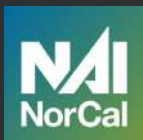




Net Leased Family Dollar

1919 ALMOND ST, DOS PALOS CA 93620



Joshua Ballesteros
NAINORCAL.COM

Joshua Ballesteros
Investment Advisor
jballesteros@nainorcal.com
415.480.0214
CalDRE #02010271

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SECTION 1

Property Information

Executive Summary

TOTAL SALE PRICE

\$1,940,000

PRICE PER SQ FT

\$211

CAP RATE

6.6%

Offering Details

Building Size:	9,180 SF
Lot:	0.54 AC
Net Operating Income	\$127,100
Lease Commencement	2019
Lease Expiration	3/31/2029
Primary Term Escalations	7.01%
Options	(4) 5 year
Tenant Type	Corporate
APN	012-202-014-000
Year Built	2019

Property Highlights

- Corporate guaranteed tenant: Family Dollar recently purchased by private equity firms: Brigade Capital Management, Macellum Capital Management and Arkhouse Management.
- 10-Year long term initial lease with 3 years remaining on the current term with 4 X 5 year options.
- 7% rent increases for each option period.
- NN Lease: Landlord responsible for roof & structure.
- Corner lot with ample parking.
- Easy access to CA Hwy-33 which connects the top of the Central Valley to Southern California.
- Located in CA Opportunity Zone Census Tract 06047001500 in Merced County.
- Down the street from Dos Palos High, a lynchpin of the community.

Photos



Photos



Tenant Profile



Corporate Profile

Family Dollar Stores Inc (Family Dollar), operates a chain of general merchandise retail discount stores. It offers general merchandise, consumables, home products, apparel, accessories, and seasonal and electronics goods among others. The company's product portfolio includes household products, paper products, food, health and beauty, hardware and automotive supplies, pet food supplies, home decor products, apparel, footwear, toys, stationery and personal electronics including pre-paid cellular phones. Family Dollar also provides services including in-store services, gift cards, and real estate services. It offers these products under Family Dollar brand. The company operates distribution centers in North Carolina, Arkansas, Virginia, Oklahoma, Kentucky, Texas, Iowa, Florida, Indiana, Utah and New York states in the US. Family Dollar is headquartered in Matthews, North Carolina, the US.

Year	Event	Description
2025	Ownership Changes	In July, the company was acquired by Brigade Capital Management and Macellum Capital Management.
2025	Contracts/Agreements	In May, the company signed a partnership with Uber Technologies to provide its broad selection of affordable household items to Uber Eats.
2023	New Products/Services	In September, the company launched new family dollar mobile app.

Tenant Overview

Company:	Family Dollar
Ownership Status:	Privately Held
Founded:	November 1959
Headquarters:	Chesapeake, Virginia,
Website:	FamilyDollar.com
Employees:	59,330+
Number of Locations:	8,200+

Lease Abstract

Utilities

-Tenant will pay all utilities and have such utility accounts in their name.

Insurance

-Landlord shall maintain property insurance policy.
-Tenant shall maintain property insurance covering tenant's personal property in the premises.
-Landlord must notify tenant of any insurance premium payments and provide documentation within 180 days after the date the premium was paid.
-Tenant will reimburse landlord for such -- insurance costs within 30 days after receiving landlord's written request.

Repair & Maintenance

-Landlord responsible for roof and structure.
-Parking Lot: Tenant will be responsible for asphalt and concrete repairs until the aggregate costs equals \$1500 in any lease year.
-Landlord will have the right to slurry, seal and restripe the parking lot and bill the tenant the cost, but no more than once every 7 years during the term of the lease.

Property Tax

-Tenant reimburses Landlord.
-Landlord must notify tenant within 30 days after receiving notice of any planned increase in the assessed value or the real estate taxes.

Estoppel

-Within 30 days after written request, FD to complete estoppel.
estoppel@familydollar.com

SECTION 2

Location Information

Dos Palos New Development



Dos Palos, CA

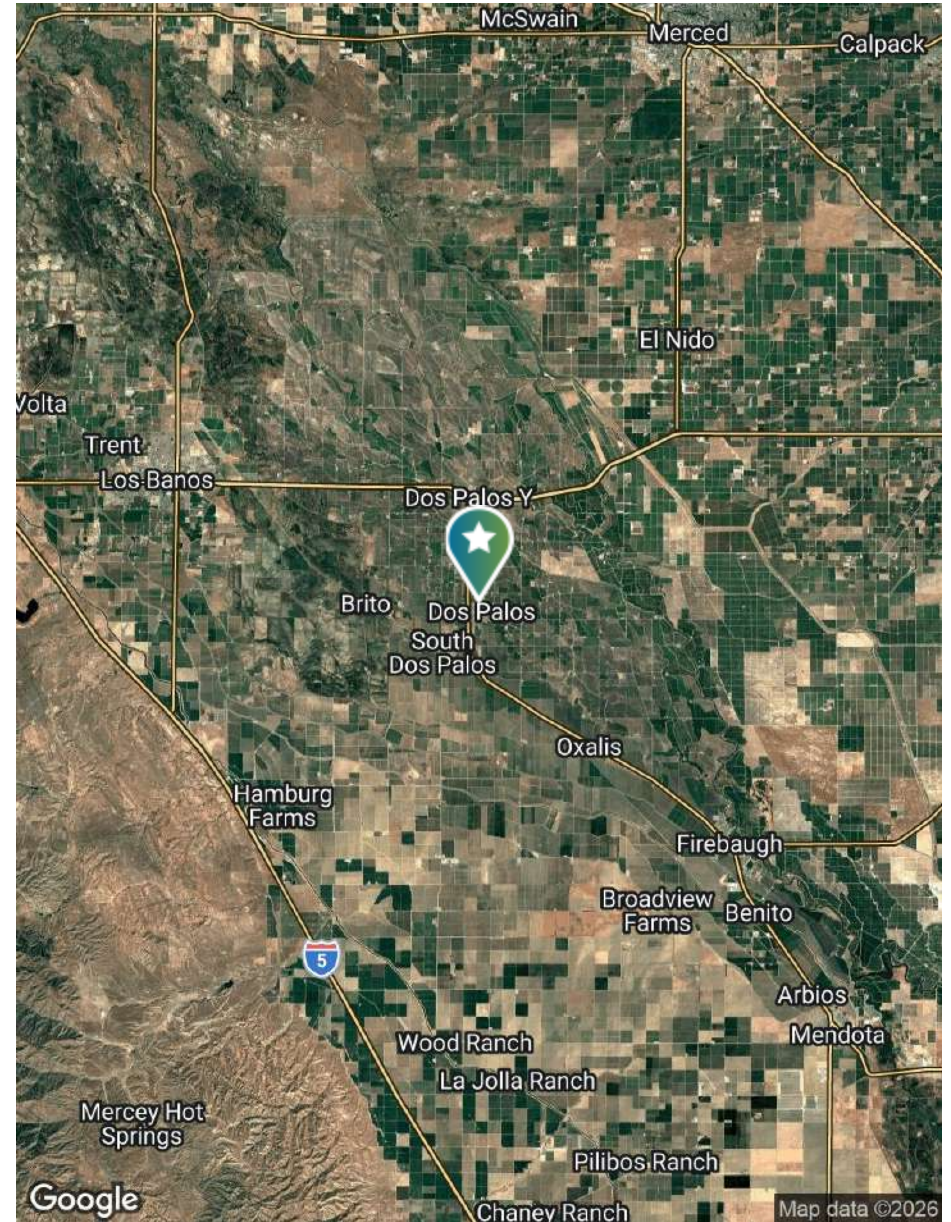
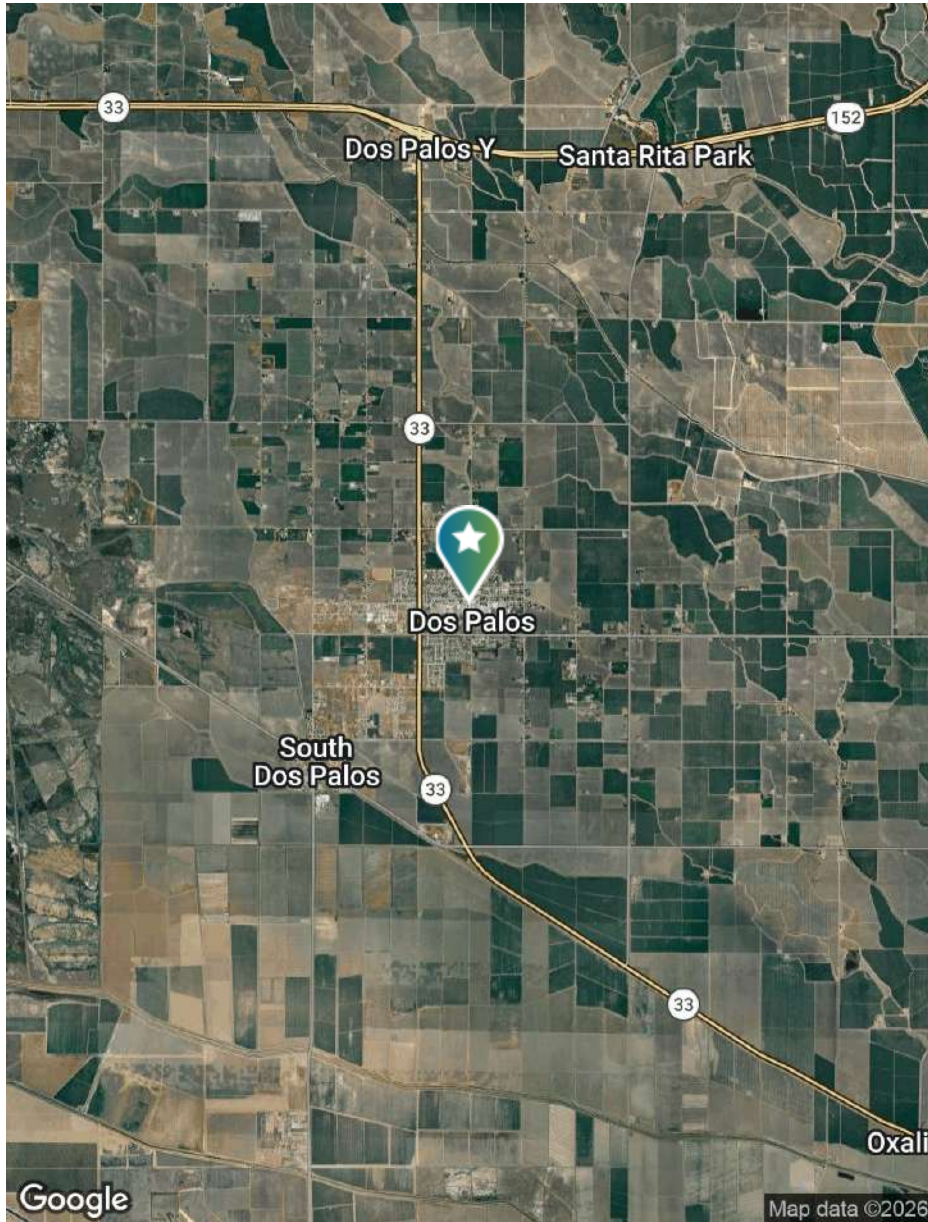
Dos Palos is a city in southern Merced County, California, United States. Dos Palos is located 27 miles south-southwest of Merced, the county seat, at an elevation of 118 feet. The population was 5,798 at the 2020 census, up from 4,950 at the 2010 census.

Rainbrook Run Subdivision

The proposed subdivision includes 102 single-family lots, an approximately 3.8-acre lot for multi-family (76 units are assumed), an approximately 2.6-acre park site to be dedicated to the City, and new roadway rights-of-way. The proposed project also includes a ten-foot public utility easement dedicated along all proposed roadway frontages.

The project would require the construction of new water, wastewater, and storm drain facilities as well as electric power, natural gas, and telecommunications facilities. The project site would also be detached from the jurisdiction of the Central California Irrigation District as part of the overall development.

Regional Map



Nearby Points of Interest

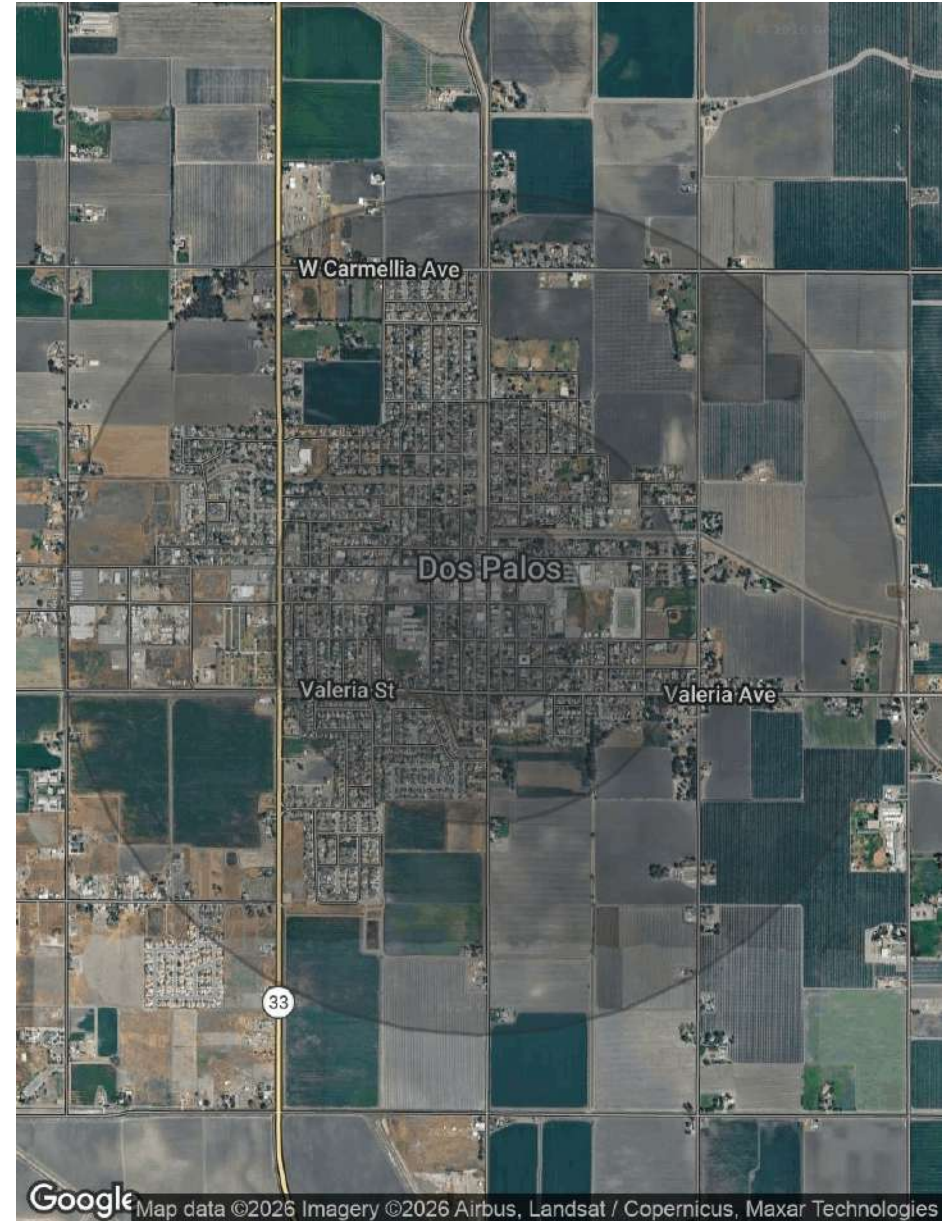


Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	782	2,595	5,134
Average Age	36.2	36.2	36.2
Average Age (Male)	49.2	47.9	43.9
Average Age (Female)	26.9	27.6	29.9

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	246	821	1,625
# of Persons per HH	3.2	3.2	3.2
Average HH Income	\$51,094	\$54,624	\$70,231
Average House Value	\$302,660	\$301,577	\$300,078

2023 American Community Survey (ACS)



Confidentiality & Disclosure

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NAI Northern California
GLOBAL REACH. LOCAL EXPERTISE.

San Francisco
1 Embarcadero Center, Suite 1200
San Francisco, CA 94111