

1512 N CONVENT ST BOURBONNAIS, IL

OFFERED FOR SALE

\$2,035,000 | 7.50% CAP





CONFIDENTIAL OFFERING MEMORANDUM



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Dollar Tree in Bourbonnais, IL. The Premises is leased to a Dollar Tree for a ten year initial term. The Asset is well positioned in a dense commerical node just 50 miles south of Chicago, IL.



10-YR **LEASE**



IN MAIN RETAIL NODE



NEARBY ECONOMIC DRIVERS

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-10	\$152,661
1st Extension	11-15	\$157,602
2nd Extension	16-20	\$162,542
3rd Extension	21-25	\$167,483
4th Extension	26-30	\$172,423

NOI	\$152,661
САР	7.50%
PRICE	\$2,035,000

ASSET SNAPSHOT		
Tenant Name	Dollar Tree	
Address	1512 N. Convent St, Bourbonnais, IL	
Building Size (GLA)	9,881 SF	
Land Size	1.27 Acres	
Year Built/Renovated	2024	
Signator/Guarantor	Dollar Tree Stores, Inc (Corporate)	
Rent Type	NN	
Landlord Responsibilities	Roof, Structure, & Parking Lot	
Rent Commencement Date	2/1/2025	
Lease Expiration Date	1/31/2035	
Remaining Term	10 Years	
Current Annual Rent	\$152,661	













ATTRACTIVE LEASE FUNDAMENTALS

Corporate Guarantee from Credit Rated Tenant | Four (4) - five (5) year options | Minimal LL responsibilities



GUARANTEE FROM CREDIT WORTHY TENANT

Lease signed with Dollar Tree, Inc | Market Capitalization of ~\$28B | S&P Credit Rating of BBB



HEALTHY LOCAL ECONOMY

According to the Milken Institute, Bourbonnais. IL is ranked number four of all small metros for the cost of doing business in the U.S. | Over the past 3 vears industries have invested more than \$1.5Billion in new development and expansion projects in the area Bourbonnais, IL is home to seven fortune 500 companies



LOCATED IN DENSE COMMERCIAL NODE

More than 4.7M SF of retail space within a 3-mile radius of the site More than 1.9M SF of industrial space within a 3-mile radius | Over 2,200 units of multifamily within that same 3-Mile radius



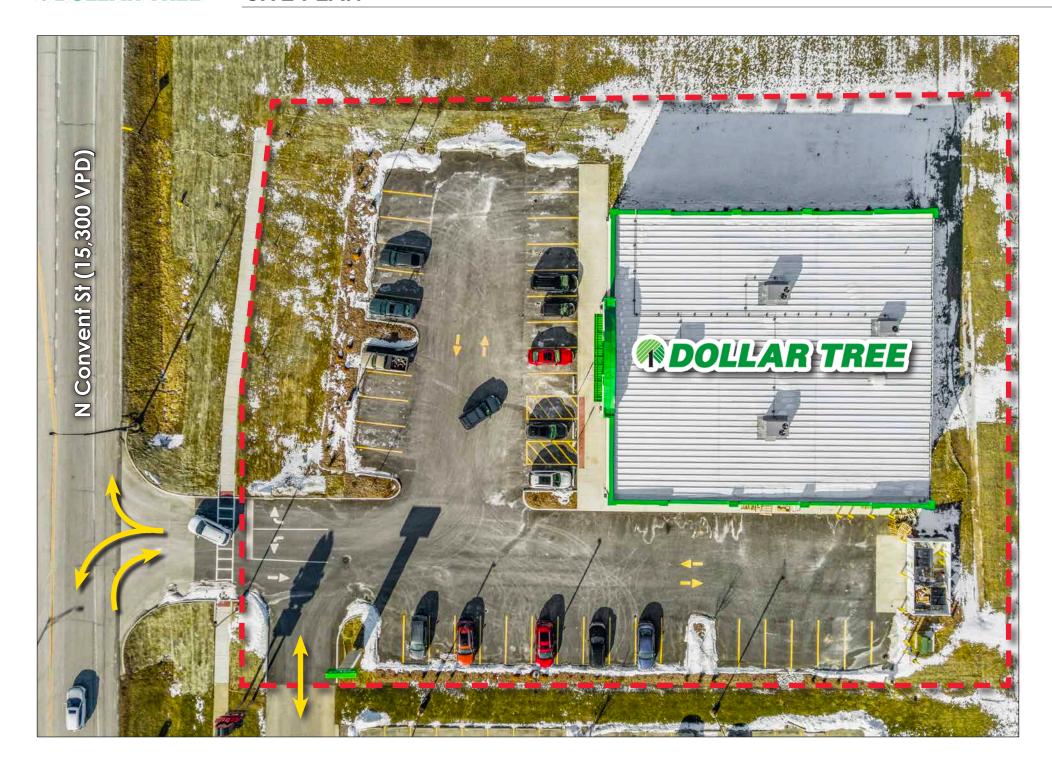
NEW CONSTRUCTION

New build-to-suit Dollar Tree I Warranties will be assigned to the new owner



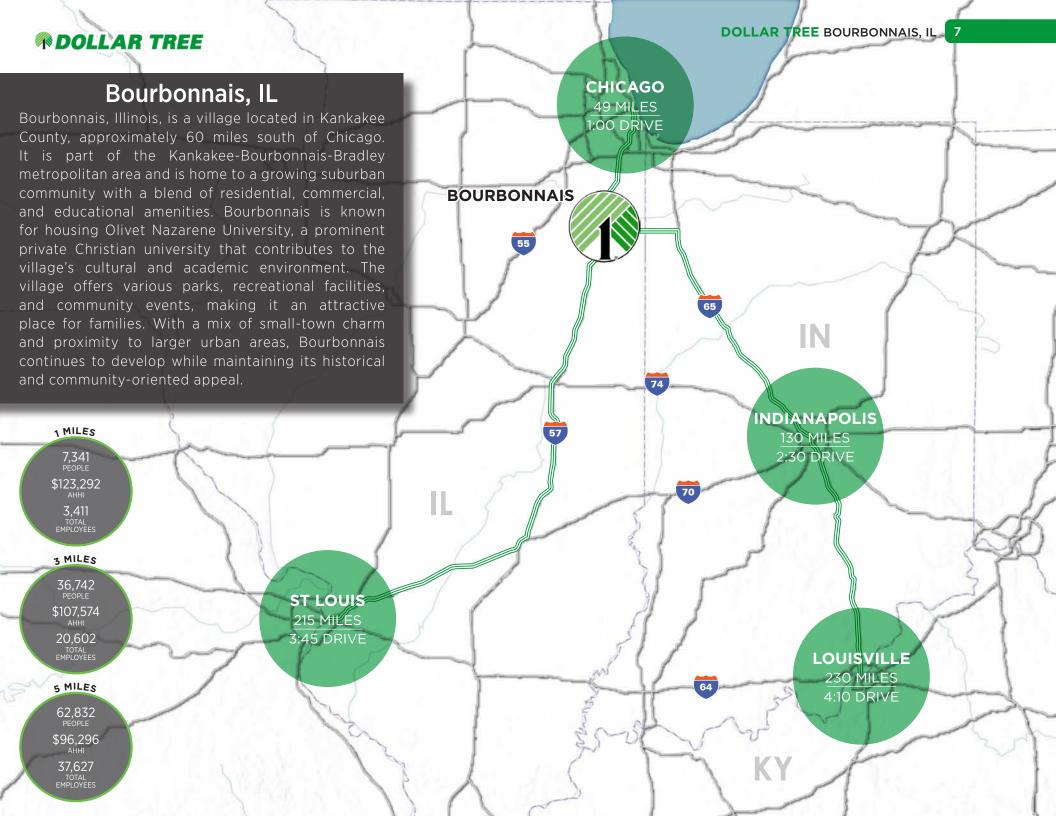
NEARBY ECONOMIC DRIVERS

Just north of the site is 450K Sf Industrial Plant home to Tube City IMS - which employees more than 5,000 people | Just south of the site is another Industrial plant home to CSL Behring which is a 2 Million SF building with a 1.8 Million SF expansion plan | Located just 2 miles from the site is Olivet Nazareth University which has more than 3,500 students and employs over 1,400 people











TENANT SUMMARY

Dollar Tree and Family Dollar are both operated by Dollar Tree, inc. The Dollar Tree segment offers merchandise at the fixed price of \$1.25. It provides consumable merchandise including candy and food, health and personal care, as well as everyday consumables, such as household paper and frozen and refrigerated food; variety merchandise comprising toys, durable housewares, gifts, stationery, party goods, greeting cards, soft lines, arts and crafts supplies, and other items; and seasonal goods that include Christmas, Easter, Halloween, and Valentine's Day merchandise. As of January 23, 2023, this segment operated 8,647 stores under the Dollar Tree and Dollar Tree Canada brands, as well as 15 distribution centers in the United States and 2 distribution centers in Canada. The company was founded in 1986 and is based in Chesapeake, Virginia.

DOLLAR TREE QUICK FACTS

Founded: 1986 Ownership: Public (NYSE: DLTR) # of Locations: 16,000+ **Headquarters:** Chesapeake, VA Corporate **Guaranty:**

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Exclusively Offered By



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