



OFFERING MEMORANDUM

FAMILY DOLLAR.

130 22nd Street
Greeley, CO 80631

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Greeley, CO 80631



\$1,928,658

LIST PRICE



6.00%

CAP RATE



\$112,826.48

ANNUAL RENT

LISTED BY:

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INVESTMENT HIGHLIGHTS

LEASE & LOCATION:

- » Ideal 1031 exchange property for an investor seeking a secure source of passive income
- » Long-term absolute NNN lease w/ zero management responsibilities
- » EXTREMELY RARE CPI INCREASES – the tenant pays scheduled rent increases every 3 years
- » Premium construction building which was completed in 2014 (no metal sides)
- » Close proximity to the University of Northern Colorado, which has an enrollment of ±12,000 undergraduate students
- » 5-mile population of more than 123,000 residents
- » Explosive population growth of more than 15.70% over the next 5 years
- » Traffic counts in excess of 27,000 vehicles daily
- » Greeley is located within the booming Denver MSA (population of more than 2.88 million residents)

TENANT:

- » Investment Grade Credit Tenant: Standard & Poor's credit rating of BBB-
- » Family Dollar was recently acquired by Dollar Tree, Inc. and is now considered to be the nation's largest "small-box" discount retailer
- » Family Dollar & Dollar Tree have more than ±15,000 locations nationwide
- » Both Family Dollar & Dollar Tree have plans to continue to rebrand and expand over the next several years

LEASE SUMMARY

TENANT TRADE NAME	Family Dollar
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
LEASE TYPE	NNN
ORIGINAL LEASE TERM	15 YRS
RENT COMMENCEMENT DATE	8/21/2014
LEASE EXPIRATION DATE	3/31/2029
TERM REMAINING ON LEASE	±10 YRS
INCREASES	CPI Based Every 3 Years (6% Max)
OPTIONS	Six, 5-Year Options

ANNUALIZED OPERATING DATA

LEASE COMMENCE	LEASE END	MONTHLY RENT	ANNUAL RENT	CAP RATE
Current -	7/31/20	\$9,402.21	\$112,826.48	6.00%
8/1/20	7/31/23	\$9,966.34	\$119,596.07	6.36%
8/1/23	7/31/26	\$10,564.32	\$126,771.83	6.74%
8/1/26	3/31/29	\$11,198.18	\$134,378.14	7.15%
Option 1		CPI Based (6% Max)		
Option 2		CPI Based (6% Max)		
Option 3		CPI Based (6% Max)		
Option 4		CPI Based (6% Max)		
Option 5		CPI Based (6% Max)		
Option 6		CPI Based (6% Max)		



±8,423 SF
GLA



±2.38 AC
LOT SIZE



2014
YEAR BUILT



\$112,826.48
NOI

SITE PLAN



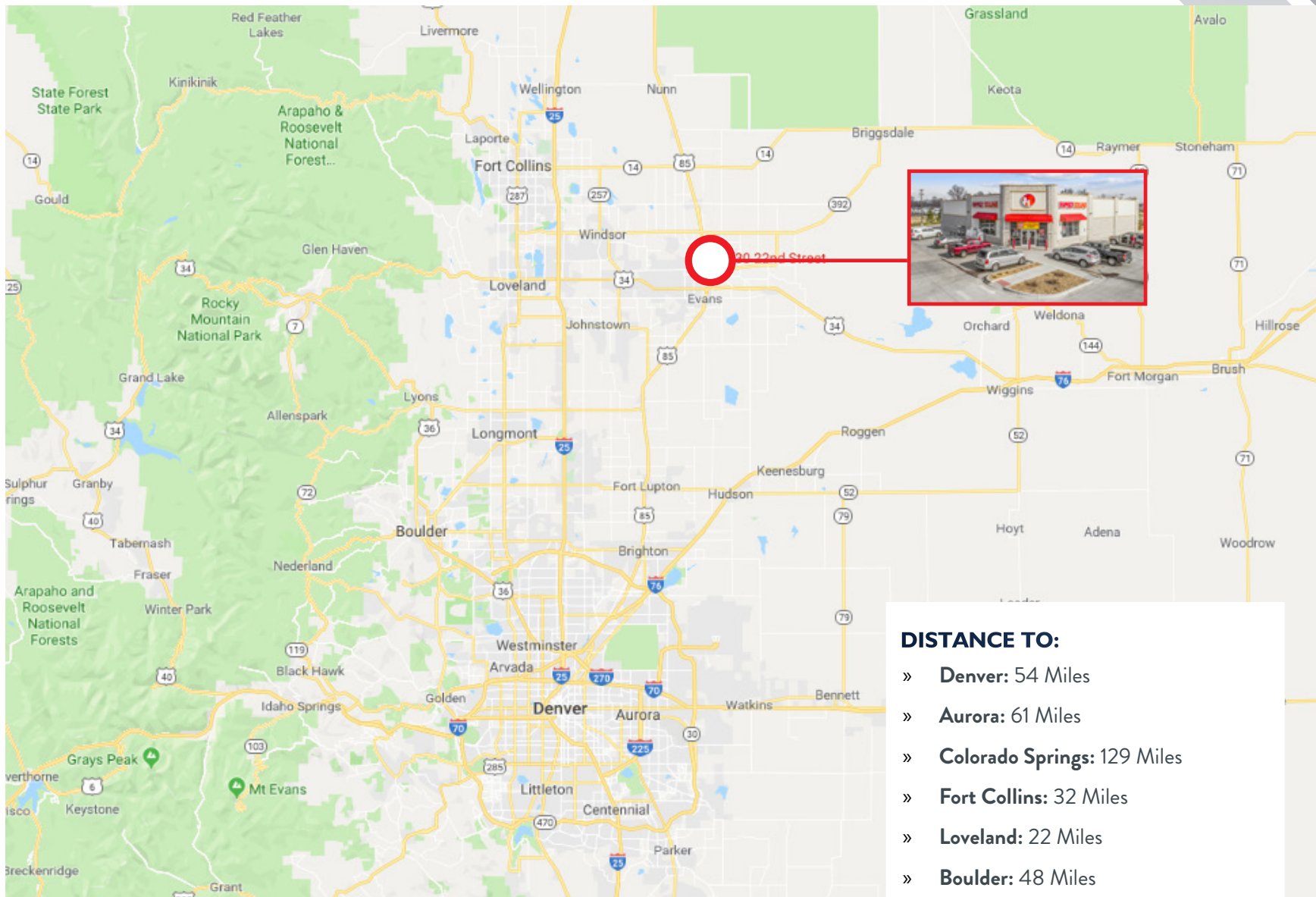
SURROUNDING AREA



TENANT MAP



REGIONAL MAP







Property Name	Family Dollar
Property Type	Net Leased Discount Store
Parent Company Trade Name	Dollar Tree, Inc. (NASDAQ: DLTR)
Ownership	Public
Credit Rating (S&P)	BBB
Revenue	\$10.49 B
Net Income	\$285 M
No. of Locations	± 8,000
No. of Employees	± 60,000
Headquartered	Matthews, North Carolina
Website	www.familydollar.com
Year Founded	1986

TENANT OVERVIEW

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation's fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

GEOGRAPHIC OUTREACH

Family Dollar serves families in more than 8,000 neighborhoods in 46 states. Texas is its largest market with 1,027 stores, followed by Florida with 584 stores. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$19 billion annually with more than 13,600 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

STRATEGY

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.

AREA OVERVIEW



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2024 Projection	21,052	88,327	139,787
2019 Estimate	18,193	77,768	123,416
2010 Census	13,037	65,631	107,175
Growth 2019-2024	15.71%	13.58%	13.26%
Growth 2010-2019	39.55%	18.49%	15.15%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Projection	7,605	31,757	50,419
2019 Estimate	6,519	27,865	44,446
2010 Census	4,247	23,012	38,259
Growth 2019 - 2024	16.66%	13.97%	13.44%
Growth 2010 - 2019	53.50%	21.09%	16.17%
INCOME	1-MILE	3-MILE	5-MILE
Average HH Income	\$43,086	\$50,906	\$60,308

GREELEY, CO

Greeley is the county seat of Weld County, Colorado. Greeley is located in northern Colorado and is about 50 miles northeast of the Colorado State Capitol in Denver. Among the companies based in Greeley are the meatpacker Swift & Company, the outsourcing company StarTek, and the contractor Hensel Phelps Construction. The Colorado/Kansas operations of natural gas utility Atmos Energy are based in Greeley. The majority of Greeley is located within the Weld County School District which include four high schools, Greeley Central High School, Greeley West High School, Jefferson High School, and Northridge High School. More specifically, there are four middle schools, there are fourteen elementary schools, four charter schools, and at least five private schools.

When it comes to economic stability and job growth, Greeley was ranked as the number one city in America for job growth and the overall economy. It has been predicted that the city of Greeley is expected to easily double or come close to tripling in the near future. Greeley is also the largest city not located on an interstate highway, which means that it's a little more protected from the challenges of increased traffic, etc. Overall, the city of Greeley is growing rapidly and we can only expect to see even more economic development in the future.

Greeley is also a college town and is home to the University of Northern Colorado and Aims Community college. The University of Northern Colorado is home to around 13,000 students.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar** located in **130 22nd Street | Greeley, CO 80631** (“Property”). It has been prepared by Matthews Real Estate Investment Services. 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 Matthews Real Estate Investment Services. 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 of 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 for the Property, 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 Matthews Real Estate Investment Services 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 the Property 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 Matthews Real Estate Investment Services 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.

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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