



OFFERING MEMORANDUM
FAMILY DOLLAR

19737 MOUND ROAD | DETROIT, MI 48234

Exclusively Marketed By: **Paul Z. Matysek, CCIM**
310.405.0902
paul@matysekinvestment.com
Broker License # 01757671



Listed In Conjunction with Kwekel Companies

MIG MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS

EXECUTIVE SUMMARY

INVESTMENT SUMMARY

Tenant	Family Dollar
Property Address	19737 Mound Rd Detroit, MI 48234
Property Type	Single Tenant Retail
Price	\$1,562,000
Price/SF/Bldg	\$139.39
Net Operating Income	\$125,000
CAP Rate	8.00%
Lease Type	NN
Roof & Structure	Landlord Responsible
Lease Guarantor	Corporate Guarantee
Lease Term Remaining	10 Years
Occupancy	100%
Building Size	11,206 SF
Land Size	31,108 SF
Year Built / Renovated	1997
APN	13-013060-6
Zoning	Commercial

TRAFFIC COUNTS

CARS PER DAY

E Outer Drive	23,032
Mound Road	30,116

INVESTMENT HIGHLIGHTS

- Recently Extended 10 Year Renewal showing long term commitment to the site and trade area
- Highly visible from the road with strong traffic counts on Mound Road exceeding 30,000 CPD
- NN lease provides for minimal LL responsibilities, Landlord responsible for roof, structure, and exterior of building
- Brand new roof in 2017 and parking lot fully repaired
- Strong sales reports
- 5 Mile Population Exceeds 370,000 Residents
- Average Household Income exceeds \$42,000 Within 5 Mile



RENT ROLL

Tenant	SF	% of GLA	Rent				Lease Dates		Increase Schedule	Lease Type	Renewal Options
			Monthly	PSF	Annual	PSF	Start	End			
Family Dollar	11,206	100%	\$10,417	\$0.93	\$125,000	\$11.15	5/30/2017	5/30/2027	None	NN	2 5yr Options at 5% Increases
Note - NN Lease, Landlord responsible for roof & structure											
TOTAL	11,206	100%	\$10,417		\$125,000						





Detroit, MI

Detroit is the most populous city in the U.S. state of Michigan and the largest city on the United States–Canada border. It is the seat of Wayne County, the most populous county in the state. It is a primary business, cultural, financial and transportation center in the Metro Detroit area, a region of 5.3 million people. It is a major port on the Detroit River, a strait that connects the Great Lakes system to the Saint Lawrence Seaway. It was founded on July 24, 1701, by the French explorer and adventurer Antoine Laumet de La Mothe, sieur de Cadillac and a party of settlers.

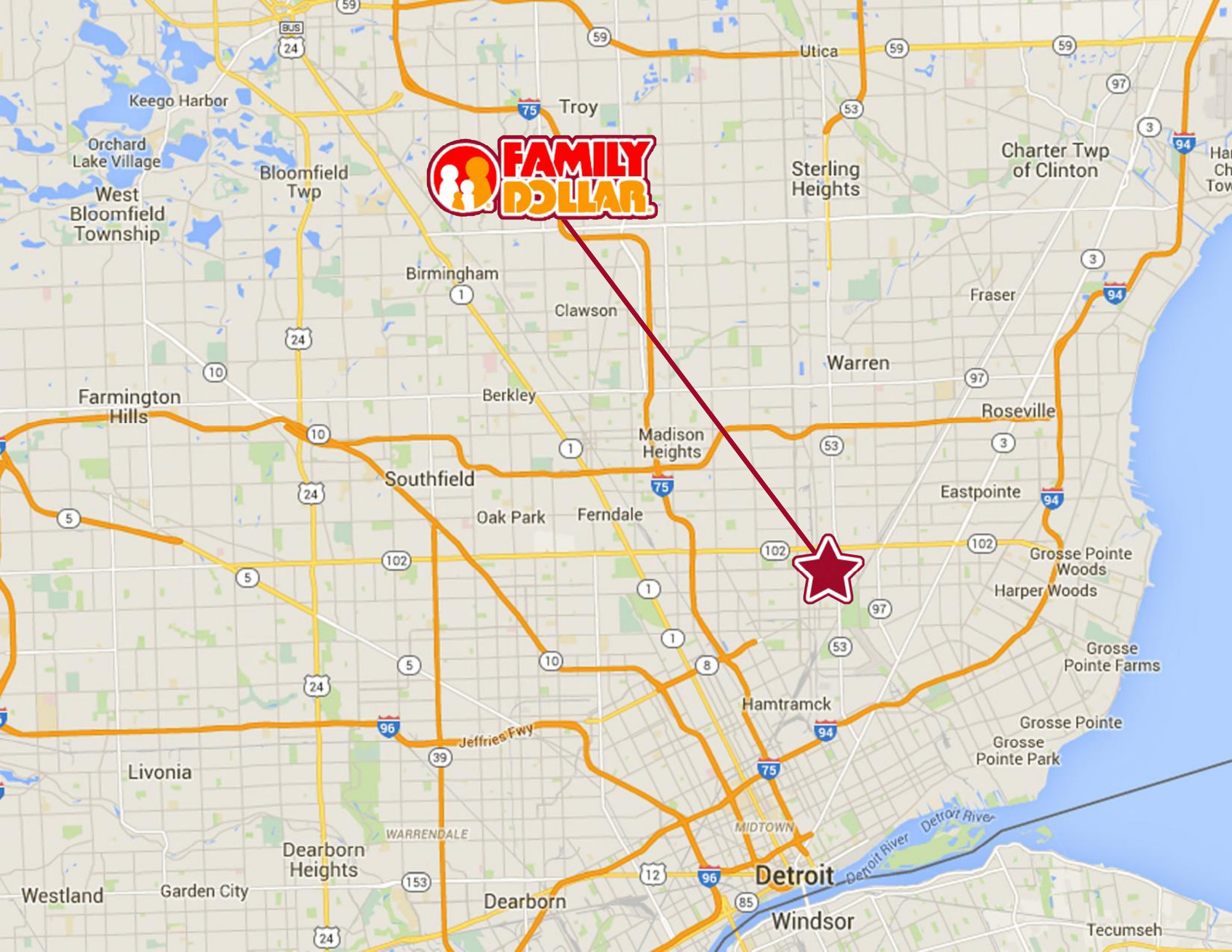
The Census reported that the city had 713,777 residents, ranking it the 18th most populous city in the United States. The city became the 4th-largest in the nation in 1920, after only New York City, Chicago and Philadelphia, with the influence of the booming auto industry. At its peak population of 1,849,568, in the 1950 Census, the city was the 5th-largest in the United States, after New York City, Chicago, Philadelphia and Los Angeles. Detroit's 713,777 residents represent 269,445 households, and 162,924 families residing in the city. The population density was 5,144.3 people per square mile. There were 349,170 housing units at an average density of 2,516.5 units per square mile.

With 29 higher education institutions, the Detroit region is home to one of the country's most skilled workforces. Year after year, they graduate more engineers per capita than any other area in North America. From life sciences to energy to automotive, Detroit has the human capital to go with business' investment capital.

Why do 1,300 firms from 38 countries call the Detroit region home? It's the perfect location when you're looking to access U.S. and Canadian markets. Home to one of the world's most valuable border crossings and Detroit Metro Airport – with nonstop flights to more than 160 destinations – Detroit will get your business where it needs to go.

Quick Facts:

- Nearly 1,300 foreign companies from 38 countries employ more than 150,000 people in the Detroit region
- Since 2006, the city of Detroit has experienced more than \$12 billion in new investments across 150 projects*
- 61 of the top 100 automotive suppliers to North America are headquartered in Michigan
- Automakers and suppliers have invested over \$17 billion in Michigan since 2010 and \$1.7 billion in 2014 alone
- Detroit and Port Huron make up the busiest North American border crossing, facilitating more than \$250 billion in trade annually
- Detroit Metro Airport offers access to the world, with 230 international flights weekly to more than 25 non-stop destinations on four continents
- Michigan's flat 6 percent Corporate Income Tax is among the lowest in the nation
- Top 15 corporate tax rate in the nation (Tax Foundation)
- Michigan became the 24th right-to-work state in the U.S. on December 2012
- With 45 projects, the Detroit region leads the nation in connected vehicle technology





Mound Road

E Outer Drive



Mound Road



E Outer Drive





Mound Road



E Outer Drive

8 Mile Road



	1 mile	3 miles	5 miles
Population			
2000 Population	19,196	172,352	468,730
2010 Population	15,318	139,223	369,962
2016 Population	13,731	131,038	351,651
2021 Population	13,044	127,952	345,582
2000-2010 Annual Rate	-2.23%	-2.11%	-2.34%
2010-2016 Annual Rate	-1.73%	-0.96%	-0.81%
2016-2021 Annual Rate	-1.02%	-0.48%	-0.35%
2016 Male Population	46.8%	49.0%	48.7%
2016 Female Population	53.2%	51.0%	51.3%
2016 Median Age	33.9	34.3	36.0
Median Age			
The median age in this area is 33.9, compared to U.S. median age of 38.0.			
Race and Ethnicity			
2016 White Alone	10.7%	31.6%	37.1%
2016 Black Alone	84.4%	56.0%	53.8%
2016 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2016 Asian Alone	1.3%	8.3%	5.2%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	0.6%	0.4%	0.4%
2016 Two or More Races	2.6%	3.2%	3.1%
2016 Hispanic Origin (Any Race)	1.5%	1.9%	1.9%
Median Household Income			
2016 Median Household Income	\$26,090	\$29,718	\$32,968
2021 Median Household Income	\$26,191	\$29,390	\$32,408
2016-2021 Annual Rate	0.08%	-0.22%	-0.34%
Average Household Income			
2016 Average Household Income	\$37,200	\$40,092	\$44,564
2021 Average Household Income	\$38,998	\$42,625	\$48,099
2016-2021 Annual Rate	0.95%	1.23%	1.54%
Data for all businesses in area			
Total Businesses:	299	3,855	10,993
Total Employees:	7,092	47,221	134,007
Total Residential Population:	13,731	131,038	351,651

CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum is confidential and is furnished to Prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Matysek Investment Group, the Seller's exclusive agent in connection with the sale of the Property. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material,

which may include engineering, environmental or other reports, may be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors.

The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived.

The Seller is responsible for any commission due Matysek Investment Group in connection with a sale of the Property. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Property. No other person, including Matysek Investment Group, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and Matysek Investment Group and may be used only by parties approved by the Seller and Matysek Investment Group. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

Exclusively Marketed By:

Paul Z. Matysek, CCIM

310.405.0902

paul@matysekinvestment.com

Broker License # 01757671

Listed In Conjunction with Kwekel Companies

MIG MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS

