



FAMILY DOLLAR – EAST CHICAGO, IN (CHICAGO MSA)

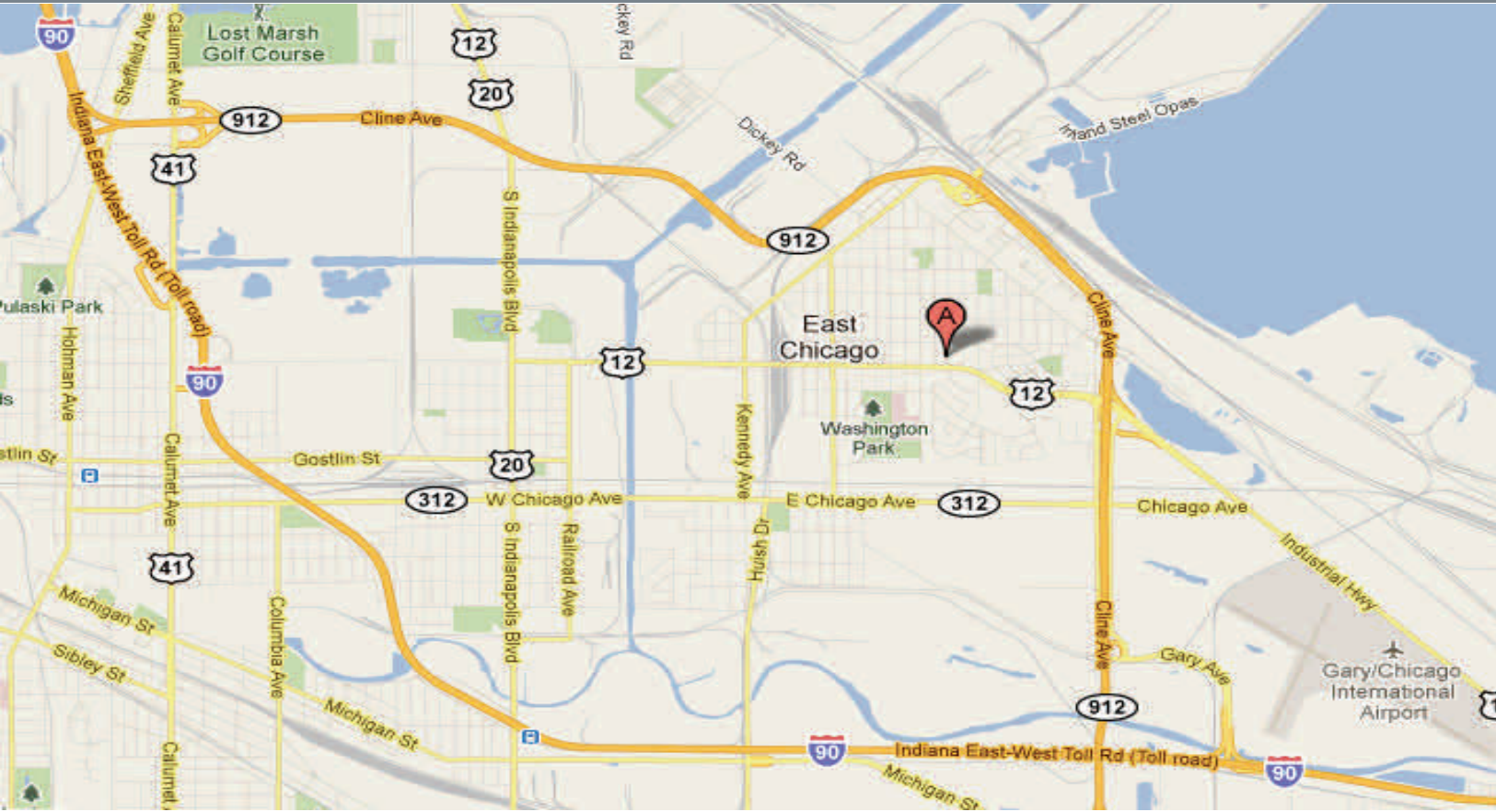
4020 Main Street, East Chicago, IN 46312

PROPERTY OVERVIEW

Price: \$996,081
 Cap Rate: 7.50%
 Building Size: 11,743 SF*
 Site Size: 22,477 SF
 Year Built: 2005
 Credit: BB+ Rating (Standard & Poor's)

Lease Start Date: June 1, 2005
 Lease Expiration: December 31, 2015
 Annual Rent: \$75,352
 (After expenses for vacant space portion of CAM and RE Taxes)
 Renewal Options: Four 5-year options with rental increases
 Landlord Obligations: Double Net

*Family Dollar occupies 76% of the building as the adjacent suite is vacant. There are ongoing negotiations for Family Dollar to expand into the vacant space with a new 10 year lease.



PROPERTY INFORMATION

- Investment grade tenant (S&P Rating: BBB-)
- Rental escalations in option periods
- Less than one mile from the Ameristar Casino
- Current expansion of 2,793 square feet
- Positioned near a dense area filled with single family homes
- Located above average store sales
- Located in the Chicago MSA
- Close proximity to Lake Michigan

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population:	14,450	36,327	132,825
Total Household Units:	5,353	13,181	50,441
Avg. Household Income:	\$43,322	\$45,341	\$49,566

