



OFFERING MEMORANDUM
FAMILY DOLLAR

100 N MAIN STREET | NEPHI, UTAH 84648

Exclusively Marketed By:

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FAMILY DOLLAR

Listed In Conjunction with a Licensed UT Broker

MIG MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS

INVESTMENT SUMMARY

Tenant	Family Dollar
Property Address	100 North Main St. Nephi, Utah 84648-1412
Property Type	Single Tenant Retail
Price	\$1,058,370
Price/SF/Bldg	\$132.30
Net Operating Income	\$71,440
CAP Rate	6.75%
Lease Type	NN
Roof & Structure	Tenant Responsible
Lease Guarantor	Corporate Guarantee
Lease Term Remaining	9 Years
Occupancy	100%
Building Size	8,000 SF
Land Size	28,920 SF
Year Built / Renovated	2003

TRAFFIC COUNTS

	CARS PER DAY
100 N Street	1,592
Main Street	3,637

INVESTMENT HIGHLIGHTS

- Best signalized corner location in Nephi
- High visibility from Main St. and N. Street
- Publicly traded on the NYSE: FDO with over 7,600 locations nationwide and \$10.04 Billion in sales
- Low price point, below replacement cost
- NN lease provides for minimal Landlord responsibilities



RENT ROLL

Tenant	SF	% of GLA	Rent			Lease Dates		Increase Schedule	Lease Type	Renewal Options	
			Monthly	PSF	Annual	PSF	Start				End
Family Dollar	8,000	100%	\$5,953	\$0.74	\$71,440	\$8.93	*10/1/2013	12/31/2023	*10% every 5 Yrs	NN	*4-5 Year Options
TOTAL	8,000	100%	\$5,953		\$71,440						

Note - NN Lease, Landlord responsible for roof & structure

* Landlord entitled to 3% gross rent in excess of \$2,041,143 in sales made by tenant per year



Nephi, UT

Nephi is a city in Juab County, Utah, United States. It is part of the Provo–Orem, Utah Metropolitan Statistical Area. The population was 4,733 at the 2000 census. It is the county seat of Juab County. It was settled by Mormon pioneer George Washington Bradley in 1851, and is the principal city in Juab Valley, an agricultural area. Nephi was named after Nephi, son of Lehi from the Book of Mormon.

The Census reported that there were 4,733 people, 1,430 households, and 1,149 families residing in the city. The population density was 1,133.8 people per square mile. There were 1,552 housing units at an average density of 371.8 per square mile. The racial makeup of the city was 96.98% White, 0.11% African American, 0.63% Native American, 0.46% Asian, 0.02% Pacific Islander, 0.97% from other races, and 0.82% from two or more races. Hispanic or Latino of any race were 2.45% of the population.

There were 1,430 households out of which 50.1% had children under the age of 18 living with them, 71.1% were married couples living together, 6.2% had a female householder with no husband present, and 19.6% were non-families. 18.3% of all households were made up of individuals and 9.6% had someone living alone who was 65 years of age or older. The average household size was 3.24 and the average family size was 3.72.

In the city the population was spread out with 37.8% under the age of 18, 9.0% from 18 to 24, 25.4% from 25 to 44, 16.9% from 45 to 64, and 10.9% who were 65 years of age or older. The median age was 28 years. For every 100 females there were 101.2 males. For every 100 females age 18 and over, there were 96.0 males.

The median income for a household in the city was \$38,918, and the median income for a family was \$43,327. Males had a median income of \$34,792 versus \$21,027 for females. The per capita income for the city was \$13,154. About 7.5% of families and 10.0% of the population were below the poverty line, including 8.7% of those under age 18 and 18.2% of those age 65 or over.





100 N Street



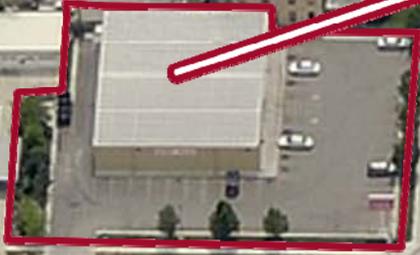
Main Street





Main Street

100 N Street





500 N Street



400 E Street



100 N Street



Main Street

800 E Street

	1 mile	3 mile	5 mile
Population			
2000 Population	3,820	4,877	4,913
2010 Population	4,134	5,591	5,653
2014 Population	4,314	5,776	5,840
2019 Population	4,450	5,912	5,978
2000-2010 Annual Rate	0.79%	1.38%	1.41%
2010-2014 Annual Rate	1.01%	0.77%	0.77%
2014-2019 Annual Rate	0.62%	0.47%	0.47%
2014 Male Population	51.0%	51.1%	51.1%
2014 Female Population	48.9%	48.9%	48.9%
2014 Median Age	31.0	30.9	30.8

In the identified area, the current year population is 5,840. In 2010, the Census count in the area was 5,653. The rate of change since 2010 was 0.77% annually. The five-year projection for the population in the area is 5,978 representing a change of 0.47% annually from 2014 to 2019. Currently, the population is 51.1% male and 48.9% female.

Median Age

The median age in this area is 31.0, compared to U.S. median age of 37.7.

Race and Ethnicity

2014 White Alone	96.1%	95.9%	95.9%
2014 Black Alone	0.6%	0.6%	0.6%
2014 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2014 Asian Alone	0.2%	0.3%	0.3%
2014 Pacific Islander Alone	0.0%	0.1%	0.1%
2014 Other Race	1.3%	1.3%	1.3%
2014 Two or More Races	1.5%	1.5%	1.5%
2014 Hispanic Origin (Any Race)	3.9%	3.8%	3.8%

Median Household Income

2014 Median Household Income	\$52,818	\$53,362	\$53,395
2019 Median Household Income	\$57,365	\$58,575	\$58,607
2014-2019 Annual Rate	1.67%	1.88%	1.88%

Average Household Income

2014 Average Household Income	\$60,058	\$61,182	\$61,180
2019 Average Household Income	\$68,336	\$69,851	\$69,880
2014-2019 Annual Rate	2.62%	2.69%	2.69%

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