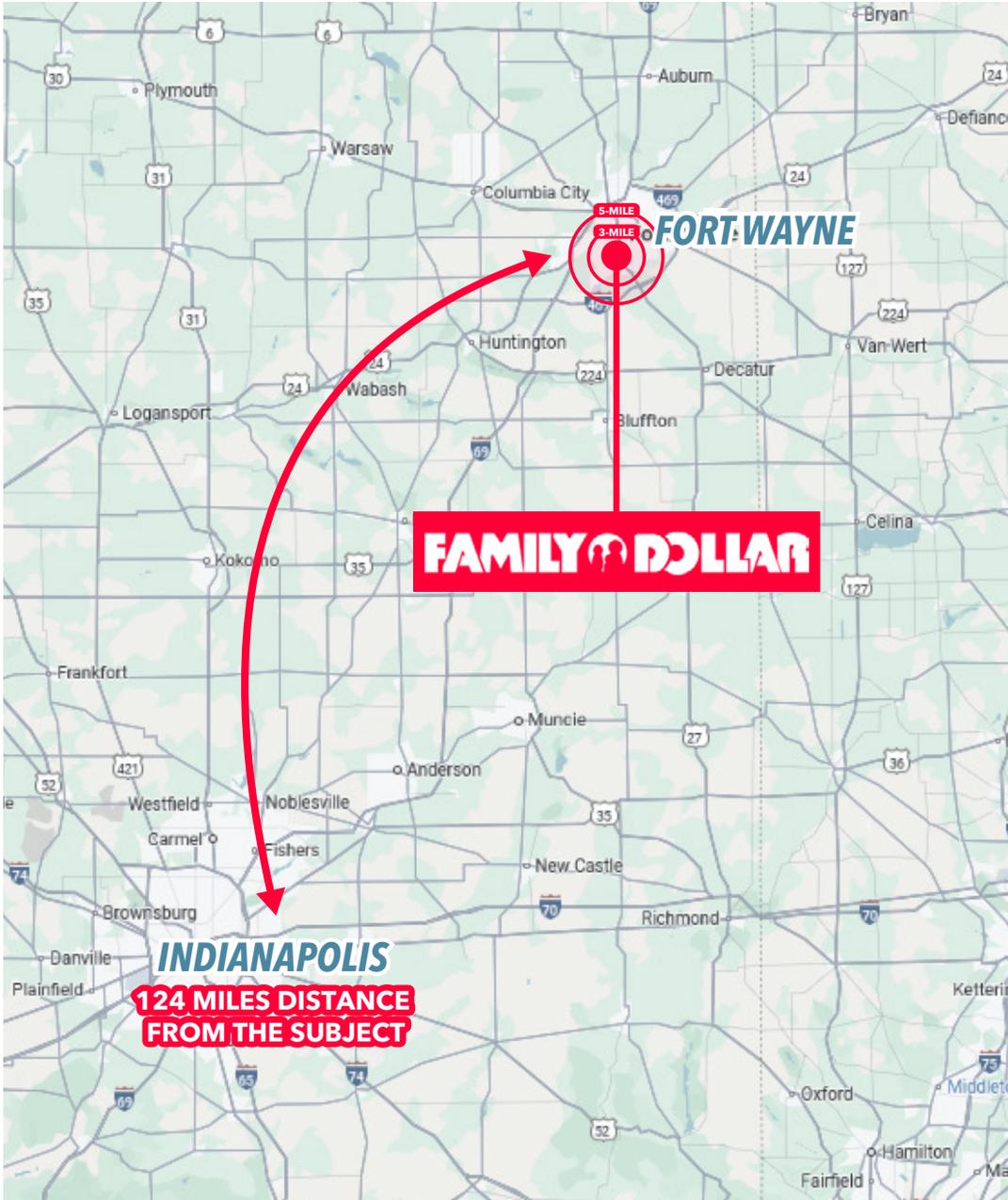


Downtown Fort Wayne, IN



Calhoun Street - Downtown Fort Wayne, IN

AREA OVERVIEW



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
POPULATION	22,222	99,040	158,670
AVERAGE HH INCOME	\$59,216	\$52,362	\$56,936



DISCLAIMER

Bellagio Real Estate Partners, LLC (“Bellagio REP”) has been retained as the exclusive broker by the owner of record (the “Owner”) 102 E Rudisill Blvd, Fort Wayne, Indiana (the “Property”) in connection with its sale as described in this Offering Memorandum.

This Offering Memorandum is solely for the use of the person or entity whose name appears herein. You are not permitted to distribute, reproduce or divulge the contents of this Offering Memorandum, either in whole or in part, without the express written consent of Bellagio REP. By accepting this Offering Memorandum, the recipient agrees not to disclose the contents hereof to any third-party, except for the recipient’s professional advisors.

This Offering Memorandum is not a contract nor does it purport to provide an all-inclusive accurate summary of the physical or economic aspects of the Property, or any documents related thereto. Certain information contained in this Offering Memorandum, while believed to be true, is based on other sources, assumptions about the general economy and competition, and other factors beyond the control of Bellagio REP and Owner. For the foregoing reasons, Bellagio REP and Owner make no representations as to the accuracy or completeness of this Offering Memorandum, including, but not limited to, the budgets and projections. No such information contained in this Offering Memorandum is or shall be relied upon as a promise, representation or warranty whether as to the past or future performance. Neither Bellagio REP nor the Owner, nor any of their agents shall be held liable for any improper or incorrect use of the information described and/or contained herein and assumes no responsibility for anyone’s use of the information. Although the information contained in this Offering Memorandum was produced and processed from sources believed to be reliable, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of any information.

The contents of this Offering Memorandum should not be construed as investment, legal or tax advice. Each prospective purchaser is urged to seek independent investment, legal and tax advice concerning the consequences of purchasing the Property. No assurance can be given that existing law, general economy, competition, or other factors beyond the control of Bellagio REP and Owner will not be changed or interpreted adversely to the Property or a purchaser thereof.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors. In making a purchase decision, a potential purchaser must rely on their own examination of the Property and the terms of purchase.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any potential purchaser at any time with or without notice. Owner shall have no legal commitment or obligations to any person or entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer is approved by Owner and a written agreement for the purchase of the Property has been fully executed, delivered and approved by Owner and its legal counsel, and any conditions to Owner’s obligations hereunder have been satisfied or waived.



DOWNTOWN FORT WAYNE

HELEN P. BROWN NATATORIUM

SOUTH SIDE HIGH SCHOOL

S CALHOUN ST 7,139 AADT

the Y

SUBWAY
BABA'S
PHILLY STEAK & LEMONADE

bp

E RUDISILL BLVD

14,263 AADT

Rent-A-Center
RAC

CVS
pharmacy

MI TIERRA

McDonald's

SUBJECT PROPERTY
FAMILY DOLLAR

Actual Site

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*BROKER OWNED

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