



DOLLAR TREE

13845 S CLAIRE BLVD | ROBBINS, IL



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INVESTMENT HIGHLIGHTS






- Investment by tenant to convert from a Family Dollar to a Dollar Tree in early 2019, showing commitment to the location.
- Extremely attractive 9.00% return on a stabilized investment
- Corporate Guarantee – Investment Grade Credit tenant with a Standard & Poor’s credit rating of BBB-
- Oversized lot on 1.36 acres
- Premium concrete block construction
- Priced at \$1,141,667 – Below replacement costs
- 17 miles from Downtown Chicago.
- Just under 3 full years remaining
- Modified NNN lease as tenant reimburses for taxes, insurance, and Common Area Maintenance.
- Very limited Landlord responsibility -- responsibilities are roof, structure, and exterior elements.
- Extremely dense population with 3-mile population of 99,532.
- Ideal Dollar Tree Demographics
- NBA Superstar and future Hall of Famer Dwayne Wade grew up in Robbins. In September 2009, Wade donated \$25,000 to the Robbins public library.



INVESTMENT SUMMARY

TENANT	Dollar Tree
PROPERTY ADDRESS	13845 S Claire Blvd
CITY	Robbins
STATE	Illinois
ZIP	60472
GLA	±8,320 SF
LOT SIZE	±1.36 AC (±59,242 SF)
YEAR BUILT	2012



				
\$1,141,667	±8,320 SF	9.00%	2012	1.36 AC
LIST PRICE	GLA	CAP RATE	YEAR BUILT	LOT SIZE

FINANCIAL SUMMARY

TENANT:	Dollar Tree, Inc.
GUARANTOR:	Corporate
OWNERSHIP:	Fee Simple
LEASE TYPE:	Retail NNN
ORIGINAL LEASE TERM:	10 years
LEASE COMMENCEMENT:	2013
INITIAL TERM EXPIRATION:	6/30/2023
YEARS REMAINING:	±3 Years
RENT INCREASES:	10% Every 5 Years
OPTIONS:	Five, 5-Year
LL RESPONSIBILITIES:	Roof, Structure, & Exterior Elements
ANNUAL RENT:	\$102,750

DOLLAR TREE RENT SCHEDULE

	COMMENCE:	EXPIRE:	MONTHLY:	ANNUAL:	INCREASE %
Commence (Current):	6/30/13	7/1/23	\$8,562.50	\$102,750.00	
Option 1	7/2/23	6/30/28	\$9,418.75	\$113,025.00	10.00%
Option 2	7/1/28	6/30/33	\$10,360.63	\$124,327.50	10.00%
Option 3	7/1/33	6/30/38	\$11,396.69	\$136,760.25	10.00%
Option 4	7/1/38	6/30/43	\$12,536.36	\$150,436.28	10.00%
Option 5	7/1/43	6/29/48	\$13,789.99	\$165,479.90	10.00%



TENANT OVERVIEW



COMPANY NAME

DOLLAR TREE, INC.

OWNERSHIP

Public

YEAR FOUNDED

1986

INDUSTRY

DOLLAR STORES

HEADQUARTERS

CHESAPEAKE, VA

NO. OF LOCATIONS

±15,115

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 ±15,115 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar.

Dollar Tree locations carry a mix of housewares, toys, seasonal items, food, health and beauty aids, gifts, and books. At Dollar Tree shop’s most goods are priced at \$1 or less while Family Dollar merchandise is usually less than \$10. The stores are located in high-traffic strip centers and malls often in small towns. It purchased fellow discounter, Family Dollar in 2015, bolstering competitive position against Dollar General. The company wants to create a “treasure hunt” type environment where people can bring their whole families.

GEOGRAPHIC OUTREACH

Dollar Tree operates more than 14,000 Dollar Tree, Deal\$, Dollar Bills, and Family Dollar discount stores in 48 US states and the District of Columbia and five provinces in Canada.

STRATEGY

Dollar Tree continues to offer customers products they need at extreme values while keeping their stores bright, clean, organized, and stocked. The company carries a broad mix of merchandise that includes many trusted national and regional brands.



DOLLAR TREE



W. 13TH ST
± 15,500 VPD

CICERO AVE
± 34,400 VPD

± 135,300 VPD

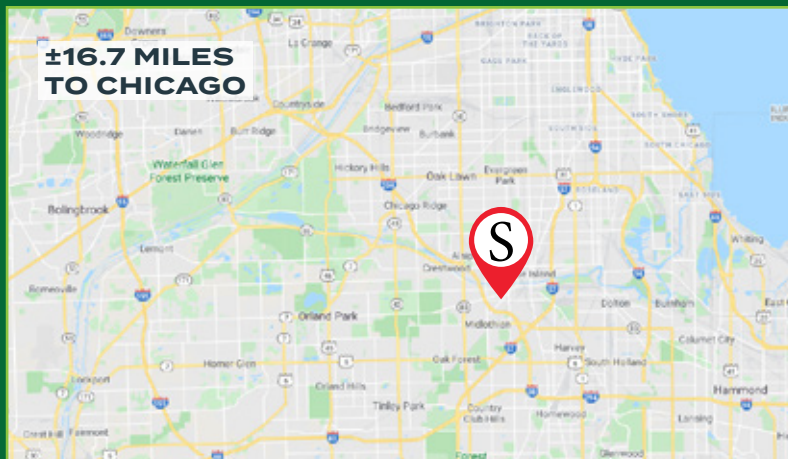
KEDZIE AVE
± 13,200 VPD

147TH ST
± 13,700 VPD

AREA OVERVIEW

ROBBINS, IL

Robbins is a village and a south suburb of Chicago in Cook County, Illinois. Robbins is 16.7 Miles from Chicago.



2020 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	9,330	99,532	311,415
HOUSEHOLDS	3,029	35,821	110,049
HH INCOME	\$48,129	\$60,928	\$72,379

CHICAGO

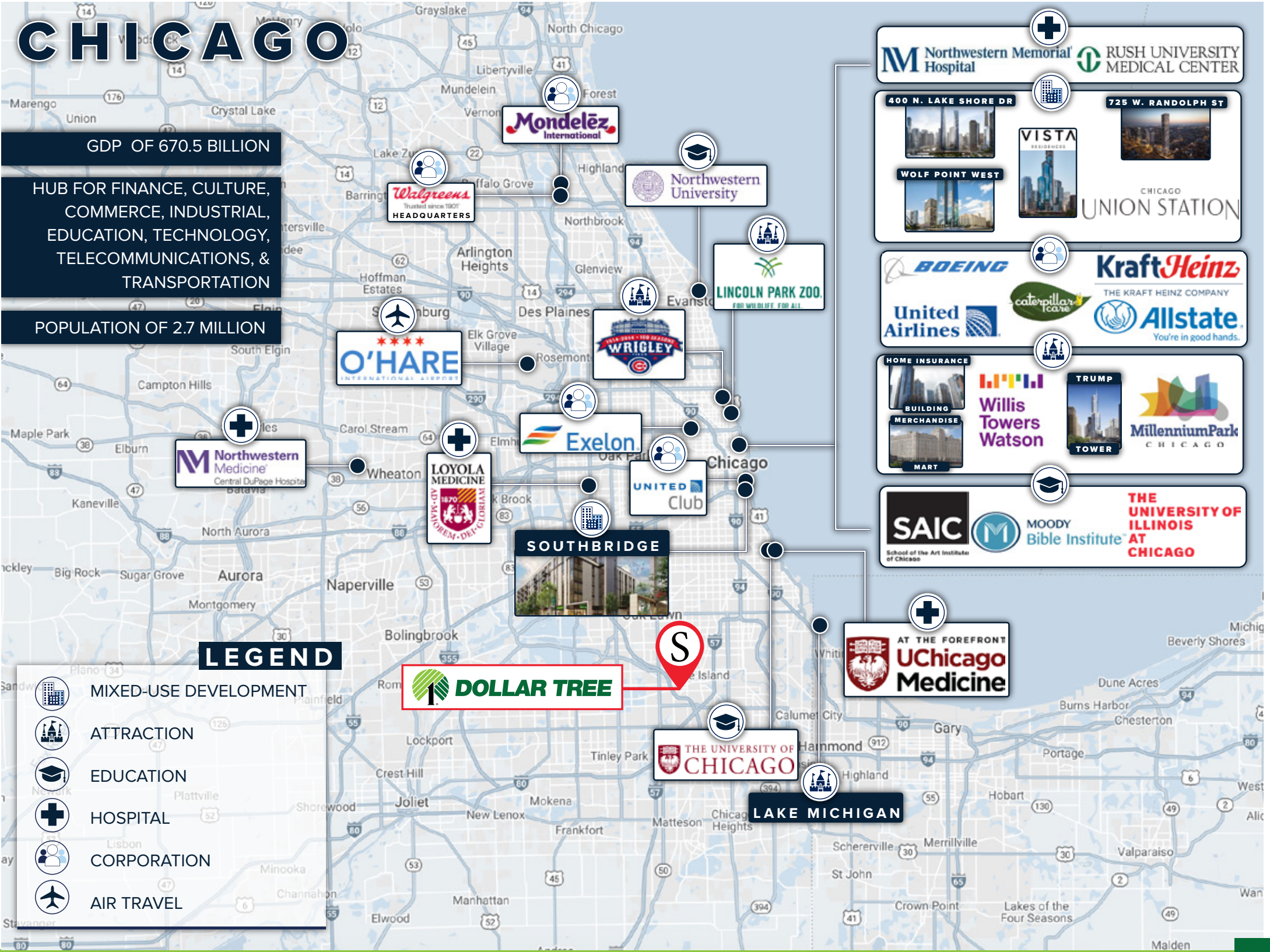
GDP OF 670.5 BILLION

HUB FOR FINANCE, CULTURE, COMMERCE, INDUSTRIAL, EDUCATION, TECHNOLOGY, TELECOMMUNICATIONS, & TRANSPORTATION

POPULATION OF 2.7 MILLION

LEGEND

-  MIXED-USE DEVELOPMENT
-  ATTRACTION
-  EDUCATION
-  HOSPITAL
-  CORPORATION
-  AIR TRAVEL





Northwestern Memorial Hospital

400 N. LAKE SHORE DR



WOLF POINT WEST





RUSH UNIVERSITY MEDICAL CENTER

725 W. RANDOLPH ST



CHICAGO UNION STATION





Boeing



United Airlines



Kraft Heinz

THE KRAFT HEINZ COMPANY



Allstate

You're in good hands.

HOME INSURANCE



BUILDING



MERCHANTISE

MART



Willis Towers Watson



TRUMP TOWER



Millennium Park CHICAGO



SAIC

School of the Art Institute of Chicago



MOODY Bible Institute

THE UNIVERSITY OF ILLINOIS AT CHICAGO



UChicago Medicine

AT THE FOREFRONT




THE UNIVERSITY OF CHICAGO

LAKE MICHIGAN



DOLLAR TREE



SOUTHBRIDGE

CHICAGO, IL

Situated on the southwestern shore of Lake Michigan. Chicagoland is an informal name for the metropolitan area associated with the city of Chicago and its suburbs and has no official definition. The region is often considered to include areas beyond its corresponding MSA, as well as portions of the greater CSA.

Chicago has one of the world's largest and most diversified economies, with more than four million employees and generating an annual gross regional product (GRP) of over \$575 billion, which is more than countries like Sweden and Norway. Having been listed as an alpha global city by the Global Cities Index, it is a key player in every sector from risk management innovation and information technology to manufacturing and health services.

- **2,716,450 RESIDENTS**
- **77 COMMUNITY AREAS**
- **100 NEIGHBORHOODS**
- **8 MAJOR LEAGUE SPORTS TEAMS (2 MLB TEAMS)**



ECONOMY

The city is an efficient economic powerhouse, home to more than 400 major corporate headquarters, including 31 in the Fortune 500. Boeing, United Continental Holdings, Inc., Exelon Corporation, R. R. Donnelley & Sons Company, and Archer Daniels Midland are just a few of the Fortune 500 companies based in the area. Motorola Solutions, Inc. intends to move their headquarters from Schaumburg, IL to Chicago in the coming future. McDonald's has become the latest Fortune 500 company to establish its presence in Chicago as it moved its headquarters from Oak Brook, IL to the windy city in early 2018.

As a multicultural city that thrives on the harmony and diversity of its neighborhoods, Chicago embodies the values of America's heartland integrity. It is this level of diversification that has resulted in Chicago being rated as having the most balanced economy in the United States. Additionally, its central location allows Chicago to be at the center of global trade, transit and data networks.

HIGHER EDUCATION

Chicago has been a world center of higher education and research with several universities inside its city limits. Most notably, Northwestern University and the University of Chicago are two top universities that call the city home.

Northwestern University is a large, private research university based in Evanston with a comprehensive doctoral program. Attracting over \$650 million in sponsored research each year, Northwestern has the eighth largest university endowment in the country.

The University of Chicago is one of the world's leading and most influential institutions of higher learning. Its main campus is located seven miles south of downtown Chicago in the Hyde Park and Woodlawn neighborhoods. The University of Chicago has many prominent alumni, including 92 Nobel laureates that have been affiliated with the university as professors, students, faculty or staff.

A CITY IN A GARDEN

The beauty of Chicago lies not only in its magnificent architecture, but also in the city's vast preserved green and open spaces. Chicagoans have over 580 parks and 8,300 acres of green spaces at their disposal. With beaches, ice rinks and bike paths, there's no shortage of outdoor recreation for Chicagoans.

606/BLOOMINGDALE TRAIL

A \$95 million conversion of a former rail line to a 2.7-mile elevated park that extends through four vibrant, Chicago neighborhoods. An expansion will include 32 acres of linear park space along the Chicago River, 10 acres of sports and recreational fields and 17 acres of wetland park.

CHICAGO RIVERWALK

An award-winning \$108 million, 1.25-mile promenade along the south bank of the Chicago River downtown. Future expansion will extend the Riverwalk south an additional 1.8 miles from Lake Street to Ping Tom Memorial Park in Chinatown.

LINCOLN PARK

Lincoln Park, on Chicago's North Side, attracts 20 million visitors annually. They come to see the nation's oldest zoo to explore exotic plants at the grand Victorian glass conservatory, enjoy plays at the outdoor theater, row along the canal, stroll through the North Pond Nature Sanctuary and Butterfly conservatory, picnic on the playing fields, and frolic on North Avenue Beach.

MILLENNIUM PARK

The top tourist destination in Chicago and the Midwest in 2017, Millennium Park offers 25 acres of exuberant architecture, serene gardens, grand pavilions, and dazzling fountains that sculpt light and water, walking paths. The park is home to a constantly rotating schedule of free cultural events for all ages, all year long.

JACKSON PARK

Jackson Park offers more than 500 acres of mature parkland along the lakefront, containing flower gardens, watercourses to wooded isles, sports facilities, stocked fish ponds, 18 miles of walking and biking paths—and it's the future site of the Barack Obama Presidential Center.





NAVY PIER

Navy Pier is Chicago’s lakefront treasure on the shoreline of Lake Michigan. The pier encompasses more than fifty acres of parks, gardens, shops, restaurants, family attractions and exhibition facilities. Drawing nearly nine million visitors annually, Navy Pier is one of the most visited attractions in the entire Midwest.



MILLENNIUM PARK

Located in the Loop community area of the city, Millennium Park is a 25 acre public park that offers awe-inspiring landscape, breathtaking architecture and an iconic collection of public art, such as the iconic Chicago Bean. It is Chicago’s premier green space and presents dozens of free events for residents.



WILLIS TOWER

Still commonly referred to as Sears Tower, the Willis Tower is the second-tallest building in the United States. This bustling community of business, tourism and culture offers breathtaking views of the city from its Skydeck. Visitors can experience the Ledge, all-glass balconies that allow visitors to look through the glass floor to the street 1,353 feet below.



JOHN HANCOCK CENTER

The John Hancock Center is currently the eighth-tallest building in the country. Equipped with a restaurant and lounge on the 95th floor, the Observatory (360 Chicago), and America’s highest indoor swimming pool, the John Hancock Center appeals to residents and tourists alike. From the restaurant, diners can take in views of the city.



Adjacent to downtown and one block east of Rush Street, the Magnificent Mile is an upscale section of Chicago’s Michigan Avenue, which runs from the Chicago River to Oak Street in the Near North Side. Several of the tallest buildings in the country lie in this district, such as the John Hancock Center and the Trump International Hotel and Tower. Serving as the main thoroughfare between Chicago’s Loop business district and Gold Coast, the Magnificent Mile contains a mixture of high-end department stores, restaurants, luxury retailers, residential and commercial buildings, financial services companies and hotels, primarily catering to tourists and the affluent.

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs for **Dollar Tree** located at **13845 S Claire Blvd, Robbins, IL 60472**. It has been prepared by Matthews Retail Advisors. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Retail Advisors. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Retail Advisors expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Retail Advisors or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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