



Investment Opportunity

Overland Development is developing a new Family Dollar store in Wyoming. Family Dollar will lease the store from Overland on a 10-year NNN basis with options to renew for an additional 25 years. Overland is seeking equity investors to participate in the ownership of the building. This is an excellent investment opportunity for private investors, 1031 Tax-Deferred Exchanges and Self-Directed IRAs. For more information, contact Ken Holman at **866-422-4200** or send an e-mail to **Investor@OverlandCorp.com**.

Family Dollar Snapshot

Family Dollar is a \$3 billion company that operates a chain of nearly 7,000 self-service retail discount stores in 44 states and the District of Columbia. Its stock trades on the New York Stock Exchange under the symbol FDO. Currently, the stock is trading more than \$30 per share. The target estimate is \$32.28 per share. The company was founded in 1959 and is headquartered in Matthews, N.C. Family Dollar continues to be one of the fastest growing retail chains in the United States.

Thermopolis, Wyo.

Thermopolis, a small northwestern town in Wyoming, is known for its excellent climate, beautiful surroundings and friendly people. Founded in 1897, it is located at the southern point of the Big Horn Basin. Thermopolis is home to 3,200 of the 4,900 people living in Hot Springs County.



Representative Photo Only

Property Information for Thermopolis, Wyo., Family Dollar

Name:	Family Dollar
Location:	Thermopolis, Wyo.
Type:	Single-Tenant, Stand Alone, Retail
Date Built:	2010
Total SF:	8,050

Lease and Tenant Information

Property Value:	\$929,000
Tenant:	Family Dollar (NYSE:FDO)
Lease Type:	NNN-Lease
Standard Lease Term:	10 Years with four 5-year renewal options with 10 percent increases in each renewal

Total Annual Rent		Cap Rate	
Yrs 1-10	\$72,000	Yrs 1-10	7.75 %
Option 1	\$79,200	Option 1	8.5 %
Option 2	\$87,120	Option 2	9.4 %
Option 3	\$95,832	Option 3	10.3 %
Option 4	\$105,415	Option 4	11.3 %
Option 5	\$115,956	Option 5	12.5 %

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