FAMILY DOLLAR

120 E Broadway Ave | Muskegon Heights, MI 49444

Retail
Investment Opportunity

Offering Memorandum

Exclusively Listed By

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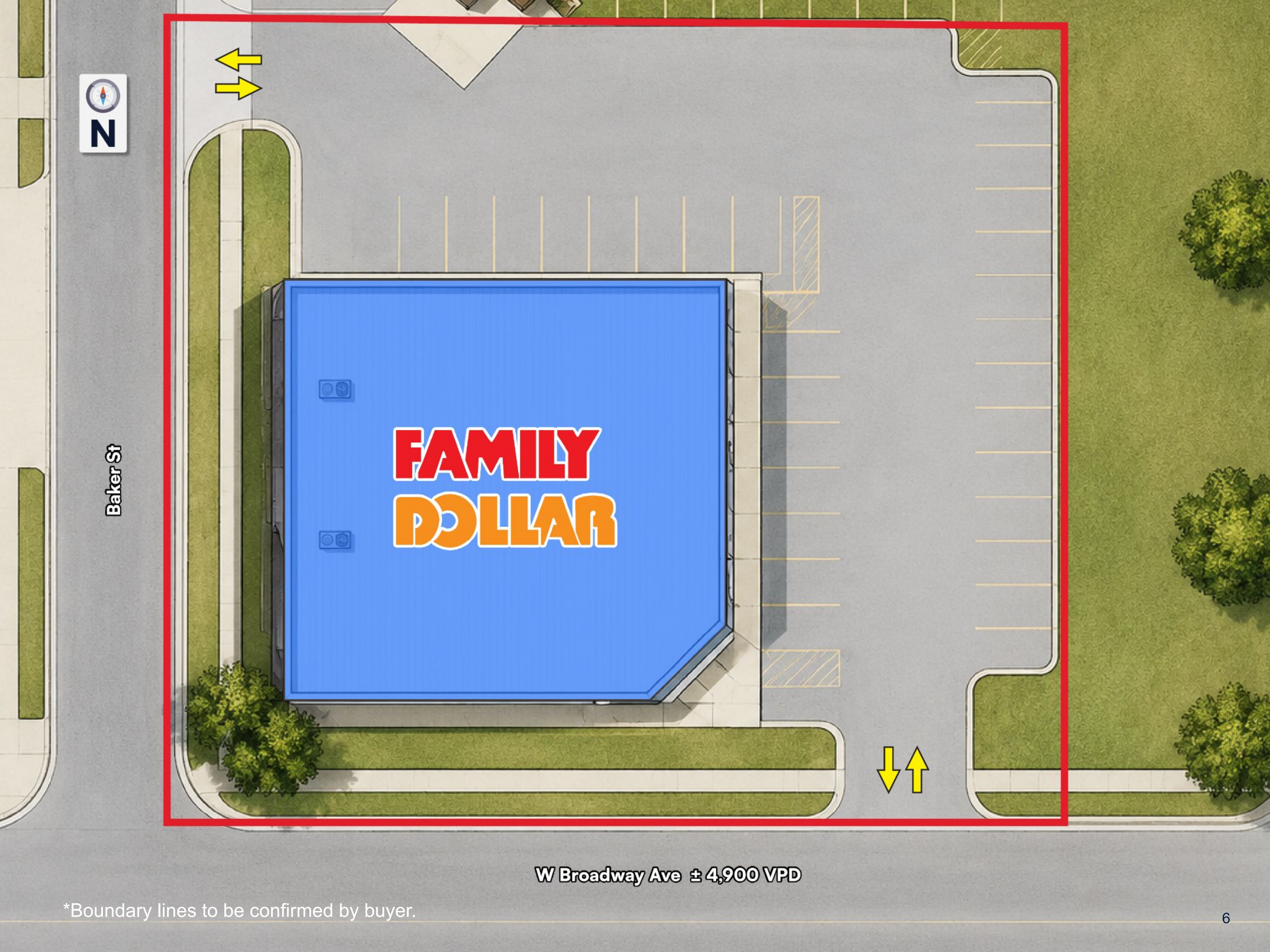
Investment Highlights

Property Highlights

- **Corporate Tenant** - The lease is signed by Family Dollar Stores of Michigan, Inc. Family Dollar operates over 7,100 locations across the country with a reported revenue of ~$13B in the last Fiscal Year.
- **Absolute NNN** – This is a rare absolute NNN lease for Family Dollar with zero landlord responsibilities, offering 100% passive income to a prospective purchaser.
- **Passive Value-Add Investment** — This asset represents an ideal play for an investor seeking high-yield, low-risk corporate income in the short term, paired with the long-term upside of inheriting a well-maintained, freestanding commercial building.
- **Attractive Increase Schedule** - 10% rental increases in each of the Six, 5-year options, which is beneficial to an owner as it increases their annual cash flow and helps hedge against inflation.
- **Essential Retail** - Family Dollar stores often serve as community "essential retail anchors" in secondary and tertiary markets where discount retail is mission-critical for local consumers.
    - These locations can be less susceptible to e-commerce disruption relative to non-essentials retail.
- **Recession Resistant Tenant** - Discount retail historically performs well during economic uncertainty, benefitting from resilient demand as consumers seek value and affordable essentials.
    - Dollar store tenants often see consistent traffic due to price-sensitive consumer demographics.
- **Excellent Regional Transit Logistics:** The site is positioned less than two miles from regional interstate highway access. Additionally, the local Muskegon Area Transit System (MATS) feeds fixed-route bus lines directly through the immediate Broadway hub, facilitating continuous consumer and employee mobility straight to the property.
- **Massive Municipal Infrastructure Inflow:** The property stands to benefit heavily from the $1.78 million Broadway Avenue Road Reconstruction project. This major multi-phase municipal initiative provides extensive road resurfacing, full sidewalk/curb replacement, new underground storm water systems, and complete main utility upgrades directly outside the storefront.


N
Muskegon Heights High School
±500 Students
Dr. Martin Luther King Jr. Elementary
±105 Students
Trinity Health
Trinity Health Muskegon Hospital
±312 Beds | ±5,420 Employees
The Home Depot
AutoZone
ALDI
planet fitness
Walgreens
Advance Auto Parts
Sherwin Williams
Taco Bell
metro by T-Mobile
Muskegon Heights
Westshore Plaza
Walmart Supercenter
sam's club
PetSmart
Arby's
Panera Bread
Lowe's
Applebee's Grill + Bar
Taco Bell
Harbor Freight
± 19,765 VPD
31
Family Dollar
Subject Property
Muskegon County Airport
±5 Miles Away
S Getty St ± 11,575 VPD
Getty Drive-In
meijer
Wing Stop
Walmart Supercenter
Chipotle Mexican Grill
Papa Murphy's Take 'N' Bake Pizza
Domino's
Tim Hortons
Biggby Coffee
Wendy's
Days Inn by Wyndham
Google Earth



*Boundary lines to be confirmed by buyer.

120 E Broadway Ave
Muskegon Heights, MI 49444

±9,082 SF*
GLA

2015
Year Built

±19,765
Vehicles Per Day (US 31)

Absolute NNN
Lease Type

*Buyer to confirm GLA with survey

Financial Summary

$1,188,436
List Price

8.50%
Cap Rate

±1.17 AC*
Lot Size

Property Details

Tenant Trade Name	Family Dollar
Tenant	Family Dollar Stores of Michigan, Inc
Type of Ownership	Fee Simple
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	15 Years
Lease Commencement Date	7/14/2014
Lease Expiration Date	6/31/2031
Term Remaining on Lease	±5 Years
Rent Increases	10% every 5-Years
Options	Six, 5-Year Options Remaining

Annualized Operating Data

Date	Monthly Rent	Annual Rent	Rent Increases	Cap Rate
Current Term (Through 3/31/2031)	$8,418.09	$101,017.08	10.00%	8.45%
1st Option (4/1/2031 - 3/31/2036)	$9,259.90	$111,118.79	10.00%	9.35%
2nd Option (4/1/2036 - 3/31/2041)	$10,185.89	$122,230.67	10.00%	10.29%
3rd Option (4/1/2041 - 3/31/2046)	$11,204.48	$134,453.73	10.00%	11.31%
4th Option (4/1/2046 - 3/31/2051)	$12,324.93	$147,899.11	10.00%	12.44%
5th Option (4/1/2051 - 3/31/2056)	$13,557.42	$162,689.02	10.00%	13.69%
6th Option (4/1/2056 - 3/31/2061)	$14,913.16	$178,957.92	10.00%	15.06%

*Buyer to confirm Lot Size with survey

TENANT SUMMARY

Year Founded
1959

Headquarters
Chesapeake, VA

Lease Guarantor
Corporate

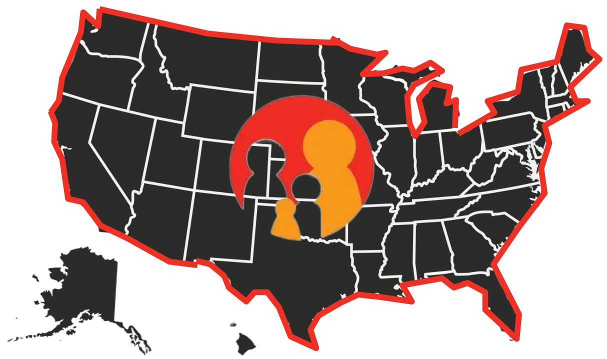
Employees
±100,000

Locations
7,100+

Annual Revenue
$31 Billion

FAMILY DOLLAR®

7,100+ Stores Across 48 States



Tenant Overview

Family Dollar Stores, Inc. is a nationally recognized discount retailer serving value-oriented consumers through a broad assortment of consumables, household goods, and essential merchandise at accessible price points. With a long-standing presence in neighborhood-centric locations, the brand has built strong recognition as a convenient, quick-trip destination for budget-conscious shoppers.

Why Invest in Family Dollar?

- **Private Equity Sponsorship with Turnaround Upside** - Family Dollar is now backed by Brigade Capital Management, Macellum Capital Management, and institutional partners, providing fresh capital and experienced retail-focused leadership. This ownership structure is actively pursuing operational improvements and portfolio optimization, creating meaningful upside potential through a disciplined turnaround strategy.

- **Scaled National Footprint with Infill Market Penetration** - With approximately 7,100+ locations across 48 states, Family Dollar benefits from a dense, neighborhood-oriented footprint in underserved urban and rural markets. This scale provides strong last-mile accessibility and consistent foot traffic, supporting stable store-level performance and long-term real estate relevance.

- **Necessity-Based Retail Model Driving Resilient Demand** - The company's focus on consumables, household essentials, and low-price-point merchandise positions it as a non-discretionary retailer. This model historically performs well across economic cycles, benefiting from increased demand during periods of inflation and consumer trade-down.

- **Operational Repositioning and Store Investment Initiatives** - Under new ownership, Family Dollar is executing a comprehensive strategy focused on store upgrades, merchandising refinement, and closure of underperforming locations. These initiatives are expected to enhance store productivity, improve margins, and strengthen the overall brand positioning in the competitive discount retail sector.

Muskegon Heights , MI

Local Market Overview

Muskegon Heights, Michigan is a strategically located community in Muskegon County along the eastern shoreline of Lake Michigan. Situated within the greater Muskegon metropolitan area, the city benefits from convenient access to U.S. Route 31, Interstate 96, and major regional transportation corridors, providing efficient connectivity to Grand Rapids, West Michigan, and the broader Midwest. Its location near the Port of Muskegon further supports regional commerce, manufacturing, and logistics activity.

The local economy is supported by advanced manufacturing, healthcare, logistics, retail, education, and port-related industries, with employment opportunities throughout the greater Muskegon region. Ongoing public and private investment in downtown redevelopment, industrial facilities, and waterfront improvements continues to strengthen the area's economic foundation. Muskegon Heights' proximity to major employers, healthcare providers, educational institutions, shopping destinations, and Lake Michigan recreational amenities contributes to its long-term appeal for businesses, residents, and commercial investment.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	64,904	101,805	164,784
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	25,347	40,767	65,976
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$63,240	$72,141	$79,307

Available as a Portfolio

Tenant	Address	Price	Cap Rate	Term Remaining
Family Dollar	56330 National Rd Bridgeport, OH 43912	$1,314,176	8.50%	±3 Years
Family Dollar	616 S Carpenter Ave Kingsford, MI 49802	$1,021,538	8.45%	±3 Years
Family Dollar	120 E Broadway Ave Muskegon Heights, MI 49444	$1,188,436	8.50%	±5 Years
Family Dollar	8390 State Road 64 Georgetown, IN 47122	$1,392,899	8.45%	±4 Years
Family Dollar	3912 Dixie Hwy Erlanger, KY 41018	$1,754,143	8.45%	±3 Years
Dark Family Dollar	9290 Lavonia Rd Carnesville, GA 30521	$931,123	9.50%	±4.5 Years
Dark Family Dollar	7775 US Highway 2 Iron River, WI 54847	$1,062,211	9.50%	±3 Years
Dollar Tree	412 E Walton St Willard, OH 44890	$1,284,862	8.00%	±3 Years

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 120 E Broadway Ave, Muskegon Heights, MI, 49444 (“Property”). The 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 Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

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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.

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If you wish not to pursue negotiations leading to the acquisition of the Property 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 Owner or Matthews™. 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.

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