

OWNER/USER INVESTMENT OPPORTUNITY
WITH IN-PLACE INCOME



JAMESON.

OFFERING
MEMORANDUM



3704 SHEFFIELD AVE.
HAMMOND, IN

JIM MOORE
COMMERCIAL BROKER
jim.jimmoore@sellhomes.com
219.669.9533

STEVEN GOLDSTEIN
SENIOR VICE PRESIDENT
steve@chicagobroker.com
312.840.9002



PROPERTY INFORMATION

EXECUTIVE SUMMARY

Jameson Commercial, in cooperation with Key Realty, is pleased to present the opportunity to acquire a Family Dollar anchored small retail shopping center in Hammond Indiana. This investment is secured by a triple net lease and a corporate guarantee from Family Dollar for approximately 50% of the building with the remaining space available for a new tenant or owner/user to occupy. The vacant space is approximately 9,000 SF with mezzanine space. The Family Dollar lease has been in place at the property since 2002 with the tenant having excessed multiple extension options. Several options to extend with escalated rents remain in the lease.

The property is ideally located in a highly accessible and densely populated area. The site is situated approximately 1.2 miles from the Hammond Station for the South Shore line and 2.3 miles from Hegewisch Station. Chicago's Midway Airport is a 35 min drive.



FAMILY DOLLAR LEASE: EXP. JUNE 2029 (MULT. 5 YR OPTIONS)

FAMILY DOLLAR SPACE: 9,380 SF

VACANT SPACE: APPROX. 9,000 SF (INCL. MEZZANINE)

PROPERTY SIZE: APPROX. 18,000 SF

CURRENT NOI: \$41,876

PROJECTED NOI @ 100% OCCUP.: \$131,876 / 16.5% CAP

LEASE PRICE (VACANT SPACE): \$10/SF MOD. GROSS

SALE PRICE: \$750,000



RETAIL/SHOWROOM
SPACE AVAILABLE
FOR LEASE



*INTERIOR PHOTOS
OF VACANT UNIT*



*INTERIOR PHOTOS
OF VACANT UNIT*



*INTERIOR PHOTOS
OF VACANT UNIT*



*INTERIOR PHOTOS
OF VACANT UNIT*

A photograph of the Chicago skyline at sunset. The sky is a deep orange-red, and the buildings are silhouetted against the light. The Willis Tower (formerly Sears Tower) is prominent on the left, and the John Hancock Center is visible on the right. The foreground is a dark, flat area, likely a beach or a park.

LOCATION INFORMATION

LOCATION OVERVIEW

ZIP: 46327

SUB-MARKET: INDIANA

SUB-MARKET CLUSTER: INDIANA

LOCATION TYPE: SUBURBAN

MARKET: CHICAGO

COUNTY: LAKE

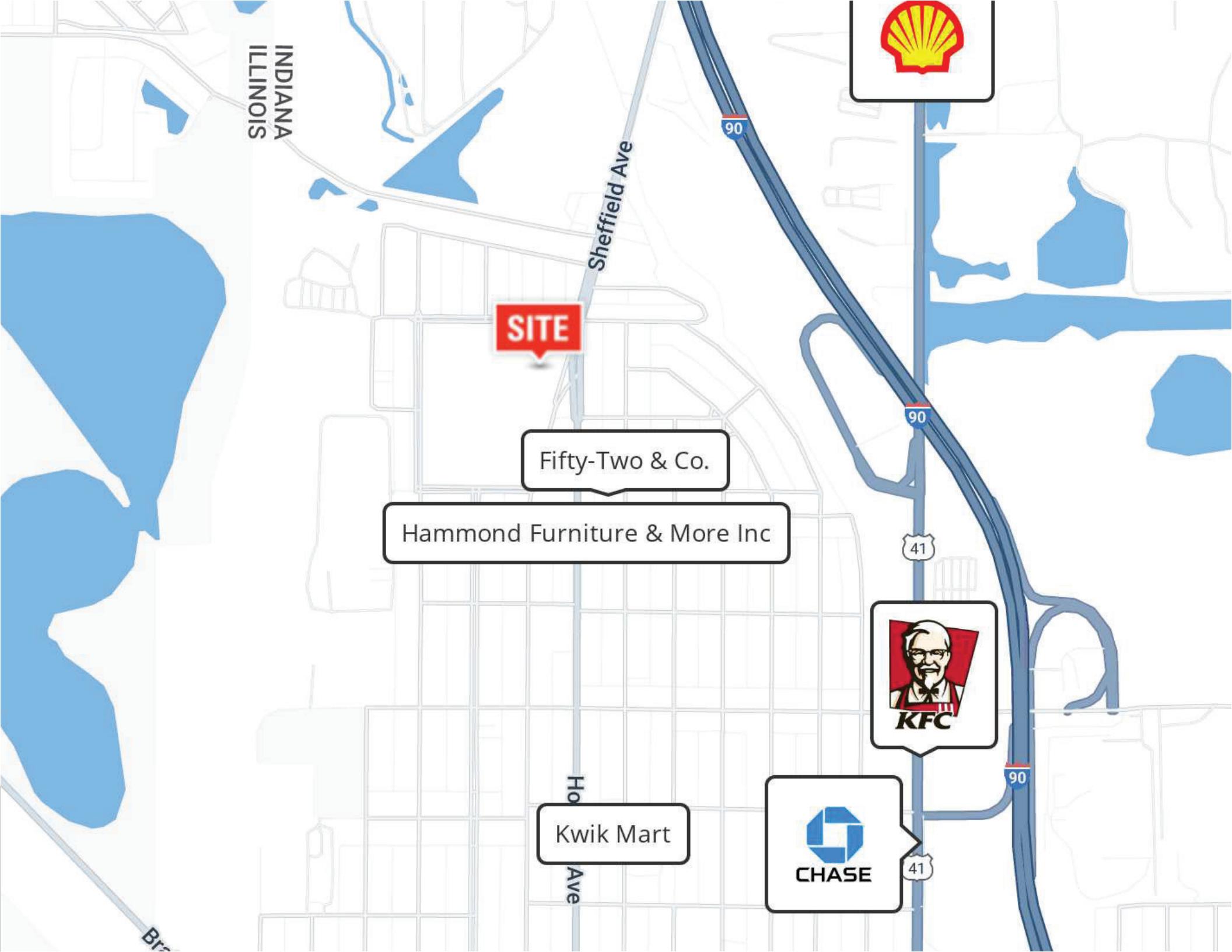
STATE: INDIANA

CBSA: CHICAGO-NAPERVILLE-ELGIN, IL-IN-WI

DMA: CHICAGO, IL-IN

COUNTRY: UNITED STATES







SITE

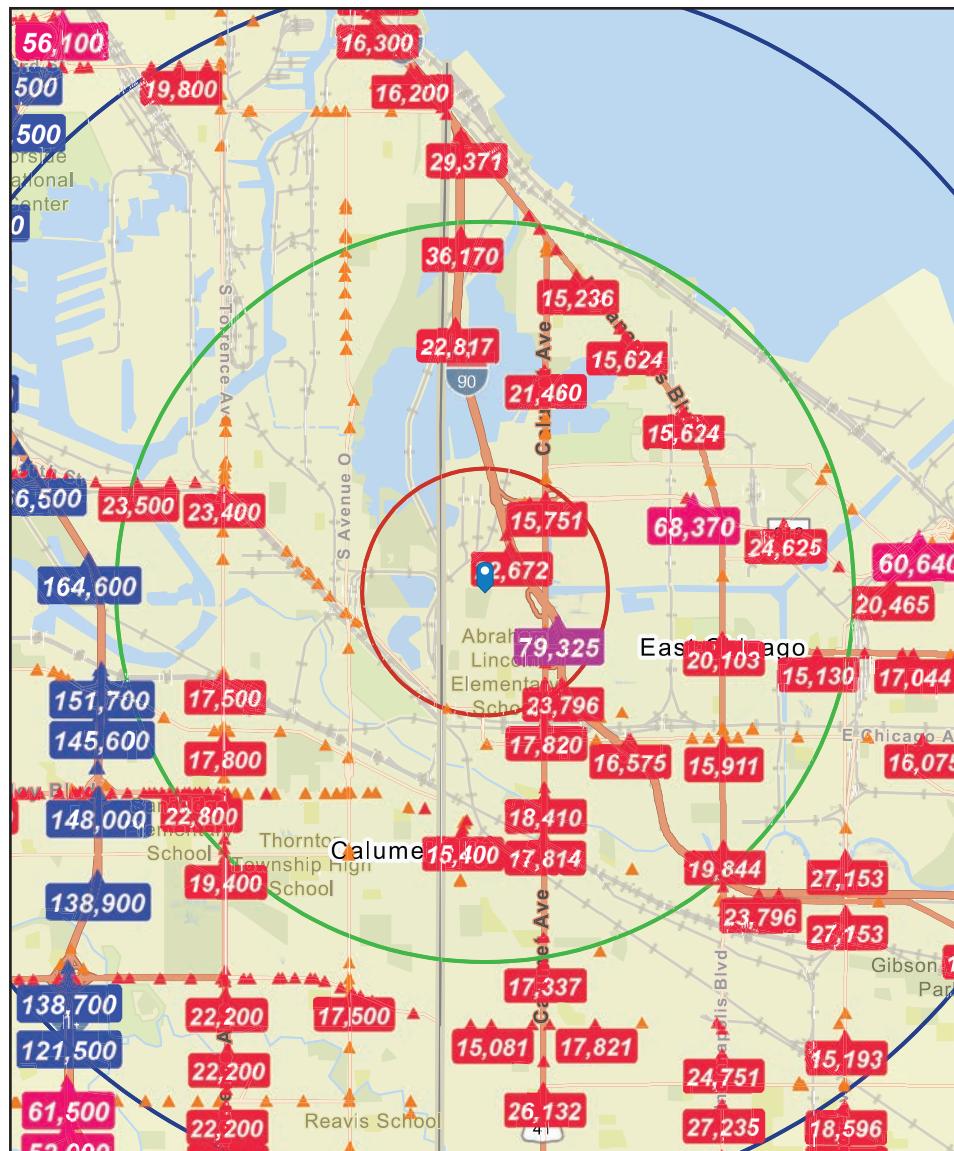
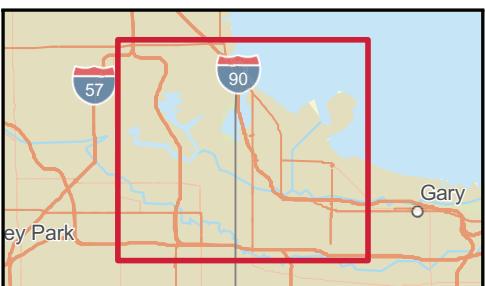
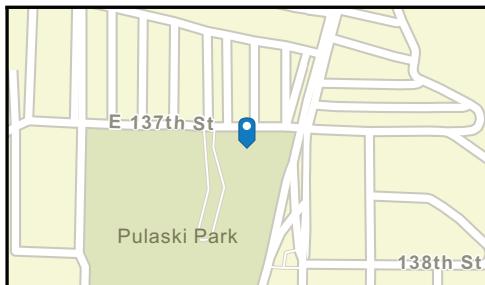
TRANSPORTATION HIGHLIGHTS

COMMUTER RAIL	DRIVE	DISTANCE
Hammond Station (South Shore Line - Northern Indiana)	2 min	1.2 mi
Hegewisch Station (South Shore Line - Northern Indiana)	5 min	2.3 mi
AIRPORT	DRIVE	DISTANCE
Chicago Midway International Airport	35 min	19.5 mi

TRAFFIC COUNT MAP

AVERAGE DAILY TRAFFIC VOLUME

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day





MARKET INFORMATION

MARKET OVERVIEW

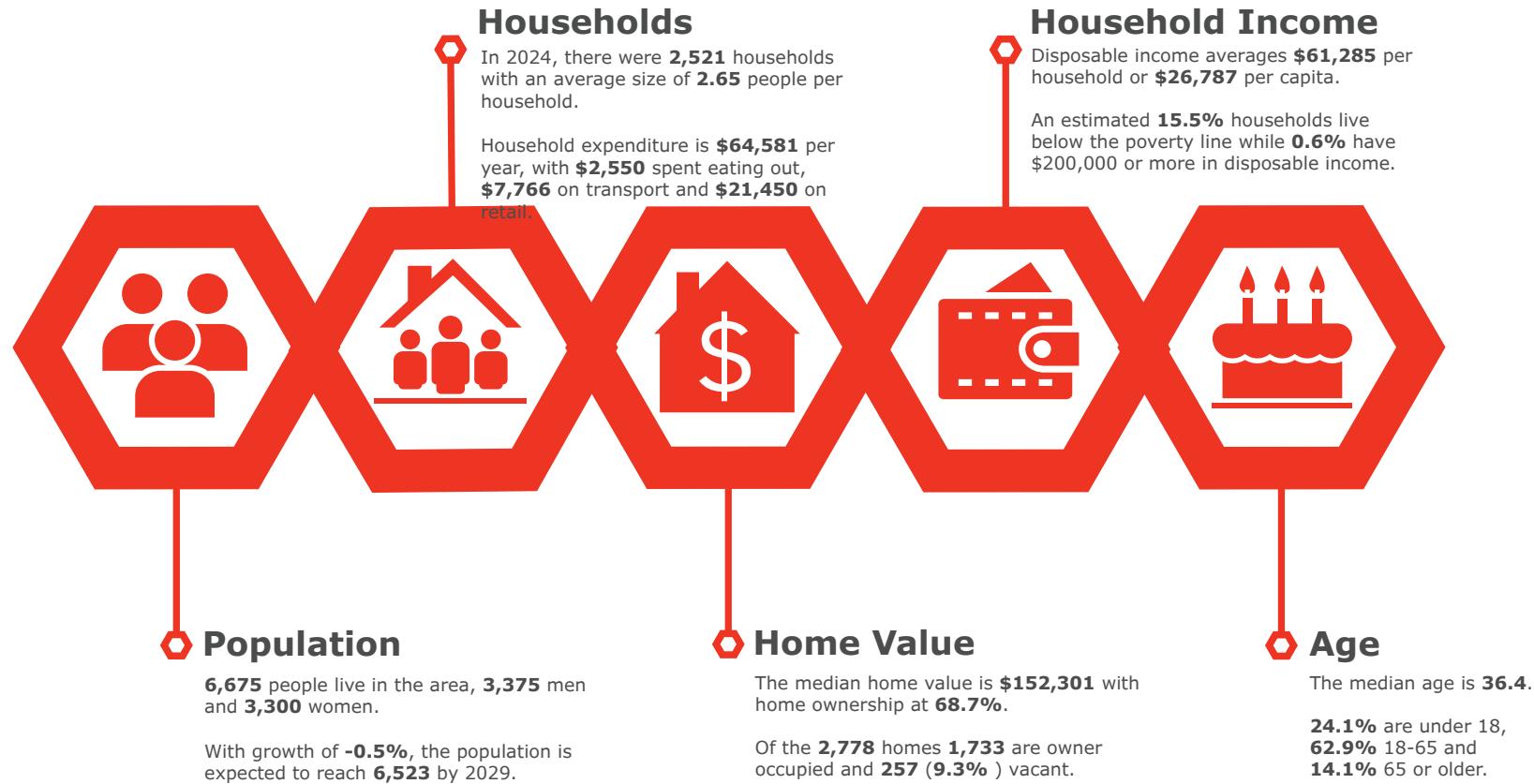
HAMMOND, IN

Owning commercial real estate in Hammond, Indiana, offers significant advantages, particularly with net leased properties. As a hub in Northwest Indiana with close proximity to Chicago, Hammond benefits from strong transportation links, a growing industrial base, and a business-friendly environment. The area's relatively low property taxes and affordable real estate compared to neighboring Illinois make it an attractive investment. Net leased properties, where tenants cover most operating expenses such as taxes, insurance, and maintenance, provide a steady and predictable income stream while reducing landlord responsibilities.

Coupled with Hammond's economic initiatives and potential for long-term appreciation, investing in such properties can yield stable returns and lower management hassle.



DEMOGRAPHIC INSIGHTS



TENANT PROFILE

DOLLAR TREE, INC.

COMPANY NAME

PUBLIC
OWNERSHIP

DOLLAR STORES

INDUSTRY

CHESAPEAKE, VA

HEADQUARTERS

+/- 60,000

NO. OF EMPLOYEES



A DOLLAR TREE COMPANY

Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores, announced that it would buy Family Dollar for \$8.5 billion. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid.

Dollar Tree, a Fortune 500 Company, now operates more than +/- 16,000 stores across 48 states and five Canadian Provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar.

FAMILY DOLLAR OVERVIEW

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation's fastest-growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, 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, which makes shopping fun without stretching the family dollar.

GEOGRAPHIC REACH

Family Dollar serves families in more than 8,000 neighborhoods in 46 states. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$23 billion annually with more than 16,000 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar to grow offering broader, more compelling merchandise assortments, with greater value, to a wider array of customers.

STRATEGY

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home decor and seasonal items. Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.



ADDITIONAL INFORMATION

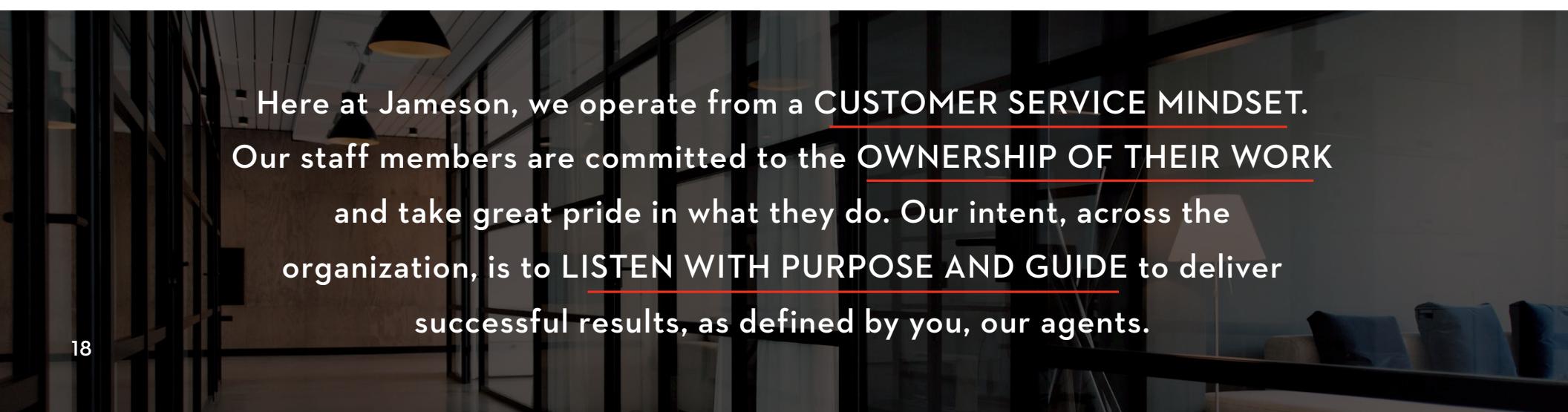
ABOUT JAMESON COMMERCIAL

With billions of dollars in transactions, Jameson Commercial has been a proven member of the Chicagoland Real Estate community since 1982. The expertise you will find at Jameson Real Estate's Commercial Division applies to all types of transactions, from purchases to sales to leasing. We have specialists in multi-family, retail, office, land, industrial, and business real estate - the right fit for your commercial real estate needs.

Our Jameson Commercial professionals offer a wealth of experience and knowledge. Because of our day-in and day-out presence in the marketplace, we have an extensive database of clients and properties. Our commercial real estate brokers are familiar with the marketplace and have marketed a wide variety of property types using an array of sales methods. This experience ensures that your goals will be optimized.

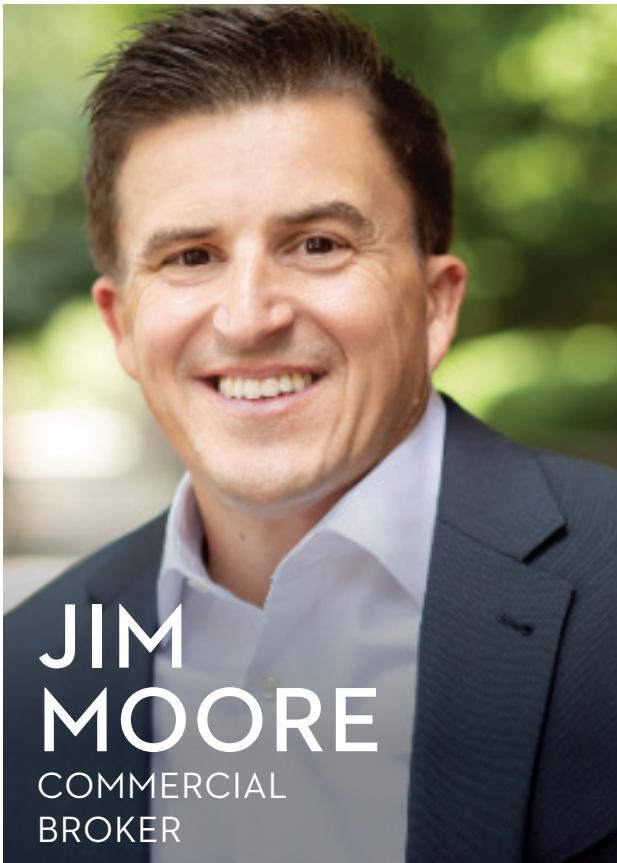
Founders Charley and Harry Huzenis have been active in the real estate industry for over 30 years. Shortly after acquiring their real estate licenses, the Huzenis brothers started Jameson Realty Group in 1982. They grew the company from a traditional storefront brokerage into one of the city's foremost representatives of developers of both new construction and renovation projects. The company has been responsible for successfully marketing over 300 residential development projects.

Now, Chris Feurer, CEO brings his years of successful experience in almost every facet of real estate: sales, leasing, management, training, commercial, and development. Jameson Real Estate has quickly grown to a nearly \$3 billion dollar company to become one of Chicago's leading realty firms.



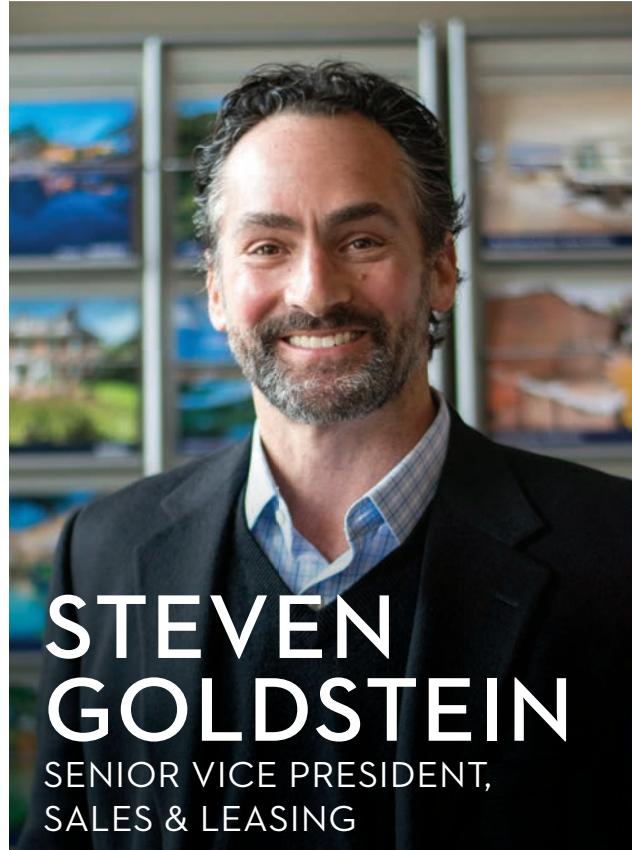
Here at Jameson, we operate from a **CUSTOMER SERVICE MINDSET**.
Our staff members are committed to the **OWNERSHIP OF THEIR WORK**
and take great pride in what they do. Our intent, across the
organization, is to **LISTEN WITH PURPOSE AND GUIDE** to deliver
successful results, as defined by you, our agents.

ABOUT YOUR TEAM



**JIM
MOORE**
COMMERCIAL
BROKER

| JIM.JIMMOORESELLSHOMES.COM
219.669.9533



**STEVEN
GOLDSTEIN**
SENIOR VICE PRESIDENT,
SALES & LEASING

| STEVE@CHICAGOBIKER.COM
312.840.9002



©Jameson Real Estate LLC. All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof & it is submitted subject to errors, omissions, changes, prior sale or lease, or withdrawal without notice. Projections, opinions, assumptions & estimates are presented as examples only & may not represent actual performance. Consult tax & legal advisors to perform your own investigation.