CORPORATE GUARANTEED LEASE BY FAMILY DOLLAR, LLC

TOP PERFORMING STORE | EXCELLENT UNIT LEVEL SALES

10 YEAR EARLY LEASE TERM EXTENSION

1432 S Main Street, Rockford, IL 61102

Investment Summary

The Snyder Carlton team is pleased to present for sale a single tenant Family Dollar store located at 1432 S Main Street in Rockford, IL. Family Dollar signed a lease at this location back in 2007 and recently executed an early 10-year lease extension. The lease now has 10.75 years of primary term remaining with three 5-year option periods. There are 10% increases in each of the option periods. The store size is 9,451 SF and is situated on a 0.88 Acre Lot Size. Family Dollar is part of a larger neighborhood shopping center anchored by a regional grocer, Food Market La Chiquita & Taqueria. Additional tenants in the center include Rent-A-Center and a Mobil Gas Station on the outparcel. The lease is NN with landlord responsible for roof, structure, walls, parking lot, lighting, and snow removal. The Tenant contributes an additional $2,700 per year towards CAM costs. Tenant CAM contributions increase 2.00% annually.

This is a corporate guaranteed lease by Family Dollar, LLC. Family Dollar which has a standalone S&P Credit Rating of "B". Family Dollar Stores, Inc. is an American variety store chain founded in 1959 by Leon Levine in Charlotte, NC. Family Dollar currently operates over 8,200 store locations with headquarters in Chesapeake, VA. Family Dollar is a privately held company and is owned by private equity firms Brigade Capital Management, Macellum Capital Management, and Arkhouse Management Co, which purchased the chain from Dollar Tree for approximately $1.01 Billion on July 7, 2025.

This Family Dollar Store experiences exceptional unit level sales. Last year, reported store sales were $2,768,376 which is up from $2,624,613 the year prior. This has been a consistent performing Family Dollar Store with year over year sales increases since opening for business.

Rockford is a city in Winnebago and Ogle counties in the U.S. state of Illinois. It is located in far northern Illinois on the banks of the Rock River. It is the fifth-most populous city in Illinois, with a population of 148,655 at the 2020 census. The Rockford metropolitan area has an estimated 337,000 residents. Rockford is the county seat of Winnebago County and the most populous city in Illinois outside the Chicago metropolitan area.

PRICING DETAILS

List Price	**$1,468,691**
CAP Rate	**7.25%**
Annual Rent	**$106,480** **Commences on July 1, 2027***
Taxes	NNN
Insurance	NNN
CAM	NN* *Tenant contributes $2,700 per year towards common area maintenance expenses. CAM contribution amount increases 2.00% annually.

LEASE ABSTRACT

Tenant Trade Name	Family Dollar
Guarantee	Family Dollar, LLC
Lease Start	July 1, 2007
Lease Expiration	June 30, 2037
Term Remaining on Lease	10.8 Years
Option Periods	3 - 5 Year Option Periods 10% Rent Increases Each Option Period 7/1/2037: $117,128 7/1/2042: $128,841 7/1/2047: $141,725
Lease Type	NN Lease
Roof, Structure, Walls, Parking lot, Lighting and Snow Removal	Landlord Responsible

*Note: Seller To Credit Buyer the difference in NOI from close of escrow until rental increase date.

Investment Highlights

Tremendous Unit Level Sales ($2,768,376)

Part of a Neighborhood Shopping Center Anchored by Regional Grocer

10 Year Early Lease Term Extension

NN Lease Structure with Tenant Reimbursing for CAM's

10% Increases In Option Periods (Three, Five-Year Options)

Family Dollar – S&P Credit Rating of "B"

Corporate Guaranteed Lease by Family Dollar, LLC

Rockford, IL Population of 147,486 People

19YR

19 Year Operating History At This Location

Rockford, IL – County Seat of Winnebago County and the most populous city in IL outside of Chicago

Family Dollar at a Glance

corporate.familydollar.com

67 YEARS

1959
Established Since

8,000+
Stores Nationwide

48
States Served

$13 B
Revenue (FY 2025)

Tenant Overview

Family Dollar is a leading neighborhood discount retailer focused on providing quality, value, and convenience for everyday shopping needs. The company strategically locates its stores within neighborhoods and underserved markets, offering customers convenient access to a broad selection of essential merchandise, including food and beverages, household products, health and beauty supplies, pet products, apparel, and seasonal items. Family Dollar offers competitively priced national brands alongside value-oriented private-label merchandise, catering to a diverse customer base seeking affordability and convenience. The retailer also enhances the customer experience through its digital platform, Smart Coupons® program, weekly promotions, and same-day local delivery available through thousands of locations. With its focus on essential goods and convenient neighborhood locations, Family Dollar benefits from consistent consumer demand and recurring traffic, making it a well-positioned tenant within the Rockford, Illinois market.

Rockford, IL

Rockford, Illinois, is a commercial, manufacturing, and logistics hub in northern Illinois, with approximately 147,384 residents and a regional labor shed of more than 1 million people. The city benefits from a diversified economy anchored by advanced manufacturing, aerospace, healthcare, logistics, education, and retail, complemented by an affordable cost of living and growing quality-of-life amenities. Rockford's strategic location along I-90, I-39, and U.S. 20 provides convenient access to major Midwest markets while supporting the city's role as a regional employment and distribution center. The community also offers an expanding mix of arts, dining, entertainment, parks, and recreational attractions, contributing to its appeal for residents and visitors. With continued investment in business development, housing, neighborhood revitalization, and commercial projects, Rockford presents a well-rounded market with strong fundamentals and long-term potential for commercial real estate investment

ECONOMY

Rockford's economy is anchored by advanced manufacturing, aerospace, logistics and distribution, healthcare, and food processing, creating a broad and diversified commercial base. The city also benefits from established education, retail, professional services, and tourism sectors, which support consumer activity and contribute to the region's overall economic stability. This diverse mix of industries and businesses positions Rockford as a regional employment and commercial center in northern Illinois.

MAJOR EMPLOYERS INCLUDE:

Collins Aerospace
STELLANTIS
amazon
pci PHARMA SERVICES
WOODWARD
ups
TAYLOR®
General Mills
Bergstrom
LOWE'S

Manufacturing remains a defining economic strength, with approximately 45,459 workers—nearly 19% of regional employment—working in manufacturing. Rockford has increasingly evolved from traditional manufacturing toward advanced aerospace, precision machining, automation, and technology-driven production. The region's aerospace network includes more than 250 suppliers within a 90-minute radius, supporting major customers such as Boeing, Airbus, Blue Origin, and the U.S. Department of Defense.

The market continues to attract new investment. In 2025, Rockford Brake Manufacturing committed $6.6 million to reopen the former Gunite facility and create 150 full-time jobs, revitalizing a 619,000-square-foot industrial property. The City also supports business expansion through its Business Advancement Program, which provides eligible businesses with up to $25,000 in five-year forgivable, matching loans tied to business growth and job creation. With approximately 1.1 million workers within a 60-minute commute, Rockford's diverse employment base and skilled manufacturing workforce continue to support its position as a major employment and investment center in northern Illinois.


ANDERSON JAPANESE GARDENS

NICHOLAS CONSERVATORY & GARDENS

ENTERTAINMENT & ACTVITIES

Rockford offers a diverse mix of entertainment, recreation, dining, cultural attractions, and sporting venues, contributing to the city's quality of life and regional tourism appeal. The region generated a record $523.4 million in visitor spending in 2024, up 1.5% from 2023, supporting approximately 4,687 local tourism jobs and $14.7 million in local tax revenue. Major attractions include Anderson Japanese Gardens, Nicholas Conservatory & Gardens, the Coronado Performing Arts Center, and Hard Rock Casino Rockford, which opened its permanent facility in 2024 and further expanded the city's entertainment offerings.

HARD ROCK CASINO

BMO CENTER - Home to Rockford Icehogs

SPORTS-FOCUSED ACTIVITIES

Sports tourism is a major driver of visitor activity, with Rockford hosting tournaments, collegiate championships, and national competitions throughout the year. The UW Health Sports Factory welcomed more than 600,000 patrons and participants in 2024 across more than 57 events, while the 2025 NAFA World Series brought approximately 1,200 players, coaches, and spectators to the region. Other recurring events, including IRONMAN 70.3, Rockin' Rockford, national collegiate championships, and rowing competitions, bring athletes and families from across the country, supporting demand for local hotels, restaurants, and retail businesses.

Rockford's major sports facilities further reinforce its position as a regional destination. The BMO Center, home of the Rockford IceHogs, accommodates approximately 6,300 spectators for hockey and attracts more than 300,000 visitors annually. Mercyhealth Sportscore Two spans more than 180 acres, with 26 outdoor soccer fields, six indoor fields, and Wedgbury Stadium, which accommodates up to 2,500 spectators and has hosted IHSA state finals, professional soccer, and national rugby championships. Together, Rockford's sports and entertainment infrastructure creates consistent visitor activity and strengthens the city's role as a regional destination for recreation, tournaments, and events.

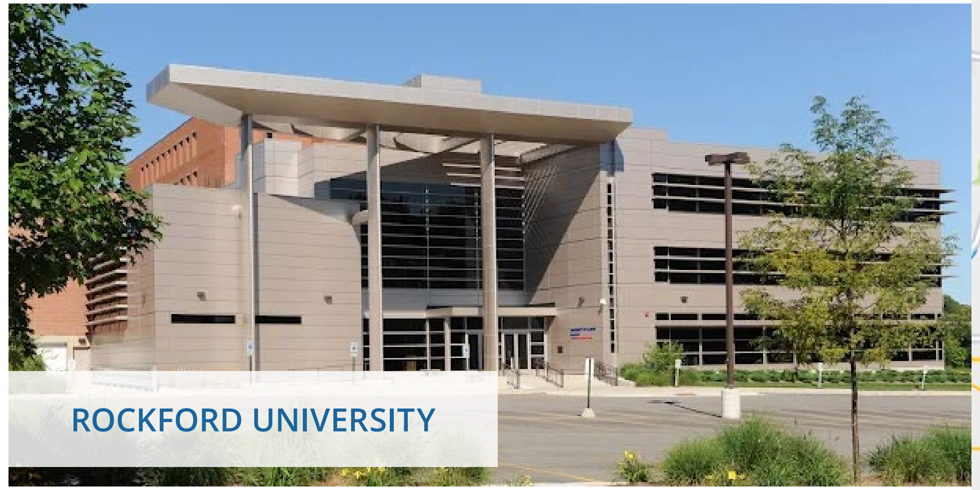
EDUCATION

Rock Valley College (RVC) serves as a key workforce-development institution for the region, with nearly 10,000 annual enrollments across credit, non-credit, and vocational programs. The college maintains approximately 396 direct employees and 802 total employees, offering degrees and certificates across 39 fields alongside hundreds of transferable academic courses. RVC is also expanding its downtown presence with the Downtown West Campus, where construction began in March 2024 and the $55 million campus officially opened on August 14, 2026, providing additional educational and workforce-development opportunities for adult learners.

The UIC College of Medicine Rockford and Rockford University further strengthen the city's higher-education landscape. UIC College of Medicine Rockford enrolled 227 MD students in 2025, with approximately 50 medical students matching into residency programs each year, and supports a broad medical education and research network focused on healthcare, rural medicine, and community health. Founded in 1847, Rockford University serves approximately 1,140 undergraduate and graduate students across a 130- to 150-acre campus and offers liberal arts and professional programs. Together, these institutions contribute to Rockford's skilled workforce, healthcare sector, and long-term economic development while attracting students, faculty, and medical professionals to the region.


ROCK VALLEY COLLEGE (RVC)

UIC COLLEGE OF MEDICINE ROCKFORD


ROCKFORD UNIVERSITY

Income	3-Mile	5-Mile	10-Mile
Avg. Household Income (2026)	$60,369	$71,333	$86,358
Median Household Income (2026)	$43,851	$53,417	$64,531

Business Facts	3-Mile	5-Mile	10-Mile
Total # of Businesses (2026)	2,075	4,162	7,865
Total # of Employees (2026)	43,228	72,692	123,490

Population	3-Mile	5-Mile	10-Mile
Estimated Population (2026)	73,426	138,666	231,213
Projected Population (2031)	72,463	136,392	226,804

Households	3-Mile	5-Mile	10-Mile
Estimated Households (2026)	30,301	58,081	98,672
Projected Households (2031)	30,475	58,261	98,928

MAJOR CITY NEARBY

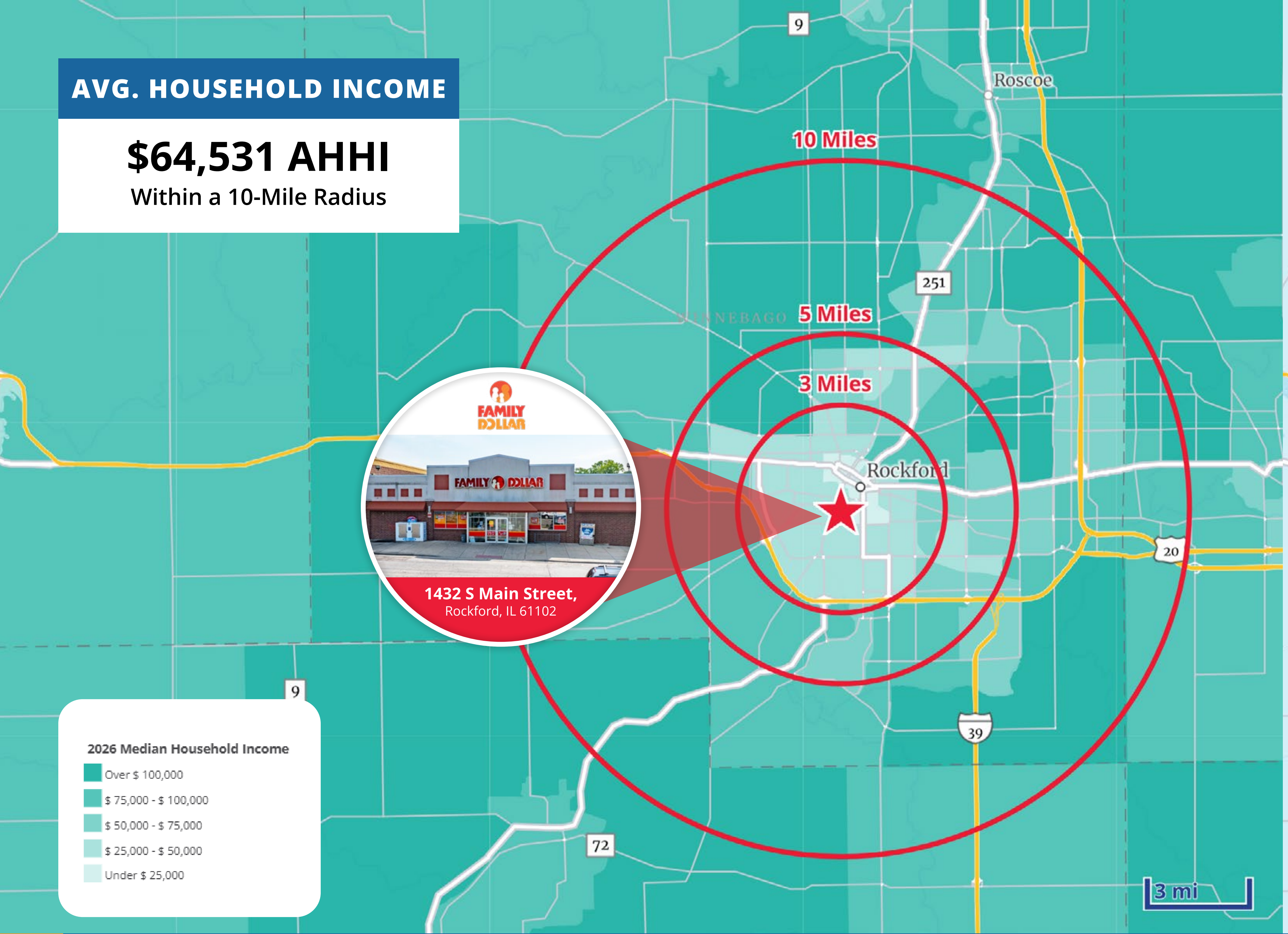
CHICAGO, IL

87 MILES AWAY

AVG. HOUSEHOLD INCOME

$64,531 AHHI

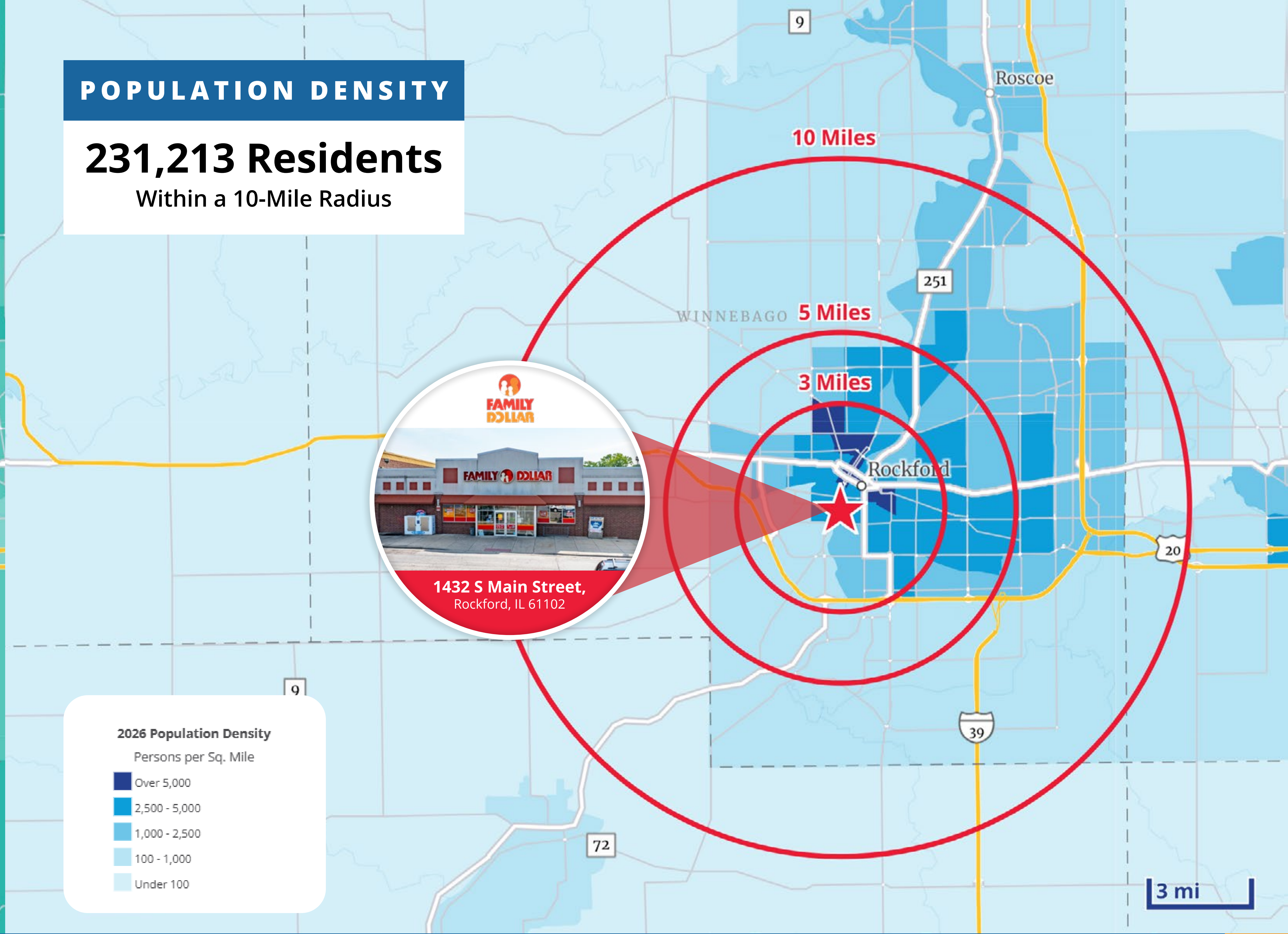
Within a 10-Mile Radius



POPULATION DENSITY

231,213 Residents

Within a 10-Mile Radius



This Offering Memorandum contains select information pertaining to the business and affairs of Family Dollar - 1432 S Main Street, Rockford, IL 61102. It has been prepared by Colliers International. 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 Colliers International. 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 or 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 from Colliers, 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 Colliers International 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 Family Dollar - 1432 S Main Street, Rockford, IL 61102 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 Colliers International 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.

Investment Contacts

LEAD AGENT
ADAM FRIEDLANDER
Senior Vice President
CA License No. 01806555
+1 310 766 5205
adam.friedlander@colliers.com

JEREME SNYDER
Executive Vice President
License No. 01360233
+1 949 724 5552
jereme.snyder@colliers.com

ERIC CARLTON
Executive Vice President
License No. 01809955
+1 949 724 5561
eric.carlton@colliers.com

PETER BLOCK
Executive Vice President
License No. 471002226
+1 847 384 2840
peter.block@colliers.com