



FORTIS NET LEASE
INVESTMENT REAL ESTATE SERVICES

SINGLE TENANT INVESTMENT OPPORTUNITY
Newly Extended 9.5 Year NN Lease
17829 Burnham Ave. Lansing, IL



Subject Property



EXCLUSIVELY LISTED BY:

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

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INVESTMENT SUMMARY

Asking Price: \$1,106,667
 Initial Cap Rate: 7.50%
 Initial NOI: \$83,000
 Term Remaining: 9.5 Years
 Rent Commencement: October 31st, 2001
 Rent Expiration: December 31st, 2026
 Building: 12,835 SF
 Lot Size: 0.86 Acres
 Year Built: Confirm with Seller

INVESTMENT SUMMARY

Lease Type: NN
 Taxes/CAM/Insurance: Tenant Responsibility
 Roof/Structure/HVAC: Landlord Responsibility
 Options: Four, Five-Year Extensions
 Rent Increases: 10% at Each Option
 Lease Guarantor: Corporate
 Stock Info: [NYSE: FDO](#)
 Aerial View: Click [HERE](#) for Property
 Street View: Click [HERE](#) for Property

INVESTMENT HIGHLIGHTS

- NN Leases Guarantee Minimal Landlord Responsibilities
- Tenant Recently Extended Lease Ending 2018 Out to 2026
- Tenant has Occupied Property Since October, 2001
- Lease Features Four, Five-Year Options Remaining to Extend
- Lease Guaranteed by Rite Aid Corporation | S&P "B" Credit Rating

LOCATION HIGHLIGHTS

- Easy Access to Nearby I-94 Boasting Over 134,000 Vehicles Per Day
- 5 Mile Avg. Household Income of \$63,423 | 5 Mile Population of 245,346
- 1 Mile Median Home Values of \$126,565

RENT ROLL

Term	Option 1	Option 2	Option 3	Option 4
Fixed Rent	\$91,000	\$100,000	\$110,000	\$121,000
Increase	10%	10%	10%	10%



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RENT ROLL

Fortis Net Lease is pleased to present this 12,835 SF free standing Family Dollar located along Burnham Avenue in Lansing, Illinois. The property is encumbered with a NN lease, requiring minimal landlord responsibilities. This lease was recently extended 9.5 years out to December 2026 and contains four (4), five (5) year options to renew. Each option to extend features a 10% rental escalation. The tenant has occupied the property since October 2001.

The subject property is less than half a mile from I-94 (134,000+ vehicles per day), connecting it with the downtown Chicago, less than 25 miles away. The average household income within 5 miles of the property is over \$64,000 while surrounding area has a population that exceeds 254,346 residents, making this an ideal location for a Family Dollar. Nearby retailers include Walmart, Aldi, Chase, Walgreens and numerous other local and national businesses.

TENANT OVERVIEW



Family Dollar Stores, Inc. operates a chain of general merchandise retail discount stores primarily for low- and middle-income consumers in the United States. Its merchandise assortment includes consumables, such as batteries, diapers, food products, hardware and automotive supplies, health and beauty aids, household chemicals, paper products, pet food and supplies, and tobacco; and home products, including blankets, sheets, towels, giftware home decor products, and housewares. The company also offers apparel and accessories comprising boys' and girls', infants', men's, and women's clothing, as well as fashion accessories and shoes; and seasonal and electronic products, such as toys, stationery and school supplies, and seasonal goods, as well as personal electronics, including pre-paid cellular phones and services. As of April 8, 2015, it operated approximately 8,100 stores in 46 states. The company was founded in 1959 and is headquartered in Matthews, North Carolina. As of July 6, 2015, Family Dollar Stores Inc. operates as a subsidiary of Dollar Tree, Inc.

NYSE: [DLTR](#) (Subsidiary)

Locations: 8,100

Employees: 60,000+



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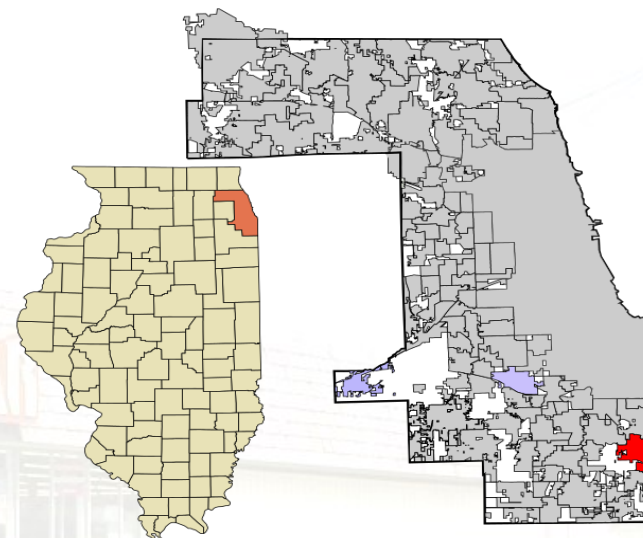
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LOCATION OVERVIEW

Lansing is a village in Cook County, Illinois, United States. Lansing is a southern suburb of Chicago. The population was 28,331 at the 2010 census.

As of the census of 2010, there were 28,331 people, 11,416 households, and 7,774 families residing in the village. The population density was 4,188.7 people per square mile. There were 11,748 housing units at an average density of 1,736.9 per square mile. The racial makeup of the village was 58.93% White, 31.59% African American, 0.02% Native American, 0.94% Asian, 0.02% Pacific Islander, 6.11% from other races, and 2.18% from two or more races. Hispanic or Latino of any race were 14.48% of the population.

Chicago, officially the City of Chicago, is the third-most populous city in the United States. With over 2.7 million residents, it is the most populous city in the state of Illinois and the Midwestern United States, and the county seat of Cook County. The Chicago metropolitan area, often referred to as Chicagoland, has nearly 10 million people and is the third-largest in the U.S. 2015, Chicago hosted over 52 million international and domestic visitors, a new record for the city making it one of the top visited cities in the nation. Chicago's culture includes the visual arts, novels, film, theater, especially improvisational comedy, and music, particularly jazz, blues, soul, gospel and house music. There are many colleges and universities in the Chicago area; among these, Northwestern University, the University of Chicago, and the University of Illinois at Chicago are classified as "highest research" doctoral universities.



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13,000+ Vehicles
Per Day

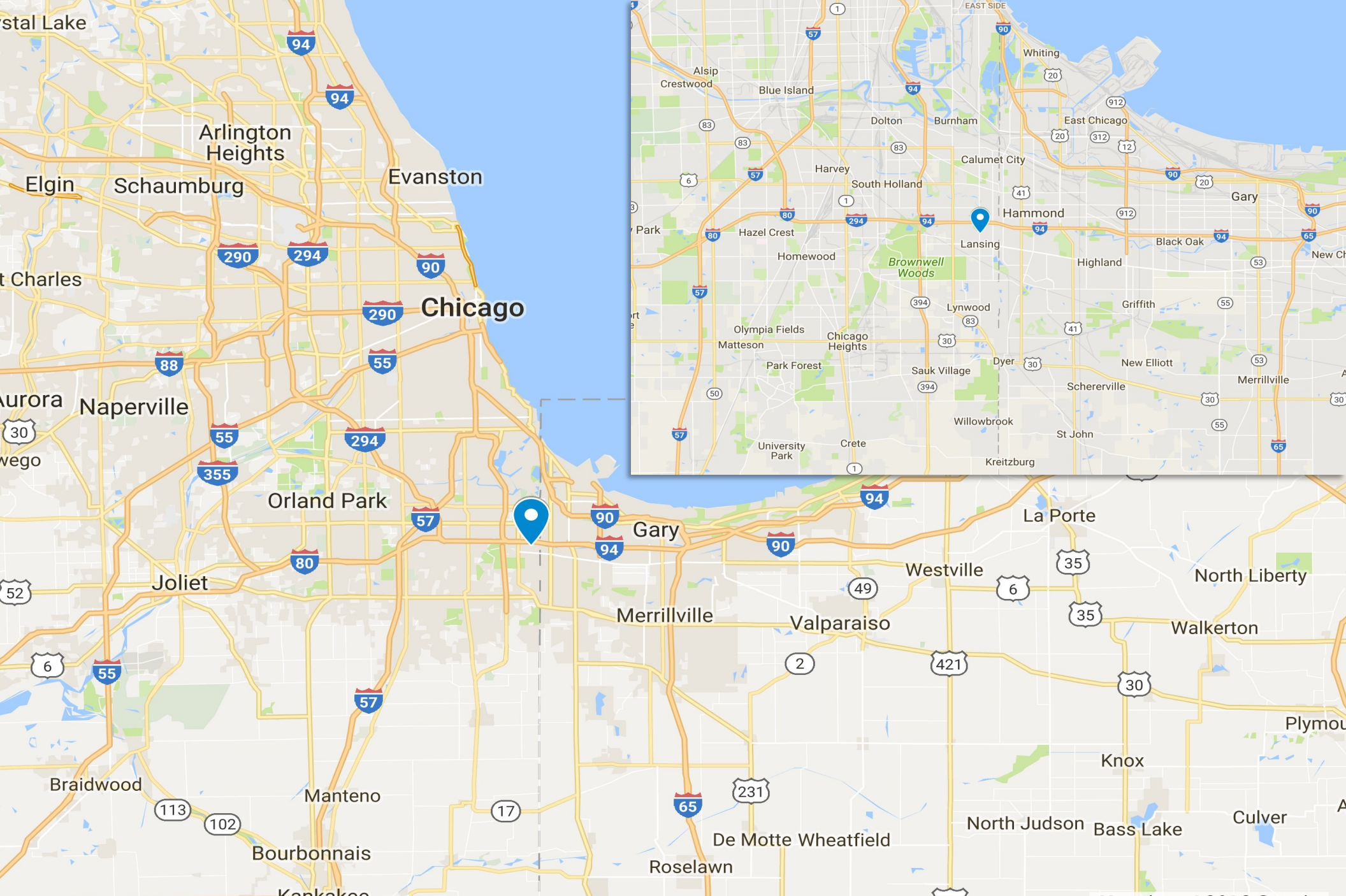
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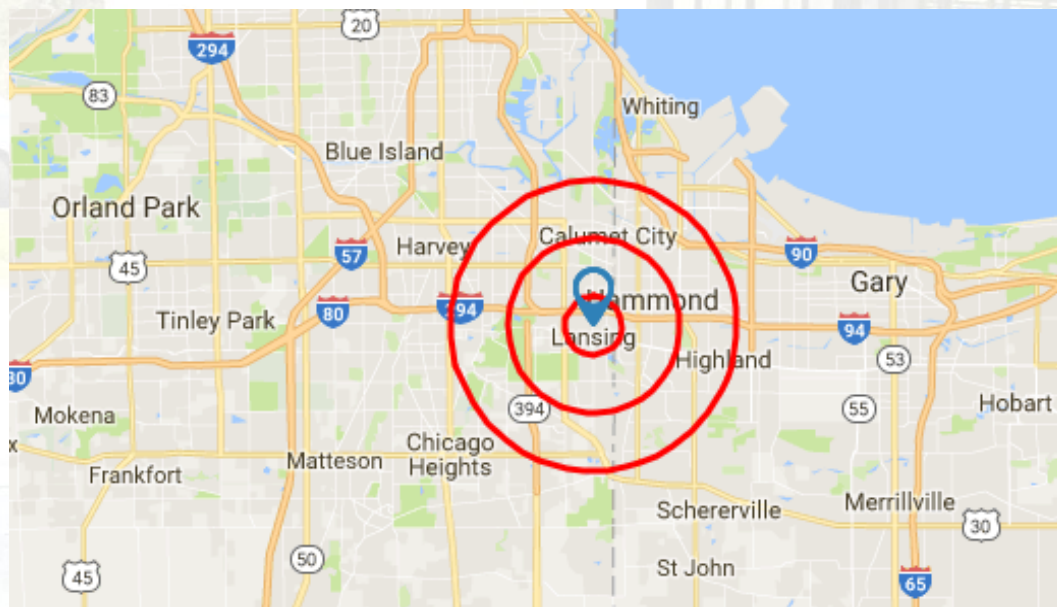
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DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2016 Total Population:	16,864	95,606	245,346
2021 Population:	16,959	95,744	244,800
Pop Growth 2016-2021:	0.56%	0.14%	(0.22%)
Average Age:	38.00	38.90	38.40
Households			
2016 Total Households:	6,510	36,421	91,374
HH Growth 2016-2021:	0.55%	0.16%	(0.23%)
Median Household Inc:	\$46,534	\$50,386	\$49,577
Avg Household Size:	2.60	2.60	2.60
2016 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$126,565	\$131,282	\$127,480
Median Year Built:	1957	1959	1962



Population:	1 Mile	3 Miles	5 Miles
2021 Projection	16,959	95,744	244,800
2016 Estimate	16,864	95,606	245,346
2010 Census	16,865	95,576	248,743
Growth 2016-2021	0.56%	0.14%	(0.22%)
Growth 2010-2016	(0.01%)	0.03%	(1.37%)
2016 Population Hispanic Origin	2,926	18,235	49,435

2016 Population by Race:			
White	11,966	57,969	140,566
Black	4,350	33,804	94,557
Am. Indian & Alaskan	67	705	1,646
Asian	180	1,331	4,123
Hawaiian & Pacific Island	4	42	117
Other	295	1,754	4,338

Households:			
2021 Projection	6,546	36,481	91,165
2016 Estimate	6,510	36,421	91,374
2010 Census	6,510	36,382	92,645
Owner Occupied	4,513	26,067	64,210
Renter Occupied	1,997	10,354	27,164
2016 Avg Household Income	\$60,265	\$63,739	\$63,423
2016 Med Household Income	\$46,534	\$50,386	\$49,577

2016 Households by Household Inc:			
<\$25,000	1,590	8,728	22,425
\$25,000 - \$50,000	1,918	9,358	23,631
\$50,000 - \$75,000	1,150	6,859	17,633
\$75,000 - \$100,000	689	4,305	10,841
\$100,000 - \$125,000	607	3,591	8,073
\$125,000 - \$150,000	241	1,633	3,571
\$150,000 - \$200,000	219	1,322	3,280
\$200,000+	96	626	1,918

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FORTIS NET LEASE
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MORE THAN \$4.3 BILLION IN SALES

Fortis Net Lease is a national investment real estate brokerage firm specializing in the acquisition and disposition of investment real estate. We help developers, franchisees, private investors and institutional funds accomplish their short and long term investment goals. The principals of Fortis Net Lease have successfully sold hundreds of properties in over three dozen states with a total transaction volume topping \$4.3 billion.

Fortis Net Lease specializes in the acquisition and disposition of the following:

- Net leased single tenant properties (Pharmacies, Auto Parts, Dollar Stores, Banks, QSR, Office/Industrial, Medical, Junior/Big Box, etc.)
- Portfolios & Corporate Sale-Leaseback Transactions (Burger King, Arby's, Tutor Time, Taco Bell, Wendy's, etc.)
- Multi-Tenant Retail Centers & Medical Office (Anchored or Unanchored - 5,000 - 1,000,000 SF)

The advisors at Fortis Net Lease create long term relationships with our investors by delivering superior services and unparalleled results. When you hire Fortis Net Lease as your exclusive representative you will experience the individual attention and professionalism that you will not receive at other large brokerage firms.

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