



TWO TENANT NET LEASE BRAND NEW LONG TERM LEASES

3001 S 23rd Avenue, Greeley, CO 80631



Colliers
INTERNATIONAL



PROPERTY OVERVIEW

We are pleased to offer to qualified investors an opportunity to purchase (fee simple) a two tenant net lease investment that is 100% occupied by 24 Hour Fitness and Tractor Supply on long term leases. Due to the successful track record at this proven location, Tractor Supply has recently elected to extend their lease an additional 10 years while 24 Hour Fitness has just signed a brand new 10 year lease with rent commencement expected in November 2019.

Located in Greeley, Colorado the subject property is located in one of the fastest growing regions in the country with a 24.3% increase in population since 2010 making them the sixth fastest growing MSA in the nation. Positioned immediately adjacent to Walmart and Sam's Club and next to the Greeley Mall; the subject property is located in one of Greeley's eight identified areas for greatest potential of growth as detailed in the Greeley Retail Market Assessment published by the Greeley Economic Health and Housing Director. This is an excellent opportunity to acquire the world's top privately owned fitness club along with the largest operator of rural lifestyle retail stores in America on long term leases, in a proven location with excellent supporting fundamentals, and minimal landlord obligations.





FINANCIAL SUMMARY

PRICING	
Pricing	\$12,990,000
CAP Rate	6.54%
NOI	\$849,938
OPERATING EXPENSES	
Annual Rent	\$849,938
Operating Expenses	
Taxes	NNN
Insurance	NNN
CAM	NNN
Roof & Structure	Landlord
NET OPERATING INCOME	\$849,938
PARCEL DETAILS	
APN	0959-24-1-04-001
Building Size	87,897 SF
Land Size	8.03 Acres

RENT ROLL

TENANT	LEASE TYPE	BLDG SF	LEASE START	LEASE EXPIRATION	CURRENT RENT	ANNUAL RENT PSF	RENTAL ADJUSTMENT	OPTION PERIODS
24 Hour Fitness	NN	51,554	12/1/2019*	5/31/2030	\$682,958	\$13.25	6/1/2025: \$751,254	4 - 5 Year Options 10% Increases Each Option 6/1/2030: \$826,379.18 6/1/2035: \$909,017.10 6/1/2040: \$999,918.81 6/1/2045: \$1,099,910.69
Tractor Supply	NN	36,343	7/1/2012	12/31/2028	\$166,980	\$4.59	7/1/2022: \$183,668	3 - 5 Year Options 8% Increases Each Option 1/1/2029: \$198,361.15 1/1/2034: \$214,230.05 1/1/2039: \$231,368.45
Totals		87,897			\$849,938			

24 Hour Fitness

- Expected to Open in November/December of 2019 and Start Paying Rent in June 2020 | Seller to Credit Buyer at COE
- Tenant Shall not Pay an Admin Fee in Excess of 4% of Gross Revenues from the Center

Tractor Supply

- Rent Abated 1/1/2020 - 12/31/2020 | Seller to Credit Buyer at COE



INVESTMENT HIGHLIGHTS

Excellent Two Tenant Net Leased Opportunity
Long Term Leases - **STRONG CREDIT**

24 Hour Fitness

- World's Largest Privately Owned Fitness Chain
- Brand New 10 Year Lease with 4 - 5 Year Options
- Inflation Hedge with 10% Rental Increases Every 5 Years
- Revenue of \$1.44 Billion (2017 - Last Reported)
- Over 400 Locations Across 13 States
- The Space was Vacated by Hobby Lobby and Landlord Received Significant Interest from Numerous Tenants before Selecting 24 Hour Fitness

Tractor Supply

- Largest Operator of Rural Lifestyle Retail Stores in America
- Recently Extended 10 Year Lease - Proven Location
- Operated Here Since 2012
- 10% Rental Increase in 2022 - 8% Rental Increases Each Option Period



City of Greeley, CO

- Sixth Fastest Growing MSA in the Nation - 24% Increase in Population Since 2010
- Located in One of the Eight Areas for Greatest Potential Growth in Greeley, CO
- Adjacent to Major Traffic Generators - The Greeley Mall (Tenants Include At Home, Cimemark, JCPenney, Bath & Body Works), Walmart Supercenter, and Sam's Club
- Positioned just off Highway 34 (AADT of 46,000)
- Strong Demographics - Over 102,000 Residents within a 3 Mile Radius
- Expected Growth of 13.5% within a 3 Mile Radius by 2024
- AHHI Exceeds \$58,500 within a 3 Mile Radius



- Excellent Financing Available - Year 1 Cash on Cash of 8.37%*

*Debt Assumptions (Ask for Details)

Interest Rate:	3.75%
Amortization:	30
LTV:	65%
Term:	10 Years



PG. 6 | 24 Hour Fitness & Tractor Supply Co.



24 Hour Fitness & Tractor Supply Co. | PG. 7

TENANT OVERVIEW

Tractor Supply Company (NASDAQ: TSCO), the largest rural lifestyle retailer in the United States, has been passionate about serving its unique niche, as a one-stop shop for recreational farmers, ranchers and all those who enjoy living the rural lifestyle, for more than 80 years. Tractor Supply offers an extensive mix of products necessary to care for home, land, pets and animals with a focus on product localization, exclusive brands and legendary customer service that addresses the needs of the Out Here lifestyle. With nearly 30,000 team members, the Company leverages its physical store assets with digital capabilities to offer customers the convenience of purchasing products they need anytime, anywhere and any way they choose at the everyday low prices they deserve. At June 29, 2019, the Company operated 1,790 Tractor Supply stores in 49 states and an e-commerce website at www.TractorSupply.com.



Tractor Supply Company also owns and operates Petsense, a small-box pet specialty supply retailer focused on meeting the needs of pet owners, primarily in small and mid-size communities, and offering a variety of pet products and services. At June 29, 2019, the Company operated 177 Petsense stores in 26 states. For more information on Petsense, visit www.Petsense.com.



TENANT OVERVIEW

24 Hour Fitness is the world's largest privately owned and operated fitness center chain, and third in number of clubs behind Gold's Gym and Fitness First of the UK. It currently has 400+ clubs, 18,000 employees in the United States. The corporate office is located in San Ramon, California and a processing center is located in Carlsbad, California. The founder is Mark S. Mastrov, and the CEO is Chris Roussos.



24 Hour Fitness is currently owned by AEA Investors, a leader in the private equity industry; Ontario Teachers' Pension Plan, Canada's largest single profession pension plan – and one of the world's largest; and Fitness Capital Partners, a fund organized by Dean Bradley Osborne and Global Leisure Partners. It was acquired from Forstmann Little & Co in May 2014. 24 Hour Fitness operates a nutritional supplement company, Apex Fitness Group, which is also the distributor of the Bodybugg system. Their motto is "Improving lives through fitness."



400+ CLUBS IN 13 STATES








City of Greeley, CO

Greeley is located in Weld County approximately 50 miles north of Denver between the South Platte and Cache la Poudre Rivers. Agri-business provides a firm economic base as Weld County ranks in the top 10 agricultural producing counties in the nation. A growing population of more than 100,000+ enjoys all that Colorado has to offer with more than 300 days of sunshine, leadership in job creation, excellent healthcare, and spectacular views of the Rocky Mountains.

Greeley is a flourishing community, with its western edge just 5 miles from I-25. The positive business climate and welcoming culture have become a draw for new residents, visitors, and businesses looking to succeed. Greeley has something for everyone with rich cultural diversity, affordable housing, low tax rates, excellent educational opportunities, and a high quality workforce. Being a vibrant community means steady growth, great schools and neighborhoods, and an array of shopping and dining choices.


107,000
Population


\$52,098
Median Household Income


\$282,350
Median Home Price



Greeley among the nation's FASTEST GROWING metropolitan areas...

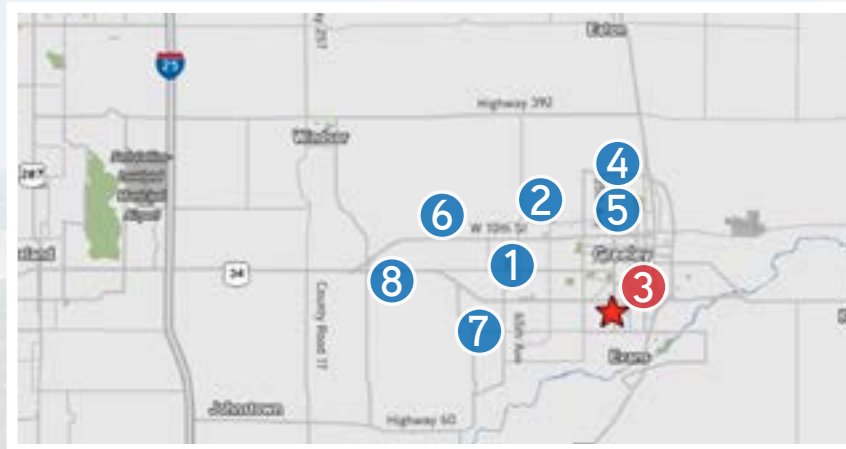
A new report by the U.S. Census shows how the growth in Greeley and Weld County has accelerated since 2010, ranking the area among the fastest growing regions in the country.

THE BIG PICTURE: Greeley ranked sixth based on percentage growth from 2010 through 2018 with a 24.3 percent increase. From 2017 through last year, Greeley grew by 3 percent — adding 8,000 residents and ranking the area seventh overall in terms of percentage growth.

Rank	Name	April 2010	July 2018	Percent Growth
1	The Villages, FL	93,420	128,754	37.8
2	Myrtle Beach-Conway-North Myrtle Beach, SC-NC	376,555	480,891	27.7
3	Austin-Round Rock, TX	1,716,321	2,168,316	26.3
4	Midland, TX	141,671	178,331	25.9
5	St. George, UT	138,115	171,700	24.3
6	Greeley, CO	252,847	314,305	24.3
7	Cape Coral-Fort Myers, FL	618,754	754,610	22.0

IMPACT ON COLORADO: According to the data, **Weld County is the state's seventh most populous county with an estimated population of 314,305 residents.** Neighboring Larimer County added more than 5,000 new residents, according to the data, and now has 350,518 people calling that area home. Denver County was the state's most populous with 716,492 residents – just 3,000 more than El Paso County. Colorado is now home to 5.6 million residents.

<https://www.greeleytribune.com/news/greeley-among-the-nations-fastest-growing-metropolitan-areas/>



Areas of greatest potential retail growth in Greeley

Map of areas of Greeley's greatest growth potential, according to Benjamin Snow's July 2019 Retail Market Assessment.

- 1 CenterPlace: U.S. 34 and 47th Avenue
- 2 10th Street: 10th Street and 35th Avenue
- 3 **Greeley Mall: U.S. 34 and 23rd Avenue**
- 4 Downtown: 10th Street and 8th Avenue
- 5 University District: 20th Street and 11th Avenue
- 6 Northgate Village: 10th Street and 71st Avenue
- 7 St. Michaels: U.S. 34 and 65th Avenue
- 8 Promontory: U.S. 34 and Colo. 257





City of Greeley, CO

Manufacturing, retail trade, and construction are Greeley’s top three industries. Among the companies based in Greeley are the meatpacker JBS USA, the outsourcing company StarTek, and the contractor Hensel Phelps Construction. The Colorado/Kansas operations of natural gas utility Atmos Energy are based in Greeley.

LARGEST EMPLOYERS

According to the City’s 2017 Comprehensive Annual Financial Report, the following are the Greeley area’s largest employers:

#	Employer	# of Employees
1	JBS Swift & Company	4,520
2	Banner Health / North Colorado Medical Center	3,600
3	Greeley-Evans School District 6	1,923
4	University of Northern Colorado	1,623
5	Weld County	1,615
6	State Farm	1,300
7	City of Greeley	812
8	TTEC	780
9	Noble Energy	500
10	Leprino Foods	450

HEALTHCARE AND PUBLIC SAFETY

Greeley is home to North Colorado Medical Center (NCMC), a full service regional hospital. Beyond NCMC’s award winning services, there are several emergency care clinics and long-term health care facilities. The community also has an array of medical clinics, chiropractic, optical, and dental offices, and a variety of assisted living facilities and nursing homes.



UNIVERSITY OF NORTHERN COLORADO

The University of Northern Colorado (UNC) is a public research university in Greeley, Colorado. The university was founded in 1889 as the State Normal School of Colorado and has a long history in teacher education. Approximately 12,000 students are enrolled in six colleges. Extended campus locations in are in Loveland, Denver, and Colorado Springs. UNC’s 19 athletic teams compete in NCAA Division I athletics.

The campus is divided into two main areas: central and west. UNC’s Central Campus includes the areas north of 20th Street and west of 8th Avenue in Greeley, Colorado. The residence halls on Central Campus have been designated a state historic district.

EDUCATIONAL OPPORTUNITIES

Whether you need a quality school system that’s just right for your children or you want to pursue an advanced degree, Greeley offers quality educational opportunities right here, close to home. Residents have access to Greeley-Evans District 6 schools, a number of charter schools and private schools, as well as Eaton and Windsor school districts.

- Greeley-Evans District 6
(6 High Schools—4 Middle Schools—15 Elementary Schools—1 Online School)
- Greeley Charter Schools (7)
- Greeley Private Schools (5)

HIGHER EDUCATION OPPORTUNITIES/SUPPORT

- University of Northern Colorado
- Aims Community College
- Institute of Business and Medical Careers (IBMC)
- G. Town Promise
- Achieving Community
- Excellence (ACE)
- Career Explore
- Northern Colorado
- Manufacturing Partnership
- And more...



DISTANCE FROM GREELEY, CO



55 MILES

DENVER



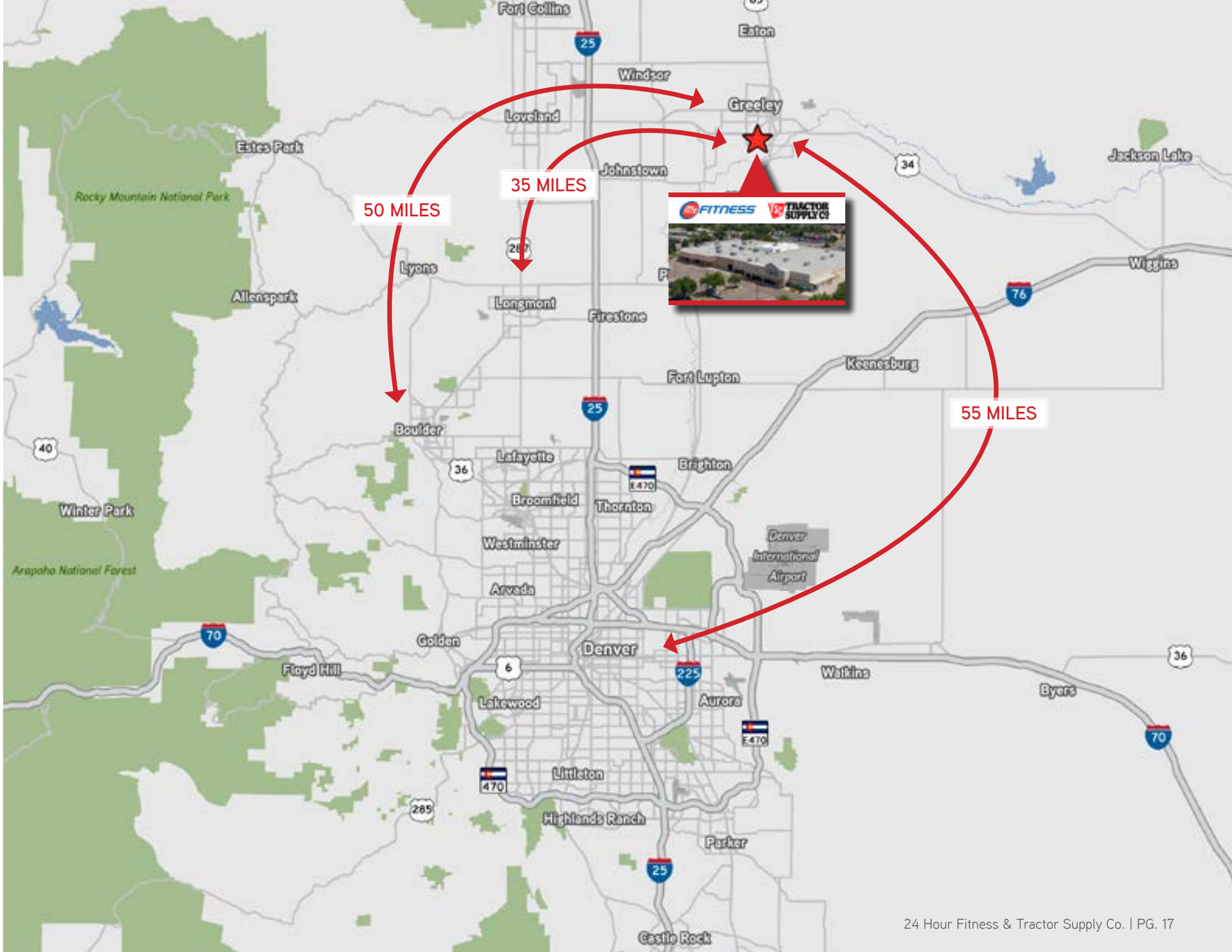
50 MILES

BOULDER



35 MILES

LONGMONT





2019 Best Places for First-Home Buyers: Greeley Ranked #6 in the Nation

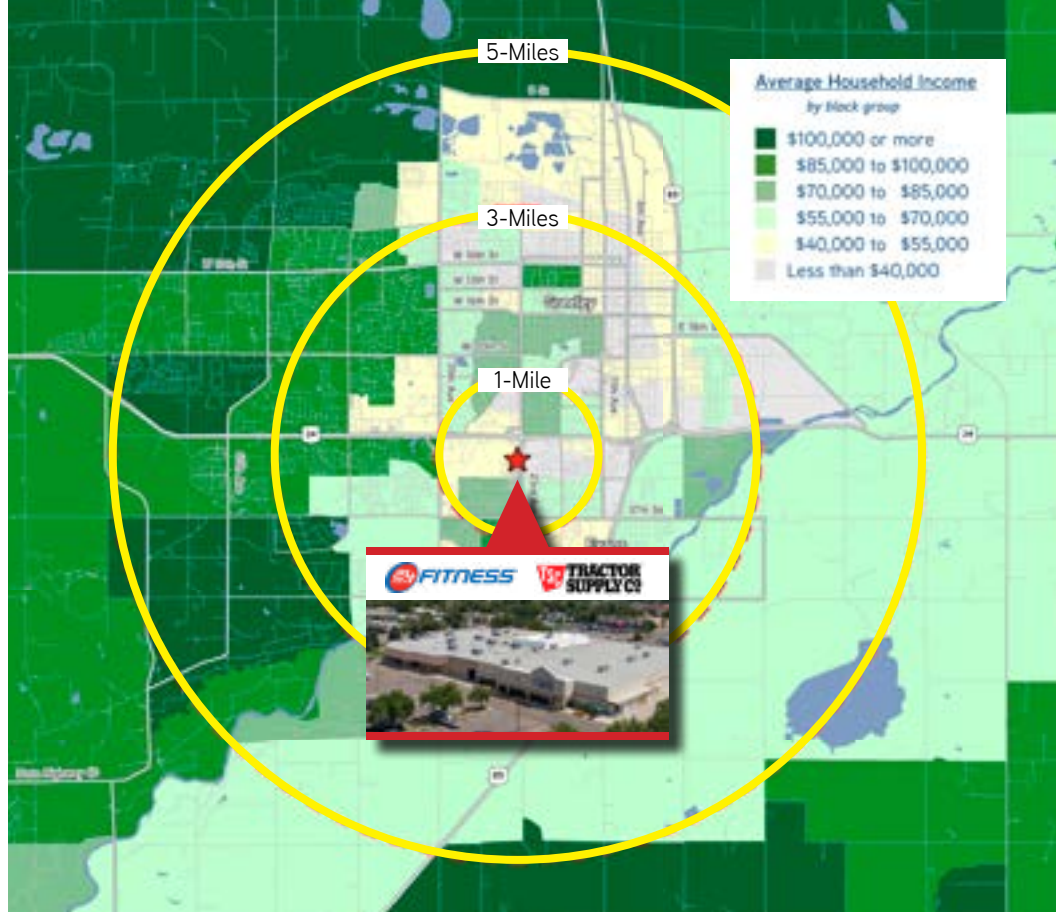
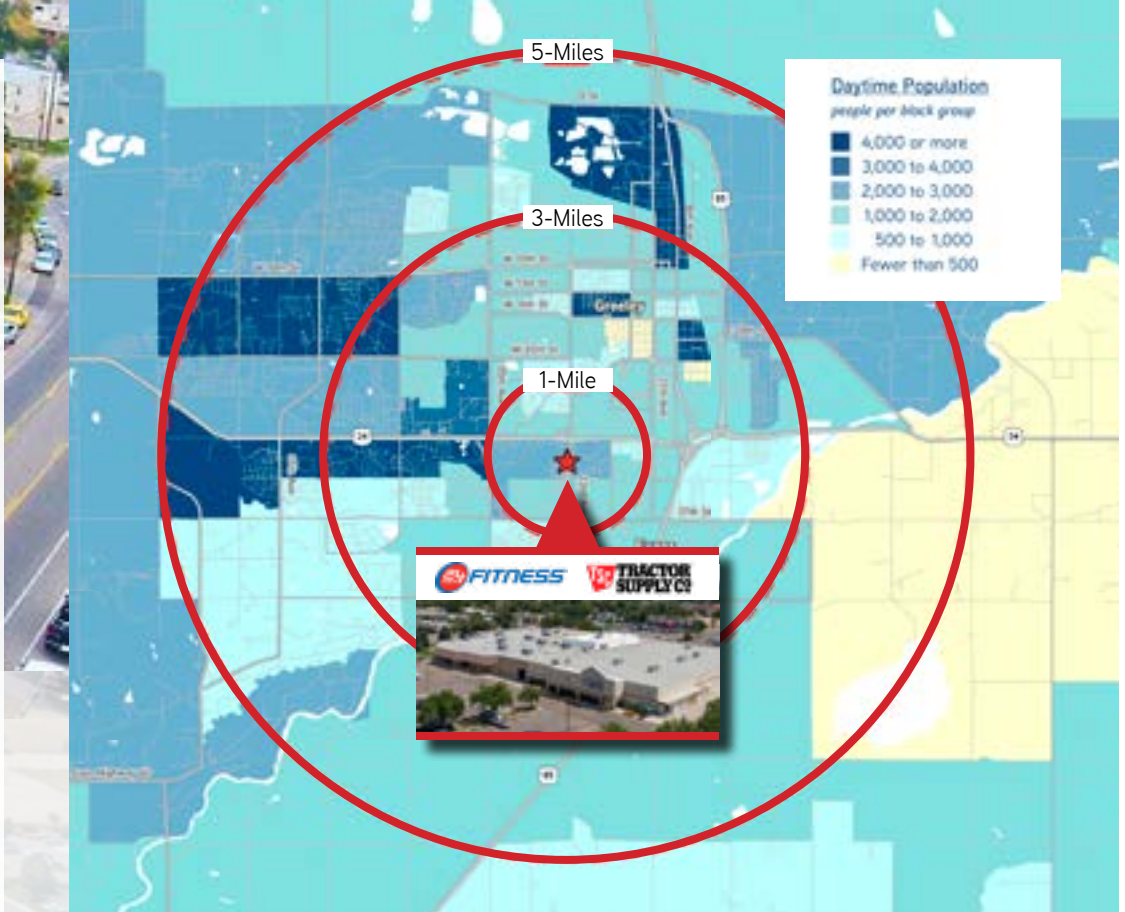
Greeley has been ranked #6 in the nation on WalletHub’s “2019 Best Places for First-Time Home Buyers” list. WalletHub compared 300 cities across 27 key indicators of market attractiveness, affordability and quality of life. (And by the way....Greeley ranked #3 for Quality of Life).

The Most Dynamic Metropolitans #8

GreeleySignGreeley has been ranked #8 on the Walton Family Foundation’s “The Most Dynamic Metropolitans” list which ranks the economic performance of metropolitan areas in the Heartland and across the country. 379 metropolitan areas were ranked and reviewed on performance-based metrics, such as job growth, income gains, and the proportion of total jobs at young firms – a key measure of entrepreneurial performance. This is the first time that such research has been undertaken in this scope.

‘Best Up and Coming Housing Market in Colorado’ by Insurify

Greeley has been named the “Best Up and Coming Market in Colorado” by Insurify. The ranking is based on increased home values over the past decade, home value forecasts, current year-over-year median sales price trends, 2018 building permits, and share of homeowners.



Award and Rankings

Ranked #1

Thomas H. Muehlenbeck Award for Excellence in Local Government 2015

Ranked #2

Best Small Cities for Jobs
In Communities Expected to Lead Economic Growth from 2013-2020

Ranked #3

Fastest Growing Metropolitan Area 2017

Ranked #4

In Economic Recovery 2015
For Economic and Job Growth 2015



POPULATION

	1-MILE	3-MILE	5-MILE
Estimated Population (2019)	16,627	102,013	139,767
Projected Population (2024)	18,508	115,796	158,662



HOUSEHOLDS

	1-MILE	3-MILE	5-MILE
Estimated Households (2019)	6,140	37,284	50,146
Projected Households (2024)	6,817	42,382	56,982



INCOME

	1-MILE	3-MILE	5-MILE
Avg. Household Income (2019)	\$54,914	\$58,548	\$65,458
Median Household Income (2019)	\$45,560	\$45,765	\$51,971



BUSINESS FACTS

	1-MILE	3-MILE	5-MILE
Total # of Businesses (2019)	424	3,801	5,412
Total # of Employees (2019)	4,703	47,267	62,612

This Offering Memorandum contains select information pertaining to the business and affairs of 24 Hour Fitness & Tractor Supply Co. - Greeley, CO. 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 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 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 24 Hour Fitness & Tractor Supply Co. - Greeley, CO 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.

Investment Contacts:

JEREME SNYDER

Executive Vice President

License No. 01360233

949.724.5552

jereme.snyder@colliers.com

ERIC CARLTON

Executive Vice President

License No. 01809955

949.724.5561

eric.carlton@colliers.com

LISA VELA

Senior Broker | Retail Team

CO License No. 100025083

303.283.4575

lisa.vela@colliers.com



Colliers International | 3 Park Plaza, Suite 1200 | Irvine, CA 92614 | Snyder/Carlton Team

Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This publication is the copyrighted property of Colliers International and /or its licensor(s) 2015. All rights reserved