



FAMILY DOLLAR - DOLLAR TREE COMBO STORE

802 4TH ST SW, STANLEY, ND 58784

KASE ABUSHARKH
Founding Principal
925.348.1844
kase@thekasegroup.com
CA DRE #01311211

JACOB ABUSHARKH
Managing Principal
415.269.2474
jacob@thekasegroup.com
CA DRE #01385529

SCOTT REID | PARASELL, INC.
ParaSell, Inc. - Broker
949.942.6585
broker@parasellinc.com
ND LIC #9513

 **The Kase Group**
Real Estate Investment Services

In Association with ParaSell, Inc. | A Licensed
North Dakota Broker #3285

TABLE OF CONTENTS

802 4TH ST SW
STANLEY, ND 58784

TABLE OF CONTENTS

PROPERTY INFORMATION	3
Property Summary	
FINANCIAL ANALYSIS	5
Financial Summary	
DEMOGRAPHICS	7
Demographics Map & Report	
Back Page	





PROPERTY INFORMATION

SECTION 1



PROPERTY HIGHLIGHTS

- New 10 Year Net Leased Family Dollar
- Brand New Hybrid Store Concept
- Minimal Landlord Obligations
- Corporate Guarantee
- New Construction
- Well Positioned along 4th St
- Nearby Access to U.S. Route 2

PROPERTY DESCRIPTION

This is an opportunity to purchase a new 10-year net-leased Family Dollar in Stanley, North Dakota. The lease calls for minimal landlord obligations. This building features the latest dual-branded format, offering both Family Dollar and Dollar Tree merchandise. The lease includes six 5-year renewal options with \$0.50/SF rent increases in each option period. The asset is ideally situated along 4th Street, offering convenient access to U.S. Route 2.

LOCATION DESCRIPTION

Stanley, North Dakota, is a small but thriving city located in Mountrail County in the northwestern part of the state. With a population of approximately 2,500 residents, Stanley serves as the county seat and a regional hub for commerce and community activities. It has experienced growth in recent years due to its strategic location within the Bakken oil region.

OFFERING SUMMARY

Sale Price:	\$1,760,063
Building Size:	10,500 SF
NOI:	\$140,805.00
Cap Rate:	8.00%

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	1,040	1,102	1,341
Total Population	2,389	2,529	3,075
Average HH Income	\$127,205	\$126,654	\$125,071



FINANCIAL ANALYSIS

SECTION 2

FINANCIAL SUMMARY

802 4TH ST SW
STANLEY, ND 58784

INVESTMENT OVERVIEW

Price	\$1,760,063
CAP Rate	8.00%
Net Operating Income	\$140,805
Lease Term	10 Years
Lease End	4/30/2034
Options	Six, 5-Year Options
Increases	\$.50/SF Increases in Each Option



DEMOGRAPHICS

SECTION 3

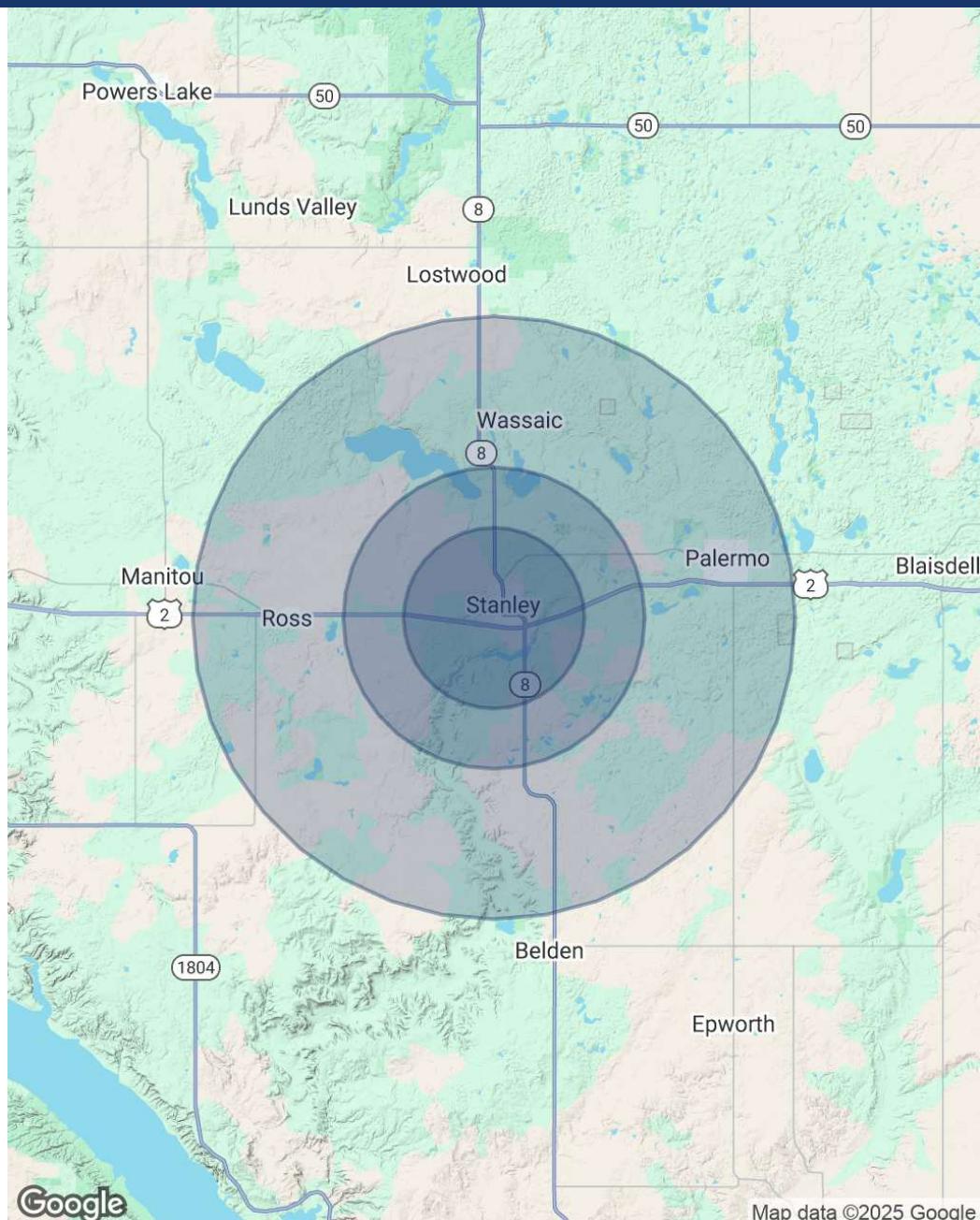
DEMOGRAPHICS MAP & REPORT

802 4TH ST SW
STANLEY, ND 58784

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	2,389	2,529	3,075
Average Age	37	38	38
Average Age (Male)	37	37	38
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,040	1,102	1,341
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$127,205	\$126,654	\$125,071
Average House Value	\$228,761	\$230,448	\$237,002

* Demographic data derived from 2020 ACS - US Census





In Association with ParaSell, Inc. | A Licensed
North Dakota Broker #3285

KASE ABUSHARKH

925.348.1844
Founding Principal
kase@thekasegroup.com
CA DRE #01311211

JACOB ABUSHARKH

415.269.2474
Managing Principal
jacob@thekasegroup.com
CA DRE #01385529

SCOTT REID | PARASELL, INC.

949.942.6585
ParaSell, Inc. - Broker
broker@parasellinc.com
ND LIC #9513

CONFIDENTIALITY & DISCLAIMER

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group, ParaSell, Inc. or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor and ParaSell, Inc. listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor, ParaSell, Inc. nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group and ParaSell, Inc. with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor, ParaSell, Inc. and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner. The recipient understands that the tenant may have a right of first refusal to purchase the property, and/or may have a right to cancel lease. The offering memorandum should not be relied upon as a due diligence item; please be sure to read the lease(s) and rely on due diligence material only.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, ParaSell, Inc. nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.