

FAMILY DOLLAR.

OKLAHOMA CENTER
INVESTMENT SALE

OFFERING
MEMORANDUM

3045 S 13TH STREET
MILWAUKEE, WI

FOUNDERS **3**
REAL ESTATE SERVICES





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PROPERTY OVERVIEW

ACCESS

- Oklahoma Avenue
- 13th Street

YEAR BUILT

- 1970
- Renovated 2007

TRAFFIC COUNTS

- Oklahoma Ave: 18,300
- 13th St.: 9,300

PARCEL

- Approximately 2.136 Acres

PARKING

- 85 Parking Spots

ZONING

- LB2

18,300
TRAFFIC COUNT
 ON OKLAHOMA AVENUE DAILY

AREA DEMOGRAPHICS

2021 Demographics

	1 MILE	3 MILE	5 MILE
Population	26,290	170,225	374,027
AVG HH Income	\$74,315	\$82,060	\$84,107
Total Employees	4,519	50,281	202,936

OVER \$74K
AVERAGE
HOUSEHOLD
INCOMES IN A
1,3, AND 5-MILE
RADIUS OF
THE SUBJECT
PROPERTY

OFFERING HIGHLIGHTS



OFFERING

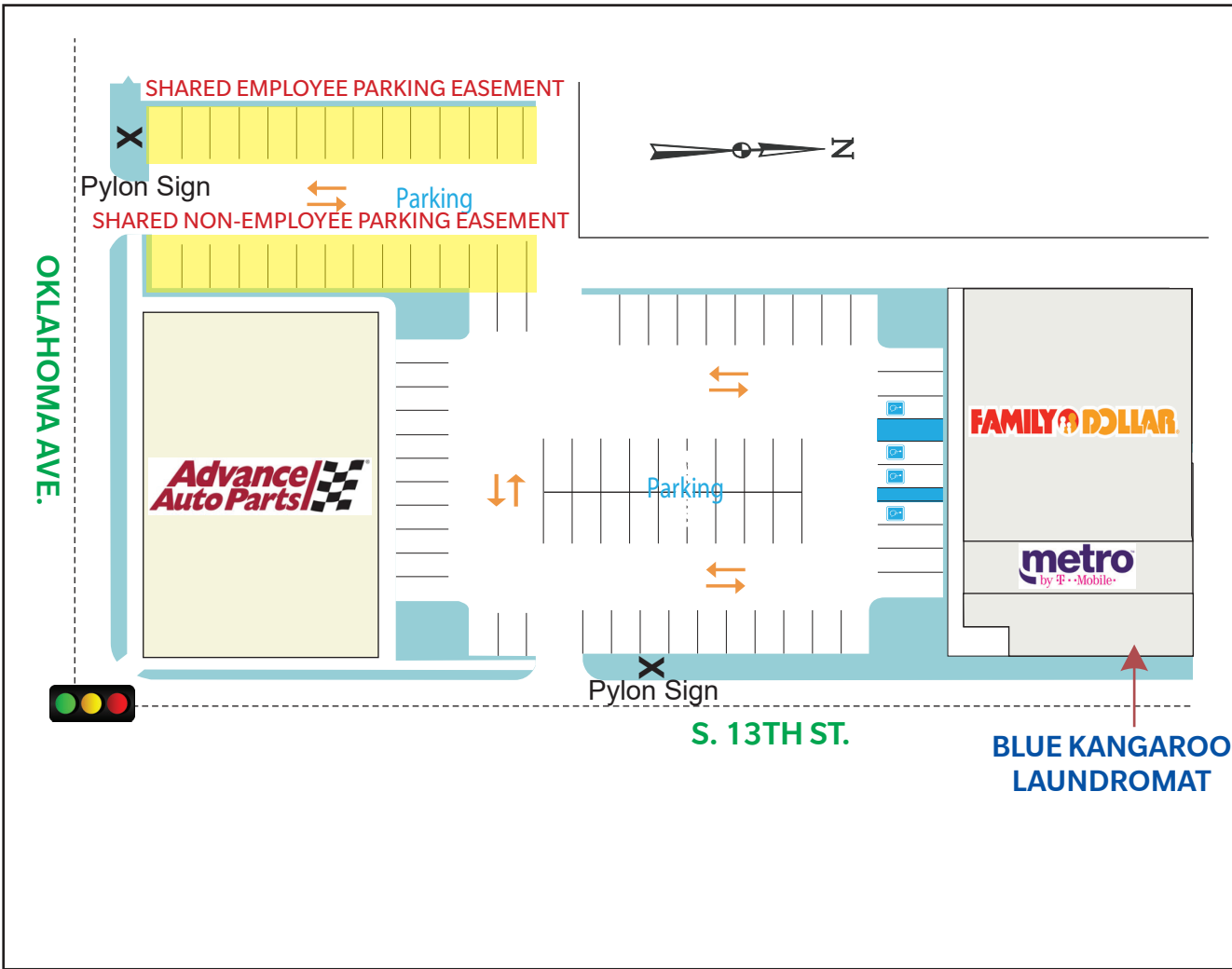
Pricing	\$2,861,786
Cap Rate	7.00%
Net Operating Income	\$200,325
Lease Types	NNN
Landlord Responsibilities	Contact Broker

PROPERTY SPECIFICATIONS

Rentable Area	23,910 SF
Year Built/Remodeled	1960/2007
Ownership	Fee Simple (Land and Building)

RENT ROLL

TENANT NAME	SQUARE FOOTAGE	COMMENCEMENT DATE	EXPIRATION DATE	RENT PSF	ANNUAL RENT	CAMS	GROSS RENT	OPTIONS
FAMILY DOLLAR	15,787	2/23/2004	6/30/2027	\$ 6.98	\$110,250	\$54,391	\$164,641	5 (5-year)
BLUE KANGAROO LAUNDROMAT	6,202	5/16/2005	4/30/2025	\$12.05	\$ 74,707	\$24,000	\$ 98,707	2 (5-year)
METRO BY T-MOBILE	1,921	10/1/2017	4/30/2027	\$ 8.00	\$ 15,368	\$ 8,632	\$ 24,000	1 (5-year)
TOTAL	23,910				\$200,325	\$87,023	\$287,348	



TENANT OVERVIEW



Family Dollar is a chain of discount retailers.

Dollar Tree acquired Family Dollar, Inc. in July 2015. Together they are considered the nation's largest small-box discount retailers, operating over 14,000 stores nationwide. Family Dollar operates under a landlord friendly net lease structure. As a result, freestanding Family Dollar retail stores provide an attractive combination of a long-term lease and a growing market concept that continues to capture value conscious shoppers, which boosts store productivity.

With locations across 48 states, Family Dollar retail stores allow investors to evaluate property in metropolitan and rural settings. The typical Family Dollar net lease is 15 years with successive option periods of five (5) years each. The Family Dollar net lease typically requires minimal responsibilities from the landlord, limited only to roof & structural maintenance while the tenant is responsible for insurance, taxes and all other maintenance and repairs.

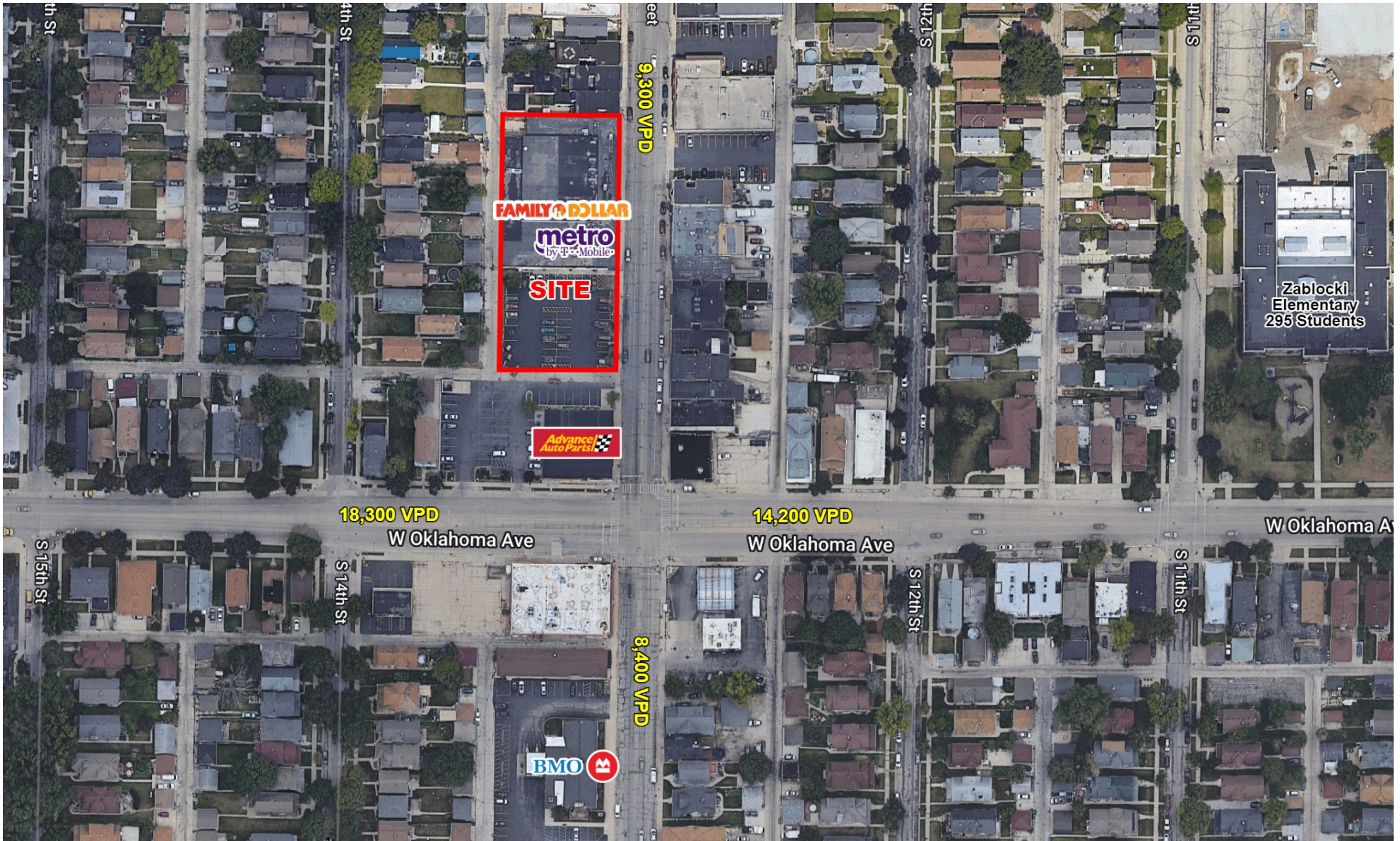
Recently, Family Dollar has offered sale leaseback with 15-year NNN leases along with build-to-suit programs that are structured as 15-year absolute NNN leases with 10% rent increases in year 10 or every five (5) years.

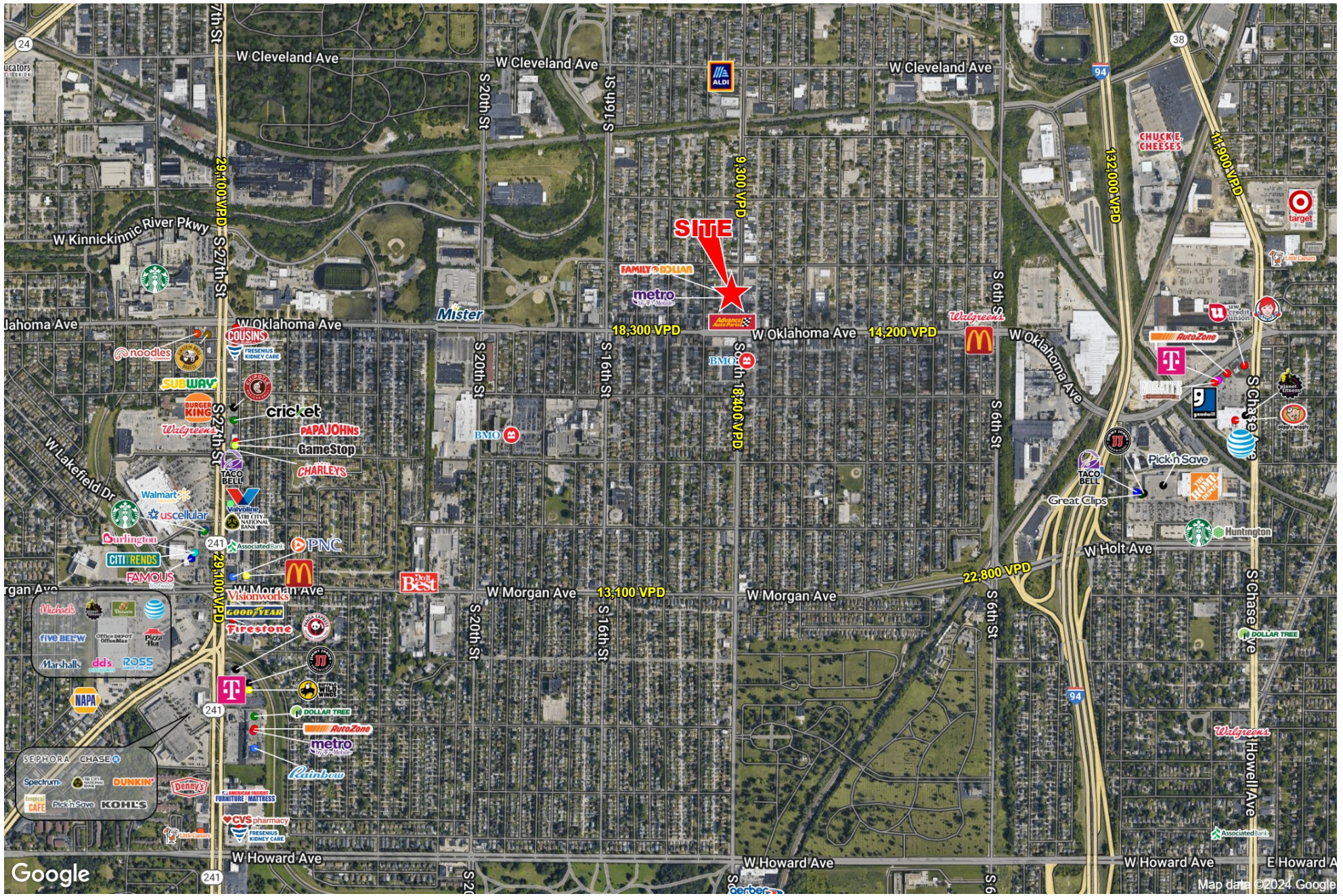
In November 1959, Leon Levine opened the first Family Dollar store in Charlotte, North Carolina, and was on his way to becoming a retailing legend. Leon Levine believed he could offer his customers a variety of high-quality, good value merchandise for under \$2. The concept is a simple one, "The customers are the boss, and you need to keep them happy."

The average size of a Family Dollar store is between 6,000 and 8,000 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the company to open new stores in rural areas and small towns, as well as in large urban neighborhoods. A general floor plan used in each of the stores allows customers to easily shop for their favorite products in any Family Dollar store. With the stores uniformly laid out and stocked, store managers are able to focus on providing good customer service. This concept for a self-serve, cash-and-carry neighborhood discount store in low to middle income neighborhoods proves so successful that today Family Dollar is a chain with over 8,000 stores from Maine to California.



Metro by T-Mobile is an American prepaid virtual wireless service provider and brand owned by T-Mobile US. It previously operated the fifth largest mobile telecommunications network in the United States using Code-division multiple access. In 2013, the carrier engaged in a reverse merger with T-Mobile US; post-merger, its services were merged under T-Mobile's UMTS and LTE network. Metro by T-Mobile competes primarily against Dish's Boost Mobile, AT&T's Cricket Wireless and Verizon's both Visible and TracFone as part of the wireless service provider brands.





LOCATION & MARKET OVERVIEW



A Great Place On A Great Lake

The metropolitan statistical area of Milwaukee has a population of approximately 1.56 million, making it the 40th largest metropolitan area in the United States. By area, the City of Milwaukee covers 96 square miles; Milwaukee County 242 square miles; and the metro area 1,460 square miles. Metro Milwaukee is located 90 minutes north of Chicago on Lake Michigan's western shore. Milwaukee's central location makes it a natural marketing hub. Over seventy million people and one-third of the U.S. manufacturing volume are located within 600 miles of Milwaukee.

Corporate Headquarters

Seven Fortune 500 companies are headquartered in the metro Milwaukee area, while more than 40 Fortune 500 companies have major Milwaukee operations such as General Electric, Northwestern Mutual and MillerCoors. Companies headquartered in Milwaukee are national leaders in industries such as air travel services, banking, data processing, insurance, law, manufacturing, money management, retail department stores and securities. Northwestern Mutual has recently completed its brand new 34-story headquarters, an all-glass high-rise along Milwaukee's waterfront and skyline.

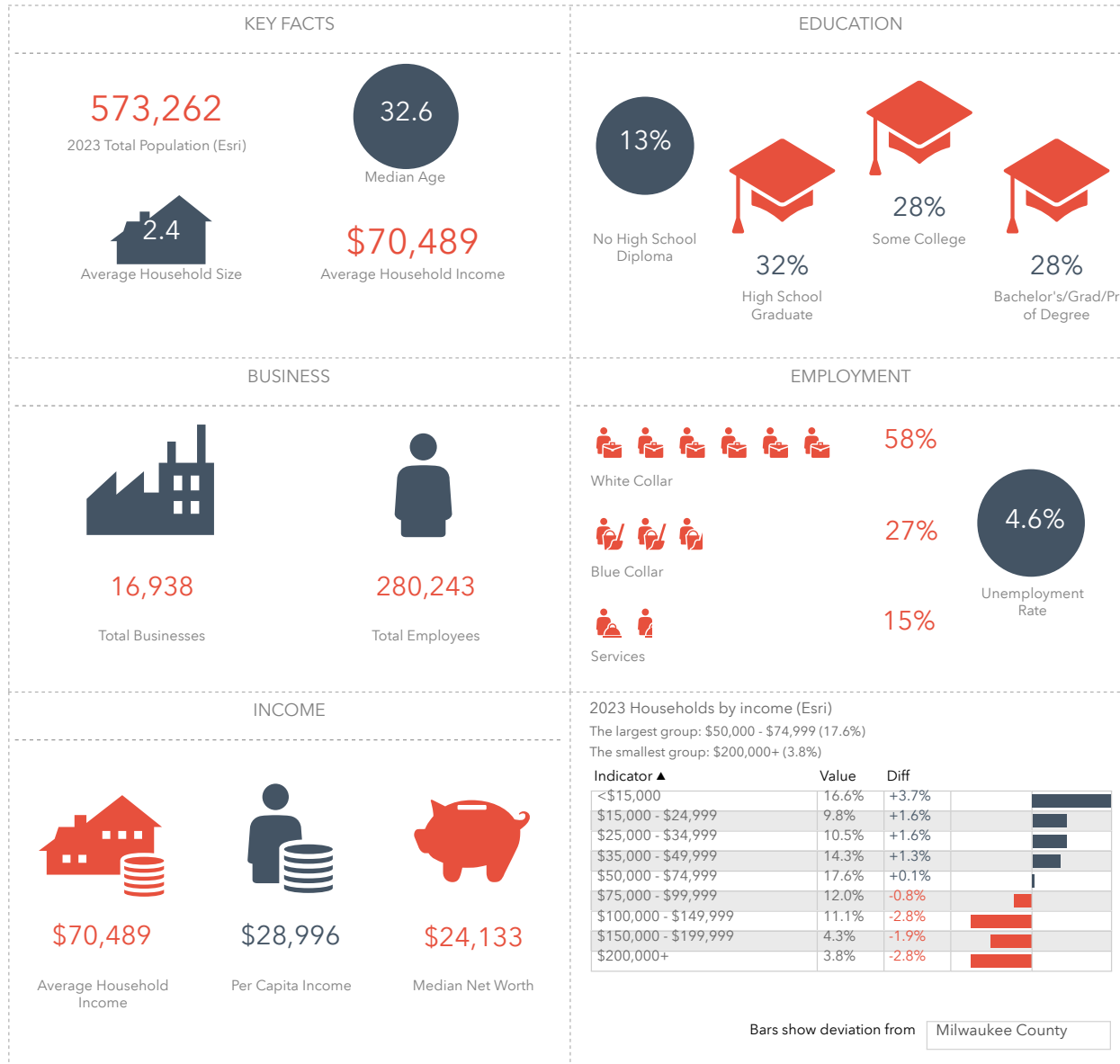
Education

Milwaukee and Wisconsin are noted for having a well-educated workforce with a strong work ethic. Eighty-nine percent of metro Milwaukee's working population are high school graduates, while 32% are college graduates - both higher than national averages. Milwaukee's 22 institutions of higher learning enroll 103,000 students and grant 19,500 degrees and certificates annually. Metro Milwaukee is home to 14 colleges and universities and eight two-year colleges. Wisconsin's public vocational education system - the nation's first and considered one of its finest - maintains three area colleges.

Entertainment

Milwaukee has become a hub for attracting and retaining young professionals. Many neighborhoods such as the Historic Third Ward, Eastside and Bay View district have evolved Milwaukee's drab winter image to that of a modern and edgy vibe. The Milwaukee Film Festival, Museums, Outdoor Festivals including Summerfest "The World's Largest Music Festival" and theaters have all helped fuel a nonstop lineup of music and other entertainment downtown; helping to retain the younger generations. A low cost of living, compared to other neighboring big cities, and Milwaukee's commitment to constantly improving the transportation, safety and mobility of the city have all attributed to its appeal to the millennial generation. Young professional groups such as Newaukee have given a voice to the younger generation, making them feel vested in the direction that the city is headed. Additionally, Milwaukee's Professional Sports Teams such as the Milwaukee Brewers and the Milwaukee Bucks bring immense excitement to the area with both its sporting events and development of the local community. American Family Field, home of the Brewers, is best known for the tailgating and sausage races. It was constructed in 2001 at a cost of \$400 million and is 10 minutes from Downtown. It boasts a re-tractable roof and one of the largest scoreboards in MLB. The Milwaukee Bucks transformed an undeveloped Downtown land parcel into a transformational entertainment hub that includes both the new \$500 million arena as well as an adjacent \$500 million mixed-use live block development, which now houses the Bucks training facility, multi-use housing and a 60,000 SF public plaza.

LOCATION & MARKET OVERVIEW - MILWAUKEE



LOCATION & MARKET OVERVIEW - MILWAUKEE COUNTY

