



ACTUAL PROPERTY

NET LEASE INVESTMENT OFFERING



Dollar Tree/Family Dollar Combo Store
Wyoming, IL | Peoria MSA



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Investment Highlights

- » Located within the Peoria MSA, home to approximately 400,000 people
- » Long-term lease with approximately 10 years remaining
- » Brand-new construction building (2023)
- » Hard corner location along Illinois Route 91
- » Upgraded construction with an EIFS & stone front
- » Strategically out-positions a nearby Dollar General that is over ten years old
- » Immediate proximity to Rock Island Trail State Park, a popular 26-mile biking and walking trail in Central Illinois
- » Family Dollar is a wholly owned subsidiary of Dollar Tree, an investment grade rated company (S&P: BBB)
- » Dual concept store offering Family Dollar and Dollar Tree products
- » Rental increases in each renewal option



Investment Overview



PRICE
\$1,565,000



CAP RATE
8.05%



NOI
\$126,000



ADDRESS
503 S 7th Street
Wyoming, IL 61491

RENT COMMENCEMENT:	October 20, 2023
LEASE EXPIRATION:	February 28, 2034
RENTAL ESCALATIONS:	In Each Option (\$0.50/SF)
RENEWAL OPTIONS:	Four 5-Year
TENANT:	Family Dollar, Inc.
GUARANTOR:	Family Dollar Stores, Inc.
LEASE TYPE:	NN
LANDLORD RESPONSIBILITIES:	Roof, Structure & Non-Routine Parking Lot Maintenance and Replacement
BUILDING SIZE:	10,500 SF
LAND SIZE:	1.595 Acres
YEAR BUILT:	2023

NOI SCHEDULE:

<u>NOI</u>	<u>Date</u>	<u>Period</u>	<u>Increase</u>
\$126,000	Current	Primary Term	-
\$131,250	3/1/2034	Option 1	4.17%
\$136,500	3/1/2039	Option 2	4.00%
\$141,750	3/1/2044	Option 3	3.85%
\$147,000	3/1/2049	Option 4	3.70%



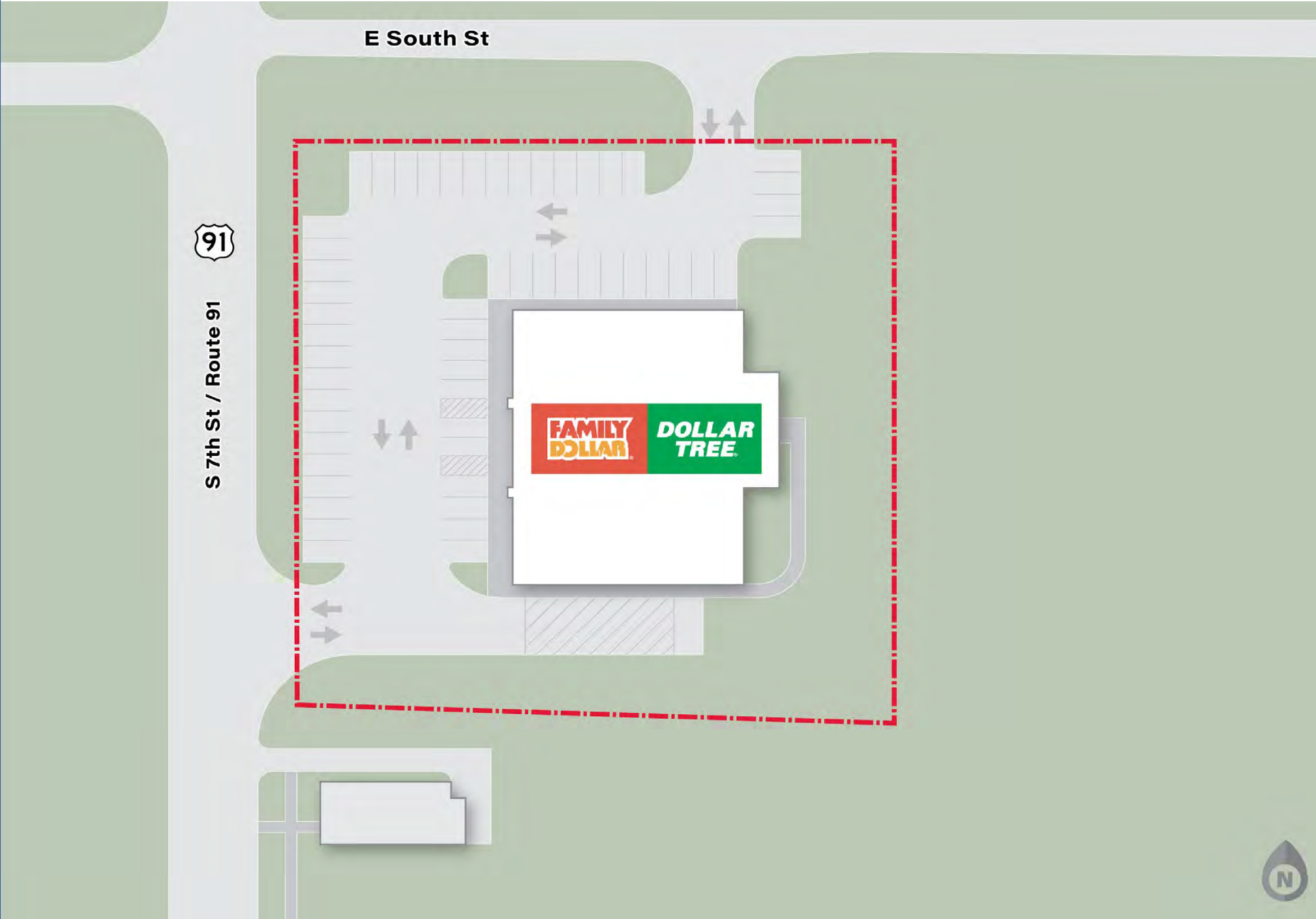
Aerial



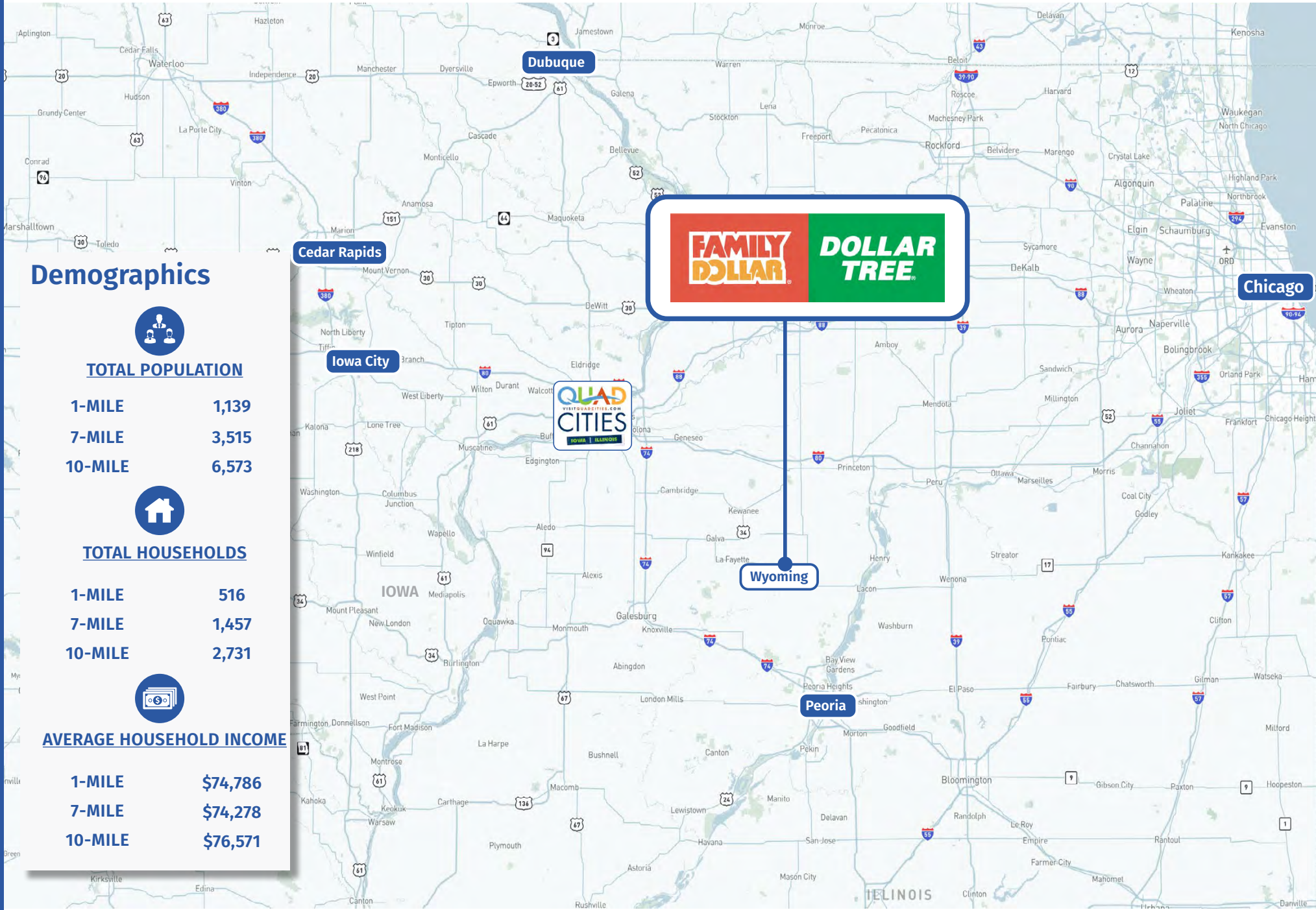
Photographs (Actual Property)



Site Plan



Map



Demographics



TOTAL POPULATION

1-MILE	1,139
7-MILE	3,515
10-MILE	6,573



TOTAL HOUSEHOLDS

1-MILE	516
7-MILE	1,457
10-MILE	2,731



AVERAGE HOUSEHOLD INCOME

1-MILE	\$74,786
7-MILE	\$74,278
10-MILE	\$76,571

Tenant Overview



FAMILY DOLLAR

Family Dollar offers a compelling assortment of merchandise ranging from name brand foods to household cleaners, 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. The average size of a Family Dollar store is approximately 7,500 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in all types of neighborhoods. Within these markets, the stores are located in shopping centers or as free-standing building and all are convenient to the Company's customer base. Family Dollar was founded in 1959 in Charlotte, North Carolina. Today, there are approximately 8,200 locations.

On July 6, 2015 Family Dollar was purchased by Dollar Tree for a total of \$9.1 billion.

Company Website:	www.familydollar.com
Number of Locations:	8,200 (Approximately)
Parent Company	Dollar Tree, Inc.
Headquarters:	Charlotte, NC



Tenant Overview



DOLLAR TREE

Dollar Tree, Inc. is an American multi-price-point chain of discount variety stores. Headquartered in Chesapeake, Virginia, it is a Fortune 500 company and operates approximately 15,000 stores throughout the 48 contiguous U.S. states and Canada. Its stores are supported by a nationwide logistics network of 24 distribution centers. Additionally, the company operates stores under the name of Dollar Bills, as well as a multi-price-point variety chain under the Family Dollar banner.

Dollar Tree competes in the dollar store and low-priced retail markets. Each Dollar Tree stocks a variety of products, including national, regional, and private-label brands. Departments found in a Dollar Tree store include health and beauty, food and snacks, party, seasonal décor, housewares, glassware, dinnerware, household cleaning supplies, candy, toys, gifts, gift bags and wrap, stationery, craft supplies, teaching supplies, automotive, electronics, pet supplies, and books. Most Dollar Tree stores also sell frozen foods and dairy items such as milk, eggs, pizza, ice cream, frozen dinners, and pre-made baked goods.

Website:	www.dollartree.com
Founded:	1986
Company Type:	Public
Stock Symbol:	Nasdaq: DLTR
Credit Rating:	Investment Grade (S&P: BBB)
Headquarters:	Chesapeake, VA





ROCK ISLAND TRAIL STATE PARK

Location Overview

WYOMING, ILLINOIS

Wyoming is a city in Stark County, Illinois and is home to the Rock Island Trail State Park. Wyoming is part of the Peoria Metropolitan Statistical Area. The City of Wyoming was founded in 1836 by General Samuel Thomas, a veteran of the War of 1812. The main city park in Wyoming is Thomas Park; there is also a Thomas Street in honor of General Thomas. Samuel Thomas as well as many of the other early settlers came from the state of Pennsylvania. It is for the Wyoming Valley in Pennsylvania that the city is named.

Stark County is rural, consisting mostly of farmland. The county was established on March 2, 1839, and named for John Stark, a soldier of the French and Indian wars and a Major General of the Continental Army during the American Revolution, serving with great distinction at Bunker Hill, Trenton, Princeton, and Bennington.

Wyoming is located approximately 30 miles north of Peoria, 70 miles southeast of the Quad Cities, and 150 miles west of Chicago.





Location Overview

PEORIA, ILLINOIS

Peoria is a city in and county seat of Peoria County, Illinois. Located on the Illinois River, the city had a population of 113,150 as of the 2020 census. It is the principal city of the Peoria metropolitan area in Central Illinois, consisting of the counties of Fulton, Marshall, Peoria, Stark, Tazewell, and Woodford, which had a population of 402,391 in 2020.

Medicine has become a major part of Peoria's economy. In addition to three major hospitals, the USDA's National Center for Agricultural Utilization Research, formerly called the USDA Northern Regional Research Lab, is in Peoria. This is one of the labs where mass production of penicillin was developed.



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The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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