



**Family Dollar**  
2135 W Morris Street  
Indianapolis, IN 46221



**Price: \$1,225,000**

**New Site | Just Completed Construction**

**Investment Summary**

**CAP Rate:** 8.0%  
**Lessee:** Family Dollar Stores of Indiana L.P.  
**Gurantor:** Family Dollar Stores, Inc.  
**Building Size:** 8,201 square feet  
**Lot Size:** 27,005 square feet  
**Year Built:** 2011 (4th Quarter)

**Lease Summary**

**NOI:** \$98,000  
**Lease Term:** New 10+ years starts Dec 4, 2011  
**Expiration:** March 31, 2022  
**Lease Options:** Six (6) five (5) year options  
**Option Increases:** 10% every 5 years in option period



**Investment Highlights**

**Corporate Backed Lease!**

New building opening 2011 brand new construction  
Typical Family Dollar NN Lease\*  
\*10 year roof warranty conveys to buyer

Excellent Visibility  
Dense Infill Urban Location  
212,000 people within 5 miles

**NYSE: FDO** Market Cap Value \$7 Billion (as of Oct-11')  
FDO's stock is up 16% this year and 28% the past 12 Months

**Area Information:**

Indianapolis is the capital of the state of Indiana, and the county seat of Marion County, Indiana. The United States Census estimated the city's population, excluding the included towns, at 798,382 in 2008. It is Indiana's largest city and is the 14th largest city in the U.S., the third largest city in the Midwest (behind Chicago and Detroit), and the second most populous state capital (behind Phoenix, Arizona). It is one of two state capitals that shares its name with its state (The other is Oklahoma City).



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