



GREAT FALLS INVESTMENT

Offering Memorandum

117 NW Bypass - Great Falls Montana



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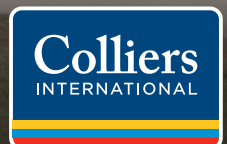
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MT LICENSE # RRE-BRO-LIC-71401



Disclaimer

Colliers International (the “Agent”) has been engaged as the exclusive sales representative for the sale of the Buffalo Wild Wings located at 117 NW Bypass Road, Great Falls, Montana 59404 (the “Property”) by DAPEG Investments Great Falls LLC or ‘Ownership’ (the “Seller”).

The Property is being offered for sale in an “as-is, where-is” condition, and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include confidential information and are being furnished solely for the purpose of review by prospective purchasers (“Purchasers”) of the interest described herein for which it shall be fully and solely responsible. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with the Agent as a “Registered Potential Investor” or as a “Buyer’s Agent” for an identified “Registered Potential Investor”.

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The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market for sale at any time and for any reason without notice, to reject any and all expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller. The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions required under the contract for title to pass from the Seller to the buyer have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents will be held and treated in the strictest of confidence; and (b) the recipient shall not contact tenants, employees, contractors, sub-contractors or lien-holders of the property directly, or indirectly regarding any aspect of the enclosed materials or the Property, without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Agent.

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Property Summary

The investment opportunity is a 7,100 square foot Buffalo Wild Wings located in Great Falls, Montana. The offering is an Absolute Triple Net (NNN) lease which is guaranteed by Brad Anderson of Anderson Management Group. Founded as Hospitality Concepts in Billings Montana in 1995, Anderson Management Group is an accounting, marketing and management group for franchise Buffalo Wild Wings of Montana. They own seven Buffalo Wild Wings restaurants in Montana. AMG strives to provide Great Food, Excellent Service, Exciting Entertainment and Great Locations. The company's renowned reputation is upheld by its unwavering commitment to customer service and satisfaction. This commitment is a promise made to each guest to ensure a great experience at a reasonable price and courteous service in a fun-filled atmosphere. From the moment a guest walks into one of our locations, the ambiance lets them know that they're in for something special.

The Buffalo Wild Wings in Great Falls, MT is located in Westwood Plaza Shopping Center with high traffic and prime exposure at the intersection of two major traffic arterials. Co-Tenants include Ace Hardware, Ulta Beauty, TJMaxx, Staples, Dollar Tree, North Forty Outfitters, US Bank, Sherwin Williams, Burger King and many others. With a strong brand and solid real estate, this is an investment opportunity that will be tough to replace for years to come.

Great Falls is in the heart of Montana and surrounded by rich productive farm land and only miles away from the Rocky Mountains to its west and the Little Belt Mountains to its east. Great Falls is home to over 58,000 people and is the third largest city in the State of Montana. It is known as "The Electric City" because of the five waterfalls in close proximity along the upper Missouri River which sports a hydroelectric dam.

HIGHLIGHTS

- Absolute Triple Net (NNN) Lease: The Tenant is in charge of all maintenance obligations
- Long lease term: The current lease term commenced in June 2014 with escalations throughout the primary term and option periods. Tenant will reset term upon closing.
- Great real estate in the heart of all the retail development in Great Falls, Montana
- Major tenants in the area include: Sam's Club, Ace Hardware, Staples, TJ Maxx, North 40 Outfitters, Albertson's O'Reilly, Super WalMart and many others



Financial Summary

Price	\$4,250,000
Rentable SF	7,100
Cap Rate	7.058%
Current Annual Base Rent	\$300,000

Lease Year	Annual Rent
1 - 5	\$300,000
6 - 10	\$322,500
11 - 15	\$346,687

Property Address:	117 NW Bypass, Great Falls, MT
Year Built:	2014
Tenant:	Buffalo Wild Wings
Lease Type:	Absolute Triple-Net (NNN)
Building Size:	7,100 SF
Lease Commencement Date:	June 4, 2014 (to reset upon closing)
Lease Expiration Date:	Estimated 2034
Effective Lease Term Remaining:	15 Years
Renewal Options:	Three 5 Year Options
Rent Increases:	7.5% Every 5 Years
Current Monthly Base Rent:	\$25,000



Property Photos



Tenant Information



1,300+

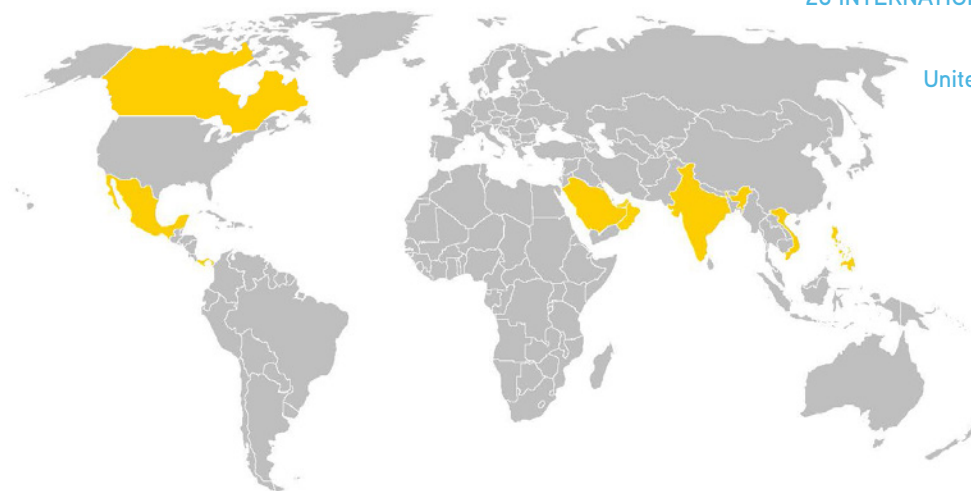
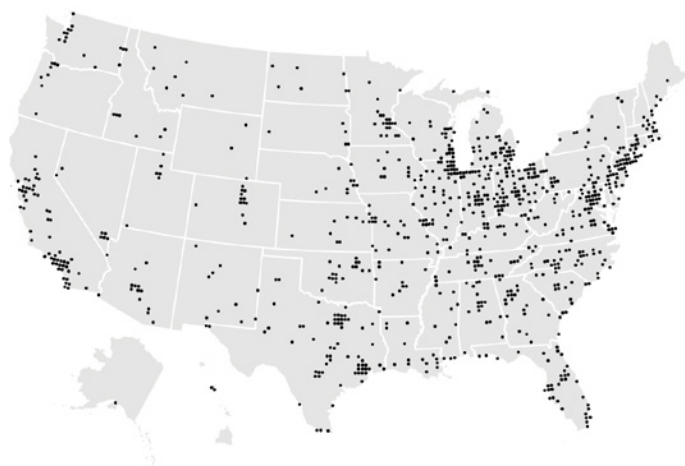
Locations Worldwide

Buffalo Wild Wings was founded in 1982 at a location near Ohio State University. In 1991, they began a franchising program. In 2003, they completed an initial public offering and became a publicly held company. In 2017 they were purchased by Inspire Brands for approximately \$2.9 billion. Inspire Brands is a multi brand restaurant company whose portfolio includes more than 8,400 Arby's, Buffalo Wild Wings, Sonic Drive-in, and Rusty Taco locations worldwide. Today Buffalo Wild Wings has over 1,300 locations in 10 Countries.

The BWW menu features traditional chicken wings, boneless wings, and other items including chicken tenders, flatbreads, specialty sandwiches and hamburgers, wraps,

etc. The made to order menu items are enhanced by the bold flavor profile of their 21 signature sauces. The restaurants also offer approximately 30 domestic and imported beers on tap, including several local or regional craft micro-brews and a wide selection of bottled beers, wines and liquor. BWW restaurants have a widespread appeal and have won dozens of "Best Wings" and "Best Sports Bar" awards across the country.

With revenues of over \$3.8 billion, Buffalo Wild Wings has become one of the strongest restaurant brands in the world with continued expansion plans throughout the world in the works.



26 INTERNATIONAL LOCATIONS

Mexico
United Arab Emirates
Saudi Arabia
Philippines
Panama
Canada
India
Oman
Vietnam



Great Falls is located on the Rocky Mountain Front on Interstate 15 between Calgary and Salt Lake City. The economy excels in food/bio/agricultural processing, steel fabrication, energy production and support, logistics, and back office/call center operations. Business costs are 92% of national average. Cost of living is 93% of national average and it also offers low renewable electric rates and substantial water rights including spring water.

Great falls straddles the Missouri River and is known as the “Electric City” because of its numerous dams and power plants. Great Falls is a community with traditions, rich history and superb recreational and cultural amenities. The City boasts a vital, diverse economy and active community, and is host to a growing industrial segment in support of the booming Bakken Oil economy, a strong agricultural economy and a vibrant medical community that services a wide geographic region.

The area offers some of the best skiing, fishing, hunting and outdoor recreation activity in the world. Enjoy Blue Ribbon trout fishing on the Missouri River which flows right through town. Get lost in the Bob Marshall Wilderness or spend the day enjoying Glacier National Park or Yellowstone, each within a day’s drive. And in town there is more than 40 mile of River’s edge trail, world class museums and a National Historic Trail Interpretive Center to when Lewis and Clark explored Great Falls, or get out and play at one of the many area parks.

Great Falls is home to The University of Providence which offers 4 year degree’s, Park University where you can pursue an MBA and Great Falls College Montana State University for a 2 year degree.

MEDIAN HOUSEHOLD
INCOME



\$49,497

MEDIAN AGE



36.9

MEDIAN HOME
VALUE



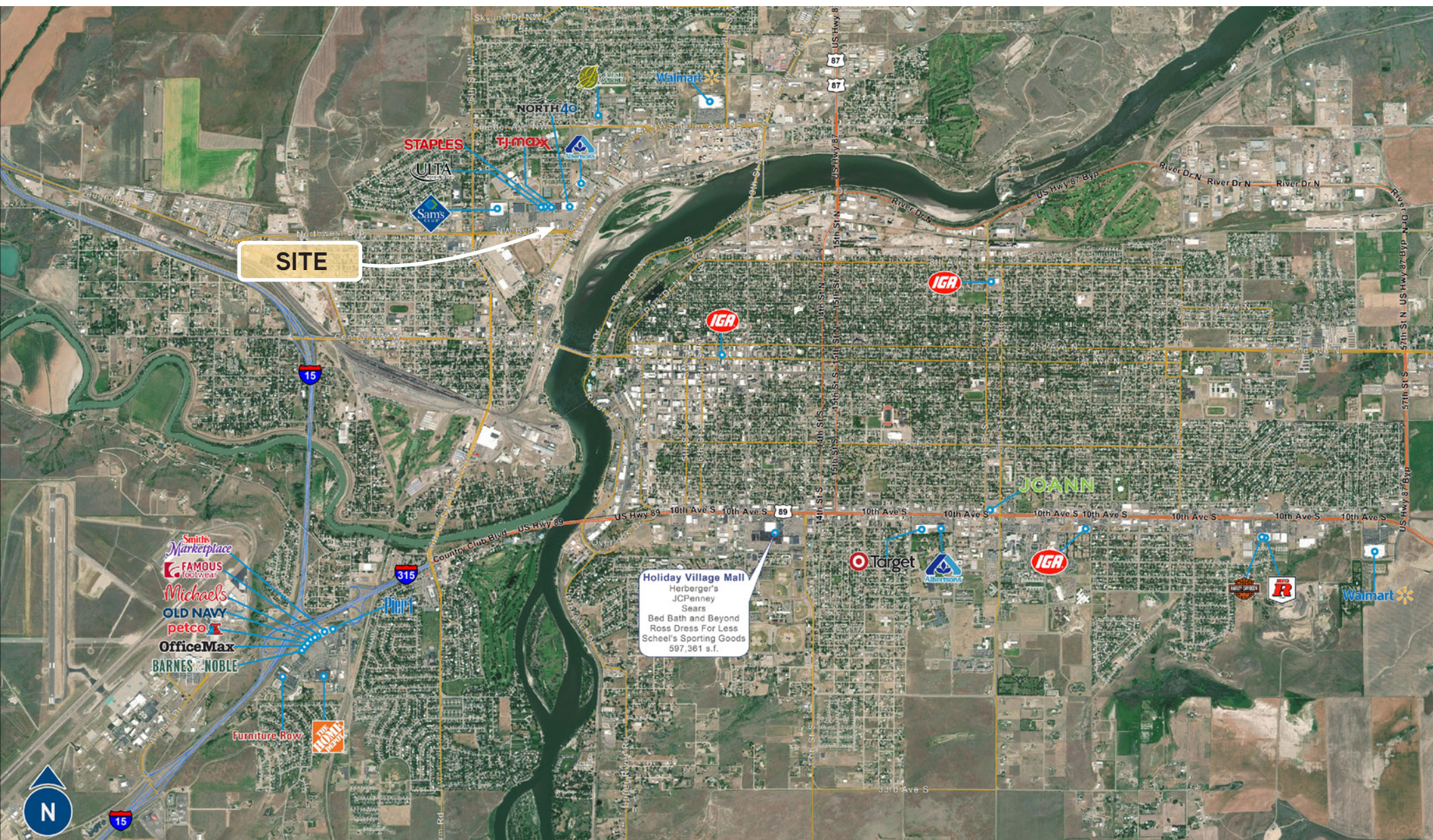
\$177,076



Aerial - Closeup



Local Aerial





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