

**Brand New
2017 Construction
15 Year Corp. Lease
NASDAQ: TSCO**



Single Tenant NNN Investment

2165 N. Grand Ave., Nogales, AZ 85621



Colliers
INTERNATIONAL



**TRACTOR SUPPLY CO. GREW
REVENUE BY 8.9% TO \$6.8B**
2016 Annual Report



Property Overview

We are pleased to offer to qualified investors an opportunity to purchase fee simple (ownership of land and building) a brand new 2017 construction single tenant investment that is 100% leased to the Tractor Supply Co. on a 15 year corporate guaranteed NNN lease located in Nogales, AZ. This lease offers 4 - 5 year option periods and 5% rental increases every 5 years including all option periods.

Pricing Summary

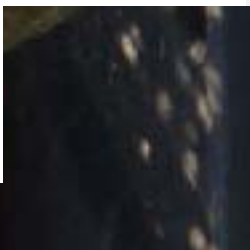
List Price	\$4,575,00
NOI	\$281,571
CAP Rate	6.15%
Operating Expenses Taxes, Insurance, CAM	NNN
Roof & Structure (New 15 Yr. Roof Warranty)	Landlord
Building Size	19,097 SF





Investment Highlights

- Brand New 2017 Construction - Brand New 15 Year Corporate Guaranteed Lease
- NNN Lease - Minimal Landlord Responsibilities - Roof & Structure Only
- 15 Year Roof Warranty - Brand New Construction
- Over 1,000,000 Mexican Residents Pass Through Nogales, AZ Annually to Shop in the U.S.
- On a Daily Basis; 17,000 Mexican Residents Visit Nogales, AZ Exclusively to Shop in Nogales, AZ
- Daytime Population of Over 65,000 People - 35,000 of which are Mexican Shoppers & Workers
- Tractor Supply Co. (NASDAQ: TSCO) - Largest Operator of Rural Lifestyle Retail Stores in the U.S.
- Approx. \$6.8 Billion in Annual Revenues - Over 1,600 Locations - More than 24,000 Employees
- 5% Rental Escalations Every 5 Years Including All Options - Inflation Hedge
- Available Free and Clear of Existing Debt - Inquire for Quotes



Lease Abstract

Tenant Trade Name	Tractor Supply Co.
Lease Commencement	July 1, 2017
Lease Expiration	June 30, 2032
Lease Term	15 Years
Term Remaining	15 Years
Base Rent	\$281,571
Rental Adjustments	5% Rent Bumps Every 5 Years 06/01/2022 - \$295,650 06/01/2027 - \$310,432
Option Periods	4 - 5 Year Option Periods 10% Rental Increases Each Option Period 6/1/2032: \$325,954 6/1/2037: \$342,251 6/1/2042: \$359,364 6/1/2047: \$377,332
Lease Type	NNN Lease
Roof & Structure	Landlord Responsible (15 Year Roof Warranty)

Landlord Responsibilities: Roof, drains, gutters and downsprouts, the foundation, sub-floors, walls, sealing and striping of all paved areas, base of Tenant's free standing pylon and/or monument signs, and electrical lines servicing same. All exterior utility lines and pipes to entry of Building which are not maintained or operated by a utility company.

Tractor Supply Expects
to Open Approximately
100 Tractor Supply
Stores in 2017



Aerial Overview

MARIPOSA SHOPPING CENTER

PET SMART, BIG K, Dollar Tree, JCO, Walgreens, BOOT BARN, SHOE CARNIVAL, AutoZone, metroPCS, McDonald's, Starbucks, ROSS, Aaron's

INDUSTRIAL PARK

NOGALES PLAZA

FOOD CITY, PEPPER'S, FAMILY DOLLAR, STAGE, SALLY BEAUTY SUPPLY, cricket, GameStop, Goodwill

Other Retailers: Harbor Freight Tools, Sierra Seed, Mitchell's, dds DISCOUNTS, Safeway, Jack in the Box, KFC, Wetzel's, The Home Depot, Walmart Supercenter

Roads: N. MARIPOSA RD., TUCSON NOGALES HWY., E. PATAGONIA HWY., W. WESTERN AVE.

Highway Markers: 189, 19, 82

CPD Data: 26,303 CPD, 29,420 CPD

NOGALES, MX



Largest Rural
Lifestyle Retail Chain
in the U.S.



Parcel Information		
BUILDING AREA	PARCEL	LAND AREA
19,097 SF	102-01-003A	4.55 ACRES

LOOKING BACK AT 2016



Continued our mid-single digit **store growth** by adding 113 Tractor Supply stores across 37 states, including our 1,500th store in South Odessa, TX



Added over 2,000 new **Tractor Supply positions** through store growth and positions in our distribution centers and Store Support Center



Acquired **Petsense**, a pet specialty retailer with over 130 stores



Returned cash to **shareholders** with a 20% increase in the annual dividend, representing the 6th consecutive year of double digit dividend increases



Repurchased \$331.7M of our shares

Grew revenue by 8.9% to **\$6.8B**

Grew net income by **6.5%**

Grew EPS by **9.0%**



About Tractor Supply

Tractor Supply is the largest retail store chain of rural lifestyle products in the United States. At December 31, 2016, the Company operated over 1,700 stores in 49 states, including nearly 1,600 Tractor Supply stores and over 140 Petsense pet specialty stores, and an e-commerce website at TractorSupply.com.

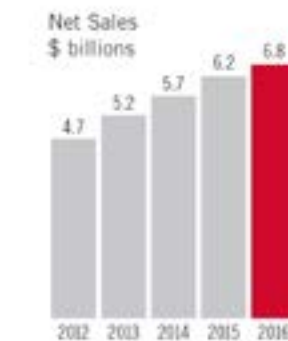
Their Business

Tractor Supply stores are located in towns outlying major metropolitan markets and in rural communities. Tractor Supply store format includes an average of 16,000 square feet inside as well as additional outside selling space. They expect to open approximately 100 Tractor Supply stores in 2017, and they believe they are well-positioned to reach their long-term target of 2,500 stores.



Their Focus

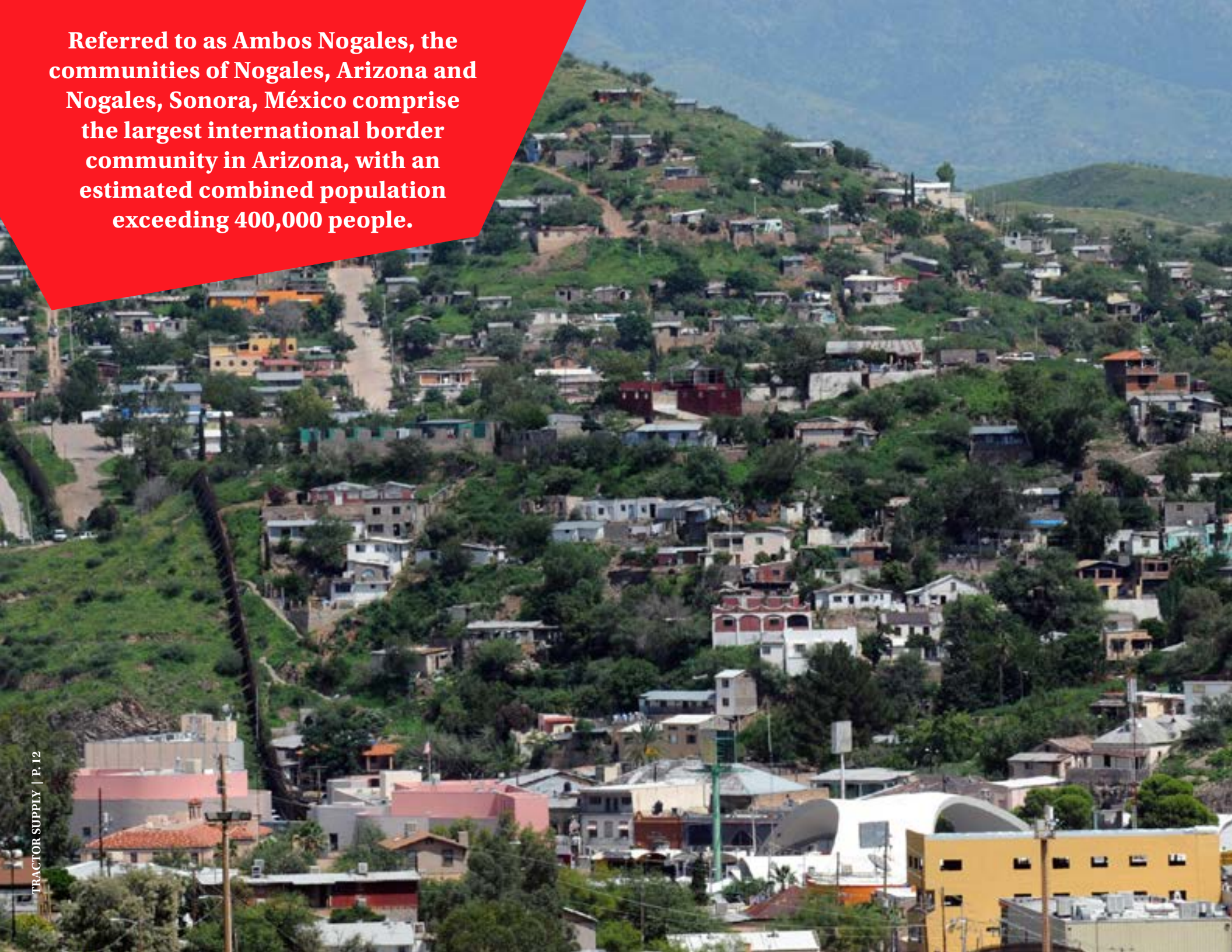
Tractor Supply is focused on being the most dependable supplier of basic maintenance products for the lifestyle needs of recreational farmers and ranchers. Tractor Supply customers are home, land, pet and animal owners that live a conservative and self-reliant lifestyle.



Core Store Count 136% Increase of Over 10 Years



Referred to as Ambos Nogales, the communities of Nogales, Arizona and Nogales, Sonora, México comprise the largest international border community in Arizona, with an estimated combined population exceeding 400,000 people.



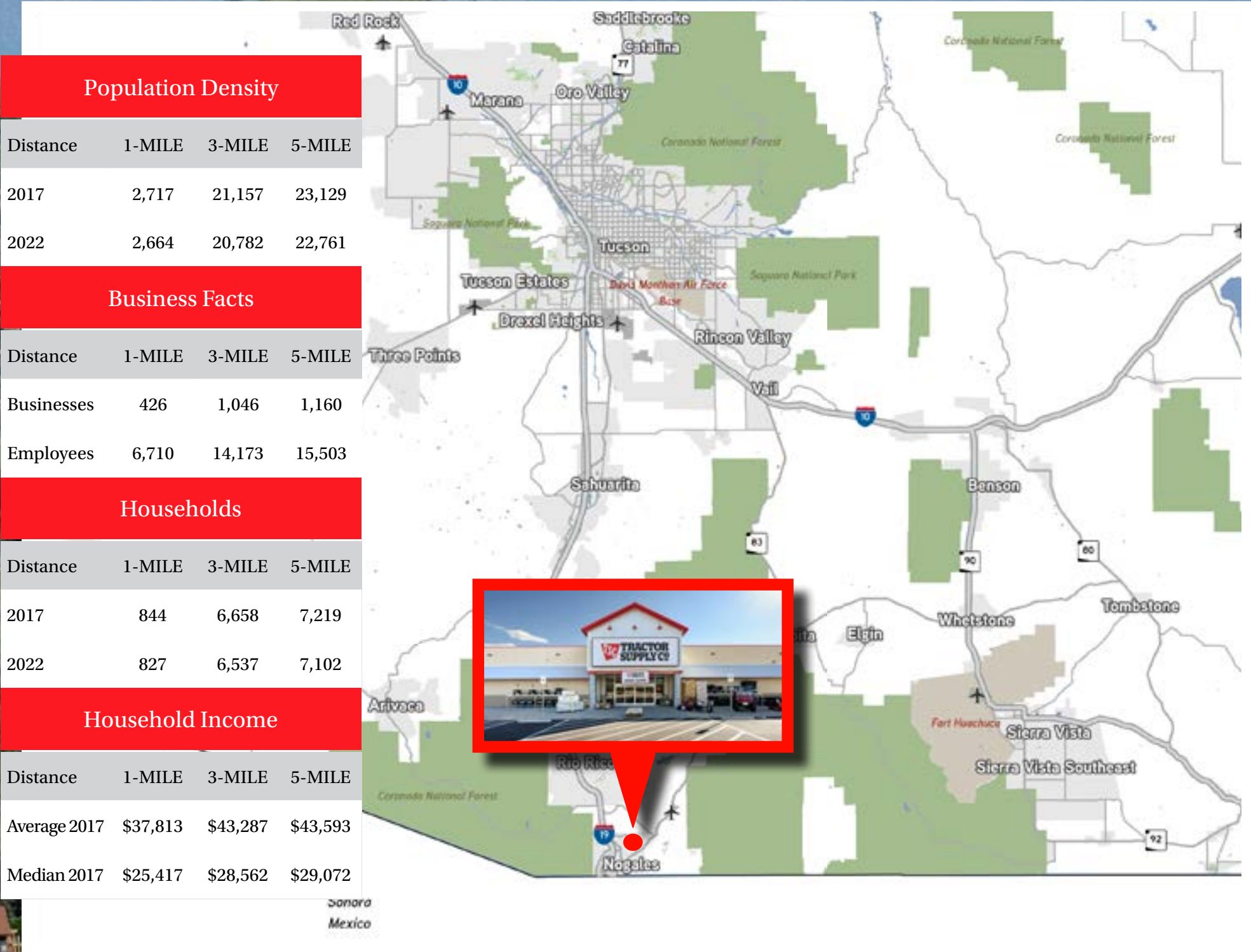
About Nogales, Arizona

Located along Arizona's southern boundary, the City of Nogales, Arizona, borders Nogales, Sonora, Mexico, and is Arizona's largest international border City. Nogales, Arizona, is a major international gateway along the United States-Mexico border. Due to the International Border, Nogales is the economic capital of the region and serves as one of the major gateways into the United States. Visitors cross the border between both cities for site-seeing and shopping on a daily basis. Nogales, Arizona and Nogales, Sonora form a single, functional and complex urban fabric in which some members of the same family may live on the United States while others may reside in Mexico, creating a sense of fluidity that impacts all aspects of life, including culture, language, heritage, character, identity, context, environment and economy.

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The economy of Ambos Nogales is strongly intertwined. Being a community member in Ambos Nogales provides a unique opportunity to learn the languages, cultures and traditions from both Mexico and the United States. There is a distinctive flow of people, cultures, businesses, goods and ideas characteristic of a bi-national economy that makes Ambos Nogales unique. Members of Ambos Nogales, as well as tourists from both nations, frequent both sides of this international border creating an influx zone that is fluid and supports a natural constant movement from one side to the other much like the ebb and flow of waves on the shore.





About Nogales, Arizona

The City of Nogales, Arizona is the economic heartbeat of Santa Cruz County. As the county seat home to around 20,000 residents, the City’s daytime population grows to more than 65,000, including an estimated 35,000 Mexican workers and shoppers from cities and towns close to the border along Mexican Federal Highway 15, part of the Canamex Corridor. Nogales, Magdalena, Imuris, Santa Ana, Cibuta, and Cumpas are some cities and towns in the Mexican State of Sonora that are home to the nearly 400,000 residents along this major Mexican federal highway that use one of the three ports of entry located in Nogales, including the expanded 20 lane Mariposa Port of Entry currently being remodeled.

This daily influx of Mexican visitors to the City of Nogales, Arizona is a driving force for its current retail marketplace and accounts for nearly half of all sales generated at the dozens of restaurants, big box, bargain, specialty, and auto parts stores in the City. On a daily basis, approximately 17,000 Mexican residents cross the border exclusively to shop in Nogales, Arizona, spending around \$40 per person. Another 17,000 Mexican residents visit Nogales for employment, business opportunities, and/or to visit friends & family.

Over 1,000,000 Mexican Residents Pass Through Nogales Annually to Shop in the U.S.

On a Daily Basis; 17,000 Mexican Residents Visit Nogales Exclusively to Shop in Nogales, AZ



Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of Tractor Supply, Nogales, AZ. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness or this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of Tractor Supply, Nogales, AZ or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



Single Tenant NNN Investment

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Broker of Record:

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