



REPRESENTATIVE STORE

2023 BTS FAMILY DOLLAR STORE

707 2ND AVENUE, SIBLEY, IA 51249

BRIAN BROCKMAN
BANG REALTY
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Cincinnati OH 45219
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EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

List Price:	\$1,226,842
Current NOI:	\$116,550.00
Initial Cap Rate:	9.50%
Land Acreage:	+/- 1.0
Year Built	2023
Building Size:	10,500 SF
Price PSF:	\$116.84
Lease Type:	Double Net (NN)
Lease Term:	10 Years
Average CAP Rate:	9.50%

INVESTMENT OFFERING

We are pleased to present this 10,500 SF. freestanding Family Dollar store located in Sibley, Iowa. The property offers a Double Net (NN) Lease, leaving minimal landlord responsibilities. The lease contains 4 (5 year) options to renew, each with a \$0.50 PSF rental rate increase. The lease has a corporate guaranty. The store has completed construction & successfully opened for business in December 2023!

This Family Dollar store is highly visible as it is strategically positioned between 1st Avenue & 2nd Avenue which sees 4,414 cars per day. With 3 ingress/egress points, the store is easily accessible from either street. It sits across the street from a Casey's & gas station. The ten mile population from the site is 5,802 while the three mile average household income is \$74,225 per year, making this location ideal for a Family Dollar | Dollar Tree store. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a "passive" investor to attain the fee simple ownership of a Family Dollar. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, one of the nation's top dollar stores. List price reflects a 9.50% cap rate based on NOI of \$116,550.



PRICE \$1,226,842



CAP RATE 9.50%



LEASE TYPE Double Net (NN)



TERM REMAINING 7.75 Years

INVESTMENT HIGHLIGHTS

- 10 Year NN Lease Requiring Minimal Landlord Responsibilities
- 7.75 Years Remaining on Primary Term
- **2023 BTS Construction | Opened in December 2023**
- Four (5 Year) Options | \$0.50 PSF Rental Rate Increase
- Across From a Casey's & Gas Station
- Corporate Guaranty
- **4,414 Cars Per Day on 2nd Avenue**
- **3 Points of Ingress/Egress | Accessible from 1st & 2nd Avenue**
- 3 Mile Average Household Income \$74,225
- 10 Mile Population 5,802

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$117,600.00	\$11.20
Gross Income	\$117,600.00	\$11.20
EXPENSE		PER SF
Reserve	\$1,050	\$0.10
Gross Expenses	\$1,050	\$0.10
NET OPERATING INCOME	\$116,550.00	\$11.10

PROPERTY SUMMARY

Year Built:	2023
Lot Size:	+/- 1.0 Acre
Building Size:	10,500 SF
Traffic Count:	4,414
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Family Dollar
Lease Type:	Double Net (NN)
Primary Lease Term:	10 Years
Annual Rent:	\$117,600.00
Rent PSF:	\$11.20
Landlord Responsibilities:	Minimal - Roof & Structure
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	12/15/2023
Lease Expiration Date:	12/31/2033
Lease Term Remaining:	7.75 Years
Rent Bumps:	\$0.50 PSF at Each Option
Renewal Options:	Four (5 Year)
Lease Guarantor:	Dollar Tree Stores, Inc.
Lease Guarantor Strength:	BBB-
Tenant Website:	www.familydollar.com



GROSS SALES:
\$13 BILLION



STORE COUNT:
7,250+

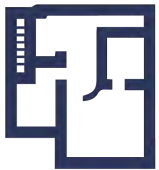


GUARANTOR:
CORPORATE



S&P:
BBB-

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR	
Family Dollar	10,500	12/15/2023	12/31/2033	\$117,600	100.0	\$11.20	
				Option 1		\$122,850	\$11.70
				Option 2		\$128,100	\$12.20
				Option 3		\$133,350	\$12.70
				Option 4		\$138,600	\$13.20
Totals/Averages	10,500			\$117,600		\$11.20	



TOTAL SF
10,500



TOTAL ANNUAL RENT
\$117,600.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$11.20



NUMBER OF TENANTS
1





OVERVIEW

Company:	Family Dollar
Founded:	1959
Total Revenue:	\$13 Billion
Net Worth:	\$1 Billion
Headquarters:	Matthews, North Carolina
Website:	www.FamilyDollar.com

TENANT HIGHLIGHTS

- Company Vision: "The best small-format value and convenience retailer serving the needs of customer in the neighborhoods we serve."
- EBITDA performance of \$495 million, exceeding internal budget by 24%
- Comparable sales growth of 2.5%

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	RETURN
1-10	\$117,600.00	\$9,800.00	10% in Options	9.50%

COMPANY BACKGROUND

Family Dollar was founded in 1959 by Leon Levine, a 21-year-old entrepreneur. In November of that year, the company's first store was opened, in Charlotte, North Carolina. In 1961, their first store in South Carolina Opened, followed by stores in Georgia and Virginia, which were opened in 1962 and 1965, respectively. During the 1960's, the store company was largely a southern United States operation. By 1969, there were fifty stores in Charlotte alone.

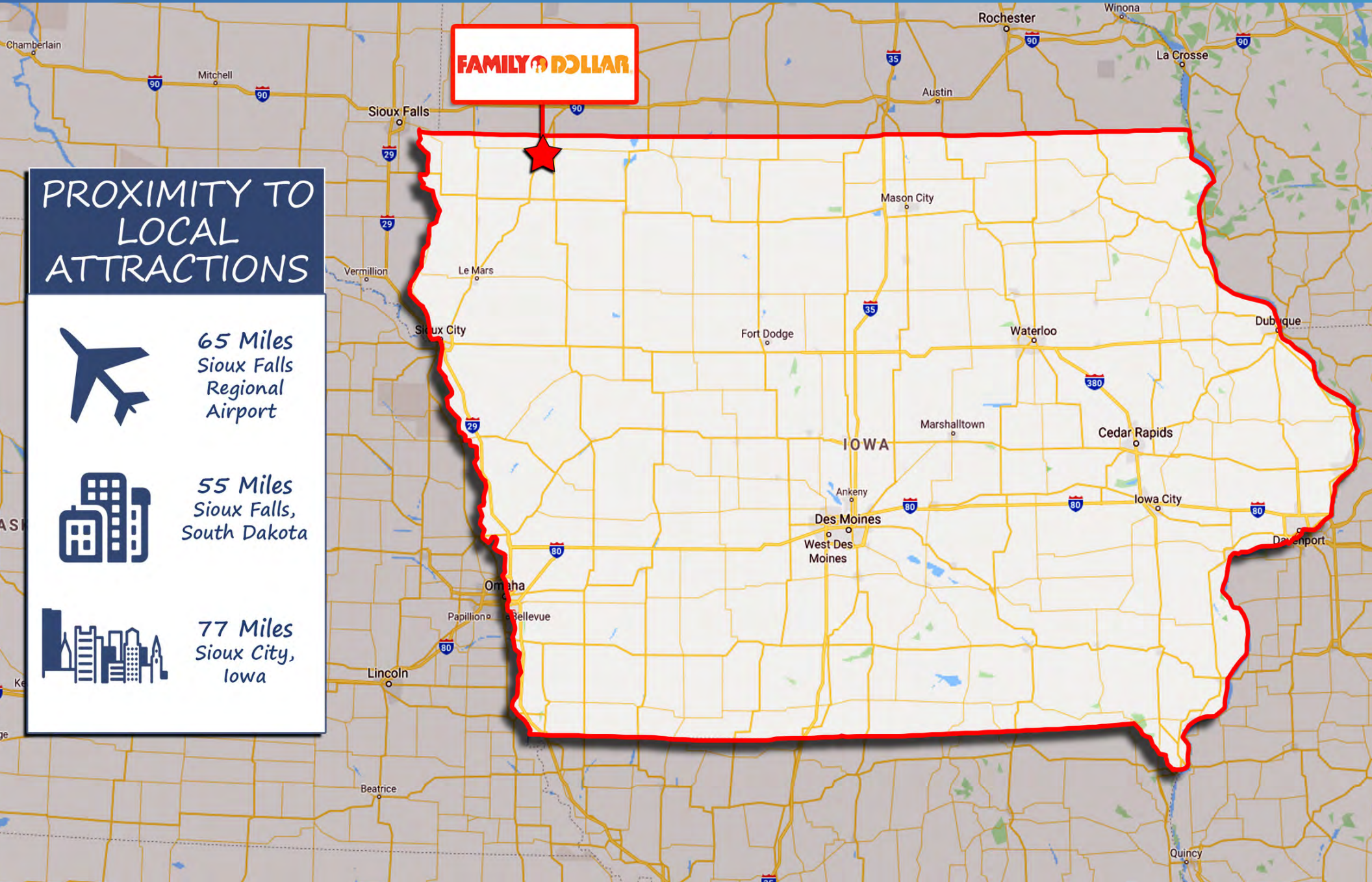
In addition to offering quality merchandise at low prices, Family Dollar is committed to the communities they service by supporting the non-profit organizations that seek to improve the quality of life for our customers and team members. Through a grass-roots approach to giving, the FamilyHope Community Foundation aids to give back to organizations that help local families in need,

On March 26, 2025, Dollar Tree announced it had reached an agreement to sell Family Dollar to Brigade Capital Management and Macellum Capital Management LLC for \$1 billion.

FAMILY DOLLAR

707 2ND AVENUE, SIBLEY, IA 51249





PROXIMITY TO LOCAL ATTRACTIONS



65 Miles
Sioux Falls
Regional
Airport



55 Miles
Sioux Falls,
South Dakota



77 Miles
Sioux City,
Iowa

FAMILY DOLLAR

707 2ND AVENUE, SIBLEY, IA 51249



TIMEWELL
DRAINAGE PRODUCTS

Osceola Electric Cooperative, Inc.
Your Touchstone Energy® Cooperative

The O

FARM BUREAU FINANCIAL SERVICES

DOLLAR GENERAL

Jake's MARKET & DELI

NAPA

Iowa State Bank

DRINK ME COMPANY

SIBLEY SHEET METAL INC.

Pizza Ranch

1015 STEAK COMPANY

REAL ESTATE UNLIMITED exp REALTY

75 CAPITAL
REFLECTING ON OUR PAST • CELEBRATING OUR FUTURE

Heiman
SINCE 1947
FIRE EQUIPMENT

FARM BUREAU INSURANCE

Sinclair

ACE
The helpful place.

SIBLEY INN MOTEL, SIBLEY IOWA

State Farm

GFE

essential BEAUTY

SIBLEY OSCEOLA COUNTY

first baptist church
OSCEOLA COUNTY

Osceola County, MI Emergency Management



Casey's

TRISTATE CURLS CO.

QUICK N CLEAN
CAR WASHING...FAST & EASY

Iowa State Bank

Site

FAMILY DOLLAR

Shorty's Pizza Hut

1st Ave

7th St

3rd Ave

4th Ave

8th St

9th St

2nd Ave - 4,414 VPD

FAMILY DOLLAR

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CONTINUING VALUABLE MEMORIES
COUNTRY VIEW MANOR Avera
HEARTWOOD
OTTUMWA REGIONAL HEALTH CENTER
Care Initiatives
Sibley Specialty Care

BRIGHT BEGINNINGS
EBERGE - EBERLE

first baptist church
OSCEOLA COUNTY
Osceola County, MI
Emergency Management
SHERIFF
OSCEOLA COUNTY

SIBLEY MEMORIAL HOSPITAL
JOHNS HOPKINS MEDICINE

Lewis
Your first stop

D&H Poultry Service

Shorty's
Pizza Hut

QUICK N CLEAN
CAR WASHING...FAST & EASY

Casey's

SIBLEY AUTO SALES
Clunk, Collison, and Custom Restorations
(712) 54-2201

ZMI

Site
FAMILY DOLLAR

Iowa State Bank



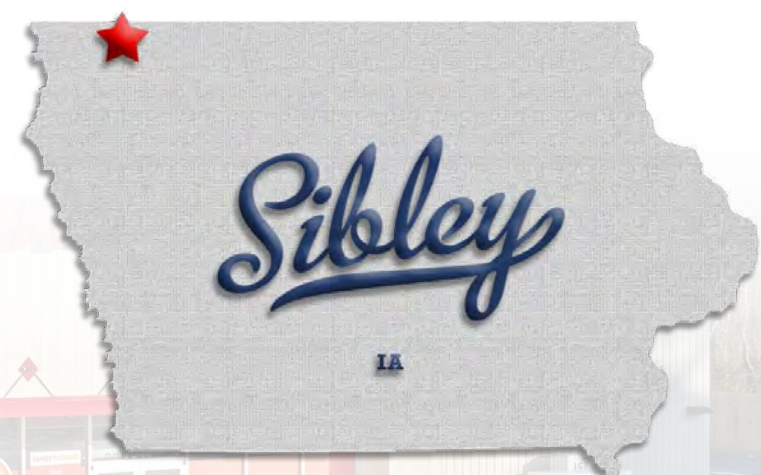
Nestled in the heart of Osceola County, Sibley, Iowa, is a charming Midwest town that effortlessly blends rural tranquility with a vibrant community spirit. Surrounded by vast expanses of fertile farmland, Sibley offers a picturesque landscape that changes with the seasons, painting the town in golden hues of harvest or the pristine white of winter.

The heartbeat of Sibley is its Main Street, where historic storefronts stand proudly alongside modern conveniences. The welcoming aroma of freshly brewed coffee wafts from the local cafes, creating a comforting backdrop to the daily rhythm of the town. Residents and visitors alike find solace in the simplicity of life here, where friendly faces are around every corner, and the pace allows for genuine connections.

Sibley is not just a town; it's a community that celebrates its heritage through local events and festivals. The annual summer fair brings the town together with carnival rides, live music, and the sweet scent of cotton candy lingering in the air. For those seeking a more serene experience, the parks scattered throughout Sibley provide green oases for relaxation and recreation.

Nature enthusiasts will find refuge in the surrounding countryside, where open fields and winding country roads beckon exploration. The expansive skies of Iowa stretch overhead, showcasing the beauty of each sunrise and sunset, a daily spectacle that residents never grow tired of witnessing.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2024	3,095	3,311	5,802
Total Population 2029	3,191	3,404	5,901
Population Growth Rate	3.10%	2.81%	1.71%
Median Age	42.4	42.6	42.1
# Of Persons Per HH	2.3	2.3	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,280	1,366	2,353
Average HH Income	\$74,225	\$75,324	\$76,030
Median House Value	\$99,895	\$106,847	\$109,537
Consumer Spending	\$37.2 M	\$40.3 M	\$73.3 M





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