



# FAMILY DOLLAR - DOLLAR TREE COMBO STORE

415 6TH ST NE, KENMARE, ND 58746

---

**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



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

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 - Roof, Structure & Parking Lot
- Corporate Guarantee
- New Construction
- Well Positioned along 6th St
- Nearby access to Highway 52

## PROPERTY DESCRIPTION

This is an opportunity to purchase a new 10-year net-leased Family Dollar in Kenmare, 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 6th Street, offering convenient access to Highway 52.

## LOCATION DESCRIPTION

Kenmare was organized as a city in 1897. With today's population of nearly 900, Kenmare offers a variety of jobs, clean air, and a success-inspiring atmosphere for all ages. Located on the Central North American Trade Corridor, US Highway 52, Kenmare sits 40 miles from the major customs port of Portal and just 50 miles from an international airport in Minot.

## OFFERING SUMMARY

Sale Price:	\$1,680,000
Building Size:	10,500 SF
NOI:	\$134,400.00
Cap Rate:	8.00%

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	437	468	569
Total Population	1,002	1,077	1,314
Average HH Income	\$79,095	\$79,838	\$83,503



# FINANCIAL ANALYSIS

## SECTION 2

INVESTMENT OVERVIEW	
Price	\$1,680,000
CAP Rate	8.00%
Net Operating Income	\$134,400
Lease Term	10 Years
Lease End	1/31/2034
Options	Six, 5-Year
Increases	\$.50/SF Increases in Each Option





# DEMOGRAPHICS

## SECTION 3

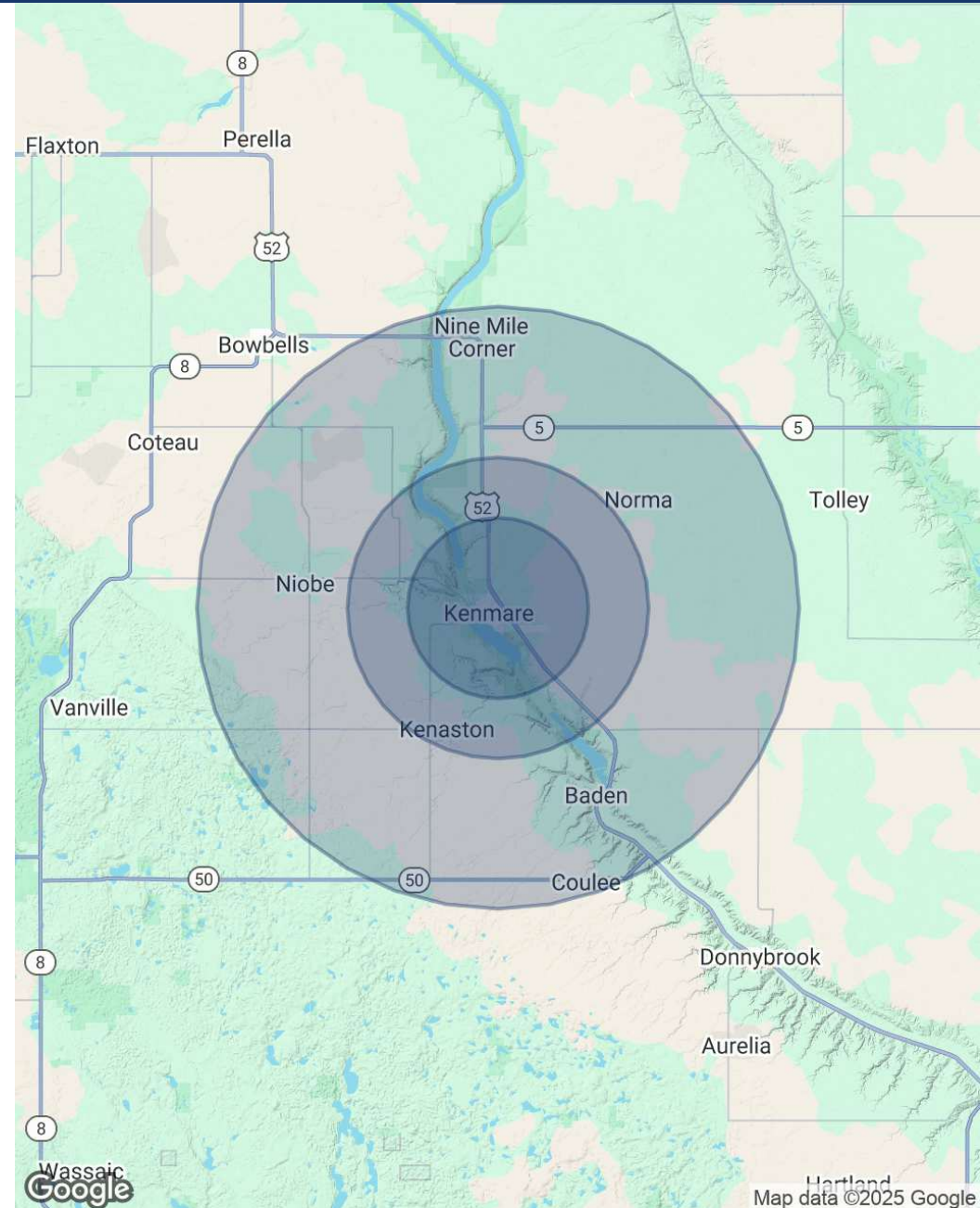
# DEMOGRAPHICS MAP & REPORT

415 6TH ST NE  
KENMARE, ND 58746

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	1,002	1,077	1,314
Average Age	42	42	42
Average Age (Male)	42	42	42
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	437	468	569
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$79,095	\$79,838	\$83,503
Average House Value	\$157,842	\$159,353	\$165,125

\* 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.