

PROPERTY SUMMARY



PROPERTY DESCRIPTION

SVN/Investment Property Advisors is pleased to offer this longstanding Family Dollar with nearly 4 Years of Term at an 8.50% Cap Rate. Lease is NN+ with very limited Landlord responsibilities-Roof & Structure. Tenant direct pays taxes and reimburses property insurance. Tenant directly responsible for HVAC, lighting, parking, including striping & resurfacing, and outside maintenance. Larger 10,000 sf store next to primary Supermarket, Autozone and Gas/Convenience Center. Lease provides for Annual Sales Reporting to Landlord-see Agent.

PROPERTY HIGHLIGHTS

- Priced to Sell/Owner Wants Offers!
- Investment Grade Long Term Tenant (23 years)
- Near 4 Years of Lease Term

Tenant Direct Pays Taxes, Maintains HVAC & Parking

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OFFERING SUMMARY

SALE PRICE:	\$908,000
LOT SIZE:	0.8 Acres
BUILDING SIZE:	10,000 SF
NOI:	\$77,198.00
CAP RATE:	8.5%

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	398	3,514	7,878
TOTAL POPULATION	1,042	8,696	20,791

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	ESCALATION DATES	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
1	Family Dollar	10,000 SF	100%	-	\$7.72	\$77,200.00	1/5/2001	8/31/28
TOTALS		10,000 SF	100%		\$7.72	\$77,200.00		

Tenant direct pays Property taxes.
 Tenant fully reimburses Property Insurance, and procures Liability coverage with Landlord an Additional Insured.
 Tenant responsible to Repair and Replace HVAC systems.
 Tenant responsible to maintain and repair, landscape, light and clean parking areas, including patching, resealing, restriping and resurfacing plus general cleaning, painting & trash.
 Landlord responsible for roof and structure.
 Lease has Two 5 Year options, each with 10% Increases: 2028: \$84,917/year, 2033: \$93,408/year.

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ADDITIONAL PHOTOS



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Family Dollar Stores Inc Information



Family Dollar leased properties are considered to be one of the most attractive investments available in the \$1-\$2 million range. Their credit is considered to be strong and banks seek out opportunities to loan money for these properties. They are considered to be “recession-resistant” investments.

The Company reports that it has over 8,000 locations in 44 states and enjoys increasing sales, currently over \$10 billion dollars annually. Family Dollar was acquired by Dollar Tree in 2014 and continues as a separate brand while benefitting from combined logistics and merchandising with its new parent company.

Dollar Tree & Family Dollar combined have over 14,000 locations across the US. More information may be found online at familydollar.com.

Family Dollar was a Fortune 500 Company and traded as FDO on the NYSE and now trades as part of Dollar Tree (NASDAQ:DLTR). The Company’s merchandise assortment includes consumables, home products, apparel, accessories and electronics. The Company’s products include health and beauty aids, packaged food, refrigerated products, home cleaning supplies, housewares, stationery, seasonal goods and domestics.

We like Family Dollar investment properties because they are critical providers of necessary family products at discount prices to people living in smaller markets. The real estate is usually well-located and the price per SF is usually very reasonable. The management is considered fairly simple and the company has a reputation of sending the rent payments to their landlords like “clockwork”.

LOCATION MAP



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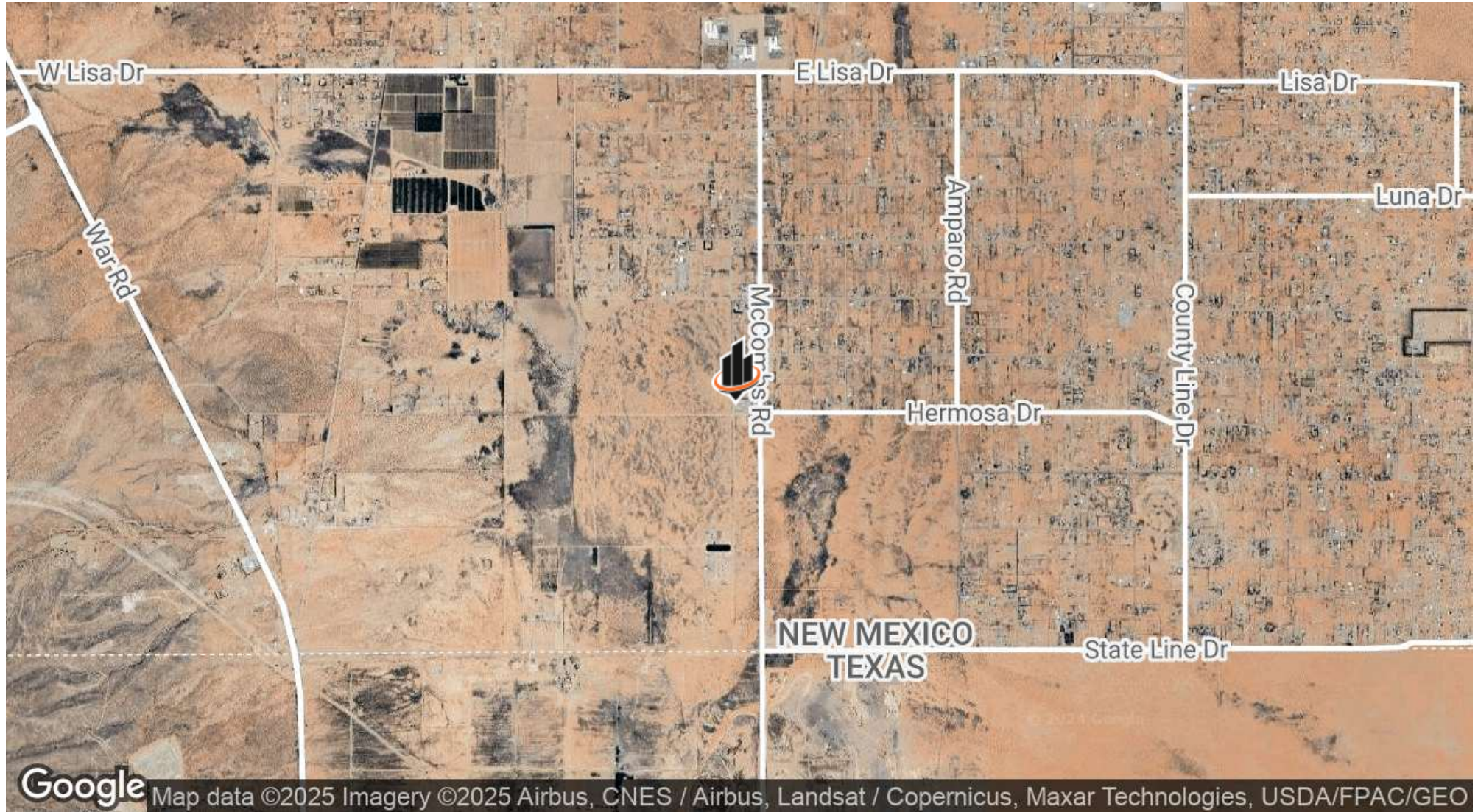
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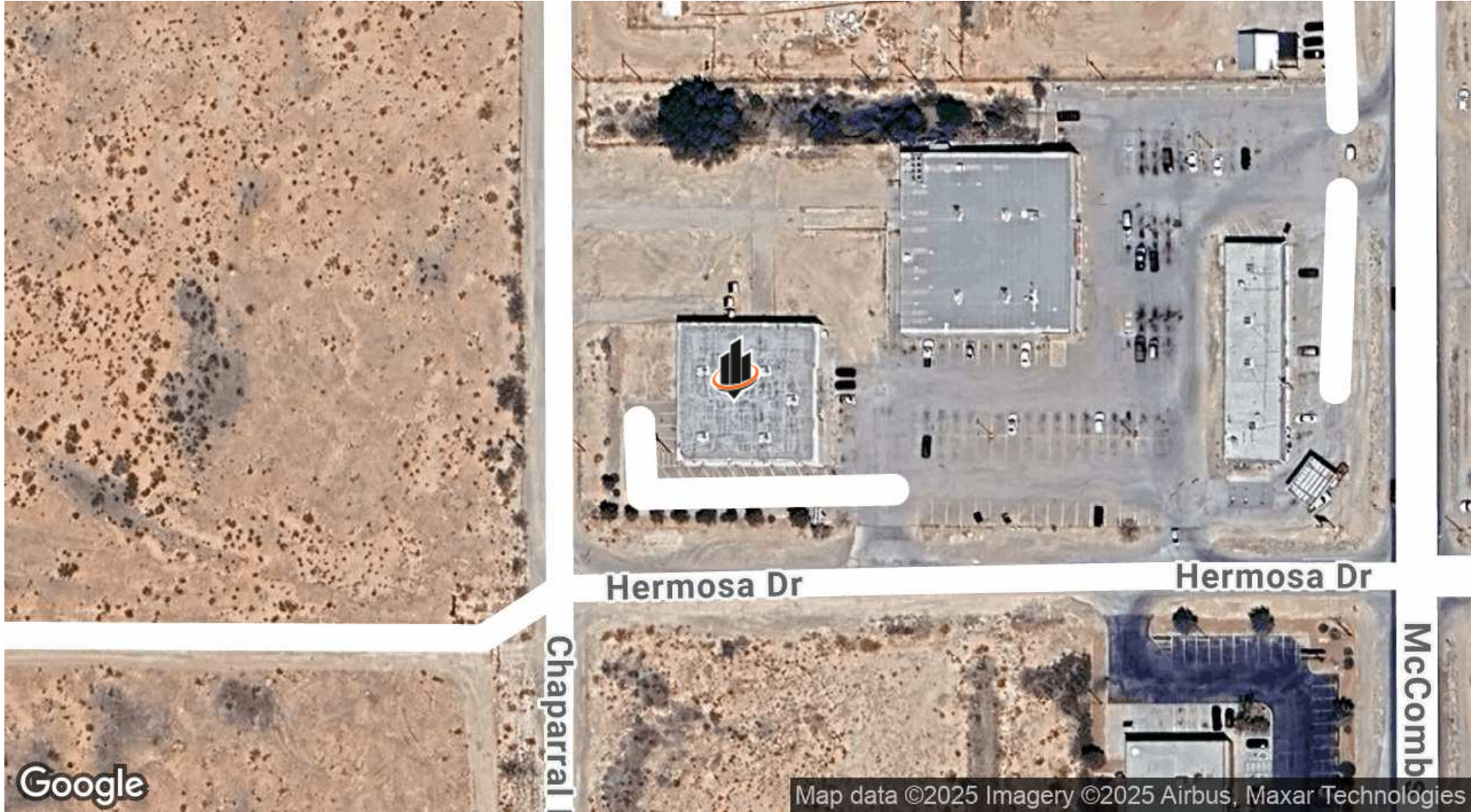
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**ADJACENT PROPERTIES & SUBJECT
STIRES SUPERMARKET NE AND AUTOZONE ON SOUTH SIDE OF STREET**



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DEMOGRAPHICS MAP & REPORT

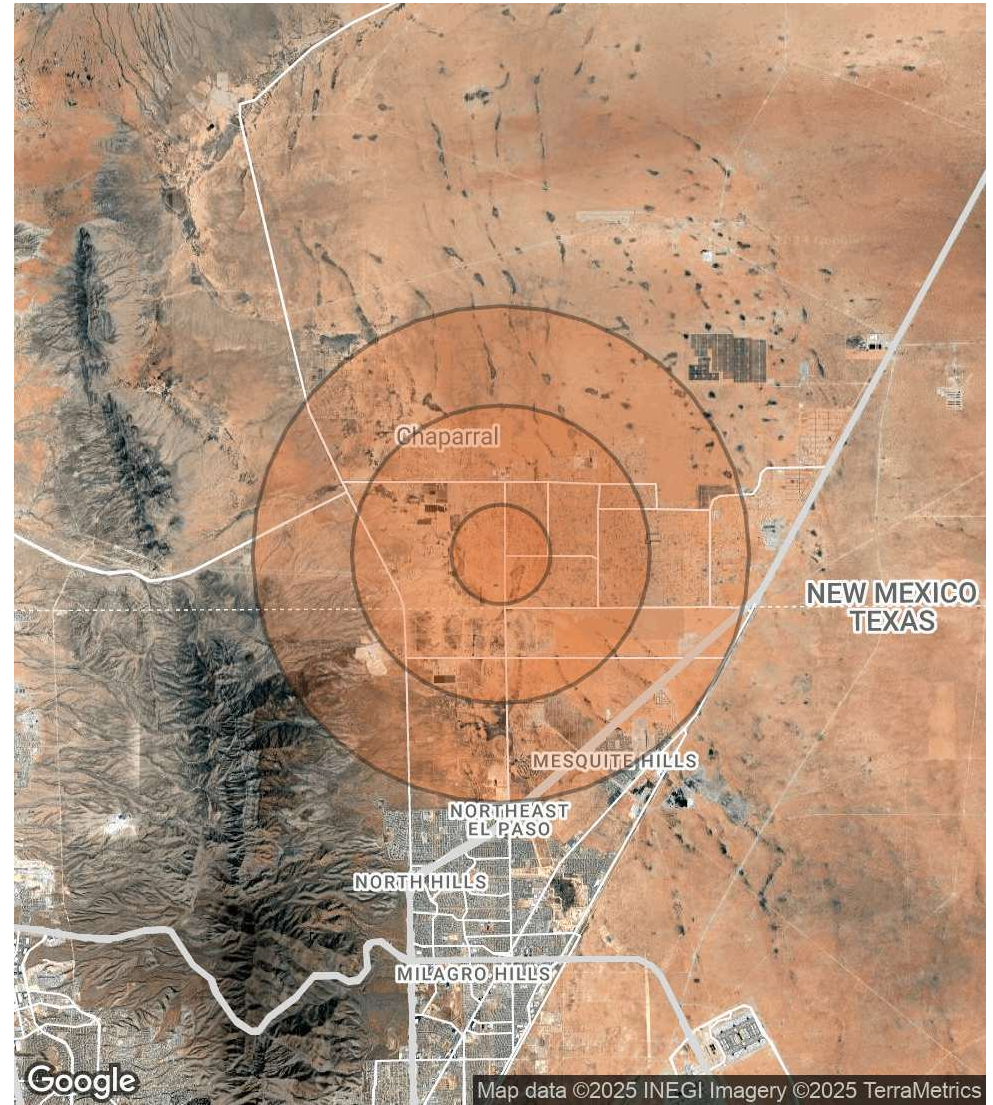
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,042	8,696	20,791
AVERAGE AGE	36.7	35.0	32.0
AVERAGE AGE (MALE)	42.0	35.4	31.1
AVERAGE AGE (FEMALE)	30.9	33.8	30.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	398	3,514	7,878
# OF PERSONS PER HH	2.6	2.5	2.6
AVERAGE HH INCOME	\$40,041	\$43,599	\$49,357
AVERAGE HOUSE VALUE	\$99,476	\$103,975	\$106,327

2020 American Community Survey (ACS)



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ADVISOR BIO



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Managing Director

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PROFESSIONAL BACKGROUND

David De Maagd, CPA, MBA | Broker & Managing Director

David serves as Managing Director for SVN / Investment Property Advisors and has extensive experience with Single Tenant Net Leased Investments, including Dollar General, Family Dollar, Applebee's, Arby's, Advance Auto, Autozone, drug stores, shopping centers, industrial and office properties and sale/leasebacks.

David has won local & national awards, including repeated "Biggest Sale" and "CoStar Powerbroker" awards.

De Maagd was former Treasurer and Director of Taxes for Magna Donnelly Corporation and a CPA for Ernst & Young in West Michigan. De Maagd is a member of the Michigan Association of Certified Public Accountants, the American Institute of Certified Public Accountants and past President and Member of the West Michigan Chapter of Tax Executives Institute.

De Maagd is a CPA and has earned a business/accounting degree from Calvin College and an MBA from the University of Michigan and resides in Holland Michigan with his wife Karen.

SVN | Investment Property Advisors

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PROFESSIONAL BACKGROUND

Walt Arnold, CCIM, SIOR, serves as Managing Director for SVN//Walt Arnold Commercial Brokerage, Inc., in Albuquerque, New Mexico. He specializes in sales and leasing of office and industrial buildings and Tenant and Buyer Representation.

Additionally, Arnold spent eight years in the National Football League playing for the Los Angeles Rams, Houston Oilers, and the Kansas City Chiefs.

As an active commercial real estate community member, Arnold is a Certified Commercial Investment Member (CCIM) and a member of the Society of Industrial and Office Realtors (SIOR).

Arnold is a past Commercial Realtor of the Year. Additionally, Arnold was inducted in the University of New Mexico's Athletic Hall of Honor and the New Mexico Sports Hall of Fame. Arnold earned a Bachelor of Arts degree from the University of New Mexico.

EDUCATION

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor 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 Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express 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 representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to 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 SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, 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 information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum 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 any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum 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 SVN 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.

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