

INVESTMENT OFFERING

DOLLAR GENERAL

DOLLAR GENERAL

3312 11th Ave
Evans (Greeley), CO 80620



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DISCLAIMER

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Prospective purchasers of the Property are advised that changes may have occurred in the physical or financial condition of the Property since the time this Marketing Package or the financial statements herein were prepared. Prospective purchasers acknowledge that this Marketing Package and the financial statements herein were prepared by Broker, and not by Owner, and are based upon assumptions or events beyond the control of both Broker and Owner, and therefore may be subject to variation. Other than current and historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or any prospective purchaser with any projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Marketing Package is a solicitation of interest only and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expression of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice.

The Owner shall have no legal commitments or obligations to any entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such offer is approved by Owner pursuant to its Governing Authorities and the signature of the Owner or Owner's representative is affixed to a Real Estate Purchase Agreement prepared by Owner.

This Marketing Package is confidential. By accepting the Marketing Package, you agree (i) that you will hold and treat the Marketing Package and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Marketing Package, (iii) that you will not disclose the Marketing Package or any of its contents to any entity without the prior authorization of the Owner, and (iv) that you will not use the Marketing Package in any fashion or manner detrimental to the Owner or Broker.

Broker has obtained the information contained in this Marketing Package from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent current or future performance of the Property. You and your tax and legal advisors should conduct your own investigations of the physical condition of the Property and of the financial performance of its future Ownerships.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT BROKER FOR MORE DETAILS.

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WERTZ
REAL ESTATE INVESTMENT SERVICES

FINANCIAL OVERVIEW

OFFERING SUMMARY

PRICE	\$2,589,129
DOWN PAYMENT	100% / \$2,589,129
RENTABLE SQUARE FEET	10,640 SF
CAP RATE	5.00%
YEAR BUILT	2022
LOT SIZE	52,598 +/- SF
TYPE OF OWNERSHIP	Fee Simple

TENANT SUMMARY

TENANT TRADE NAME	Dollar General
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITIES	None
ORIGINAL LEASE TERM	Fifteen (15) Years
RENT COMMENCEMENT DATE	10/01/2022
LEASE EXPIRATION DATE	09/30/2037
TERM REMAINING ON LEASE	Fifteen (15) Years
INCREASES	10% Every 5-Years in Options
OPTIONS TO RENEW	(3) 5-Year Options
RIGHT OF FIRST REFUSAL	No



ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-15	\$129,456.48	\$10,788.04
Years 16-20 (Option 1)	\$142,402.08	\$11,866.84
Years 21-25 (Option 2)	\$156,642.36	\$13,053.53
Years 26-30 (Option 3)	\$172,306.56	\$14,358.88

NET OPERATING INCOME	\$129,456.48
TOTAL RETURN YR-1	5.00% \$129,456.48

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TENANT OVERVIEW

DOLLAR GENERAL

DOLLAR GENERAL CORPORATION

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee, employing over 158,000 people.

The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, KY. In 1968, the name changed to Dollar General Corporation and the company went public on the New York Stock Exchange. In 1999, Fortune 500 recognized Dollar General, and in 2020 it reached #112. Dollar General has grown to become one of the most profitable stores in the rural United States with sales reaching around \$34.2 billion in 2022.

Dollar General offers products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 18,216 stores in 44 states as of April 11, 2022, with a Market Cap of approximately 53.72 Billion.

DOLLAR GENERAL

PROPERTY NAME	Dollar General
PROPERTY ADDRESS	3312 11th Ave Evans (Greeley), CO 80620
PROPERTY TYPE	Net Lease Dollar Store
LEASE GUARANTOR	Corporate
ORIGINAL LEASE TERM	Fifteen (15) Years
TERM REMAINING ON LEASE	Fifteen (15) Years
OPTIONS TO RENEW	(3) 5-Year Options
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITY	None
INCREASES	10% Every 5-Years in Options
YEAR 1 NET OPERATING INCOME	\$129,456.48
NO. OF LOCATIONS	18,200+
HEADQUARTERED	Goodlettsville, TN
WEBSITE	www.dollargeneral.com
YEARS IN THE BUSINESS	Since 1968

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

The subject property is a newly constructed freestanding Dollar General located in Evans (Greeley), CO. The new 15-year absolute NNN lease includes 10% rental increases every 5-Years in the (3) five-year option periods. The lease is corporately guaranteed by Dollar General (NYSE: DG), an investment grade credit tenant, rated BBB by Standard & Poor's.

This location benefits from its excellent visibility and frontage on 11th Avenue, a major thoroughfare through Evans which boasts over 11,000 vehicles per day. This Dollar General is just minutes from downtown Greeley, University of Northern Colorado, and the Greeley Mall. In addition, the site is positioned directly off the highly trafficked U.S. Highway 85 with over 28,000 vehicles per day which leads south \pm 50 miles to Denver and north \pm 55 miles to Cheyenne, WY.

National retailers in the immediate vicinity include Wal-Mart, Dollar Tree, Kum & Go, QuikTrip, King Soopers, Starbucks, Tractor Supply, USPS, McDonald's, Walgreens, Family Dollar, Planet Fitness, Burger King, and many more. This is an excellent opportunity for an investor to purchase a stable, long term corporately guaranteed investment with zero landlord responsibility.

DOLLAR GENERAL

INVESTMENT HIGHLIGHTS

- New 15-Year Absolute NNN Lease w/ 10% Rent Increases Every 5-Years in the (4) 5-Year Option Periods
- Dollar General (NYSE: DG) Corporate Guarantee (Investment Grade Credit - S&P Rated BBB)
- Upgraded Construction: Rare Upgraded Brick Veneer Building
- Surrounded by Many New Retail & Residential Developments
- 137,000 Residents within 5-Miles of Subject Property
- 6.0% Expected Population Growth Over Next 5-Years



AERIAL PHOTO



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SUBJECT PROPERTY



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SUBJECT PROPERTY



DOLLAR GENERAL®

 **UNITED STATES
POSTAL SERVICE®**

11th Ave

11,000 VPD

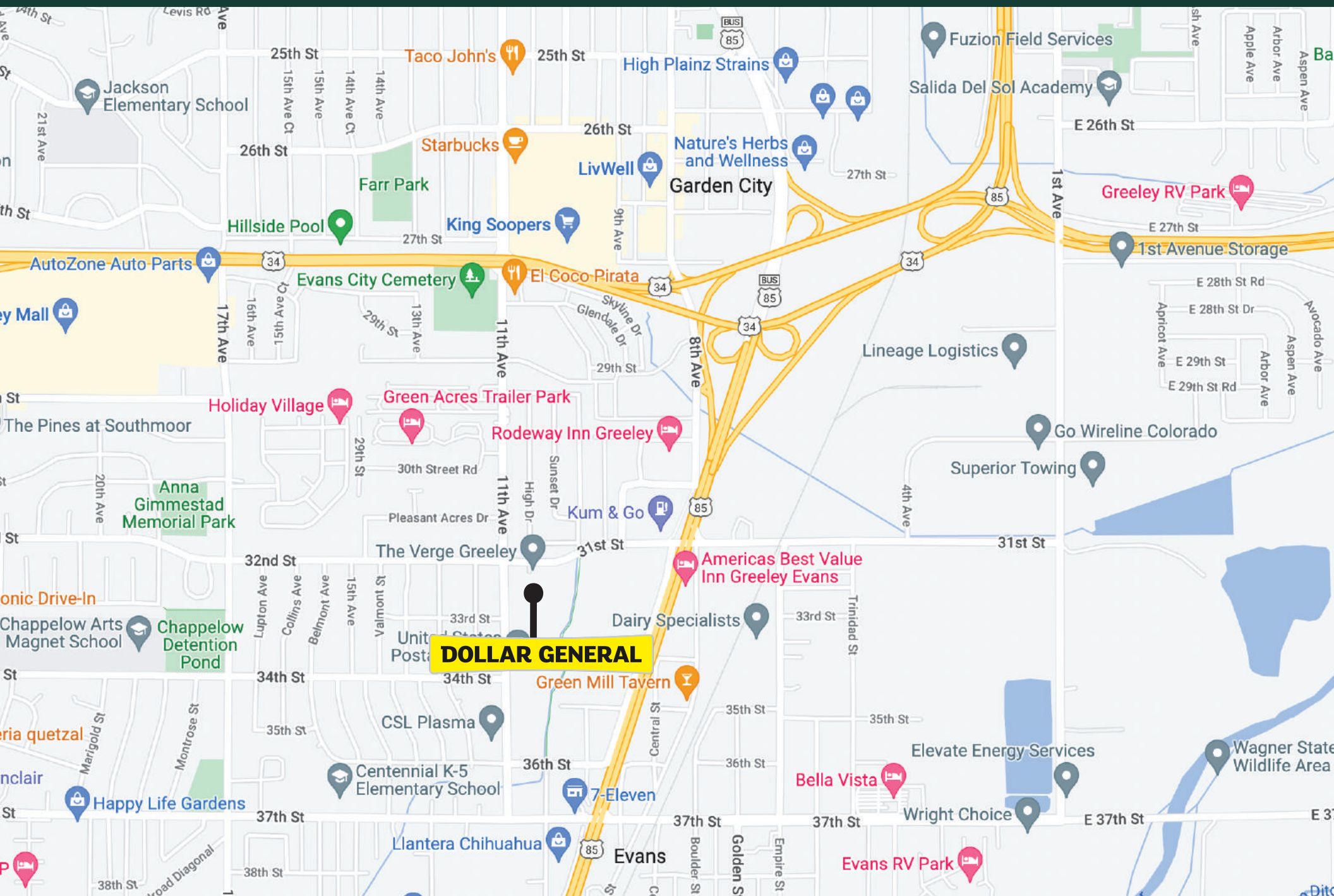
31st St / 32nd St

5,500 VPD

**THE
VERGE**
GREELEY, COLORADO

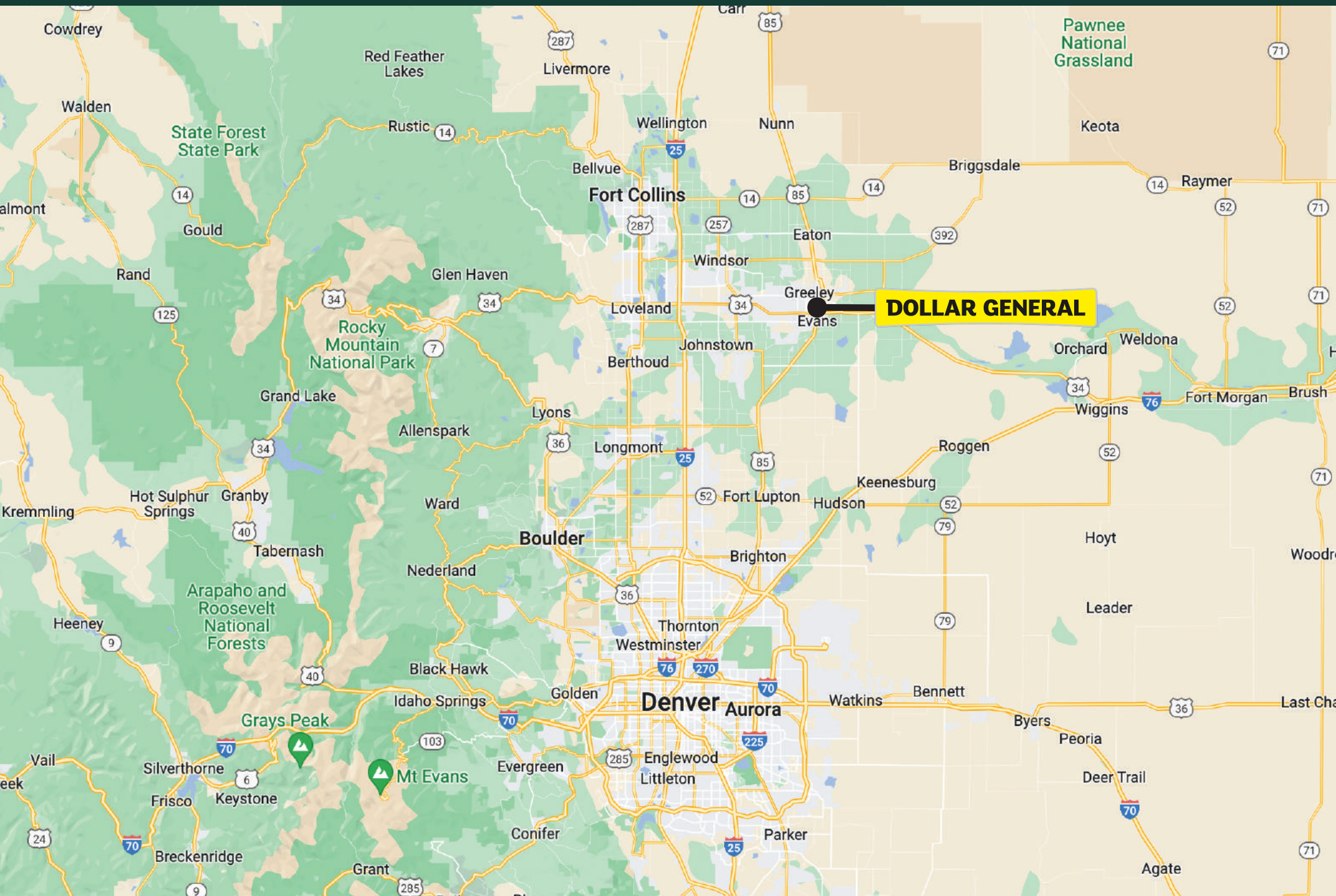
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LOCATION MAP



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AREA MAP



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MARKET OVERVIEW

GREELEY, COLORADO

With a population of 328,981 according to the 2020 U.S. census, the Greeley Metropolitan Statistical Area (MSA) encompasses the entirety of Weld County, which spans 3,987 miles and is the third largest county in land mass in Colorado. From 2010 to 2020, the population of the Greeley MSA expanded from 252,825 to 328,981. The 30.1 percent increase makes it the fastest-growing metro area in Colorado and the fourth fastest-growing metro area in the country.

Greeley is an agricultural hub and college town located in Weld County and is only 50 miles away from the Colorado Capital city of Denver. The Cache la Poudre River runs through the northern portion of Greeley and the city is situated in an arid region, however back in 1980 the town was given the Tree City USA designation from the National Arbor Day Foundation. The vast irrigation system is the primary factor for the large number of trees. Greeley has been a primary center for agriculture in Northern Colorado. Residents and visitors enjoy the well-known Greeley Independence Stampede.

The largest universities in Greeley, CO are University of Northern Colorado (12,500 students) and Aims Community College (7,500 students). Among the larger companies based in Greeley are the meatpacker JBS USA (4,400 employees), Banner Health / North Colorado Medical Center (3,710 employees), the outsourcing company StarTek, the contractor Hensel Phelps Construction, and the Colorado/Kansas operations of natural gas utility Atmos Energy.



4th Fastest Growing

MSA in the United States and Fastest Growing MSA in Colorado



Largest Companies Include

JBS USA, Banner Health, StarTek, Atmos Energy, Hensel Phelps Construction



Home to University of

Northern Colorado (12,500 students)



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DEMOGRAPHIC REPORT

ACTUAL SITE



POPULATION	1 MILE	3 MILES	5 MILES
2027 Projection	17,426	88,654	145,852
2022 Estimate	16,464	83,680	137,347
2010 Census	14,044	69,086	111,314
Percent Change 2010-2022	17.23%	21.12%	23.39%
Percent Change 2022-2027	5.84%	5.94%	6.19%
Median Age	31.33	31.33	33.48

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2022 Est. Avg. HH Income	\$67,162	\$77,161	\$83,597
2027 Projection	6,271	32,556	53,806
2022 Est. Households	5,906	30,518	50,320
2010 Census	4,979	24,616	39,784
Percent Change 2010-2022	18.62%	23.98%	26.48%
Percent Change 2022-2027	6.18%	6.68%	6.93%

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Listed with CO broker
David B Zacharia license II100048698

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(DD25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means “landlord” (which includes sublandlord) and buyer also means “tenant” (which includes subtenant).

Seller’s Agent: A seller’s agent (or listing agent) works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller’s agent must disclose to potential buyers all adverse material facts actually known by the seller’s agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer’s Agent: A buyer’s agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer’s agent must disclose to potential sellers all adverse material facts actually known by the buyer’s agent including the buyer’s financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer’s financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party’s agent or as the party’s transaction-broker.

THIS IS NOT A CONTRACT.

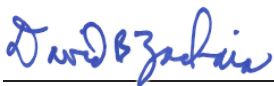
I acknowledge receipt of this document on _____.

Signature

Signature

On _____, Broker provided _____ with this document via email _____ and retained a copy for Broker’s records.

Brokerage Firm’s Name: David B Zacharia, Colorado broker, and Wertz Real Estate Investment Services Inc, California broker



Broker