



1120 2nd St | Upton, WY 82730



EXCLUSIVELY LISTED BY

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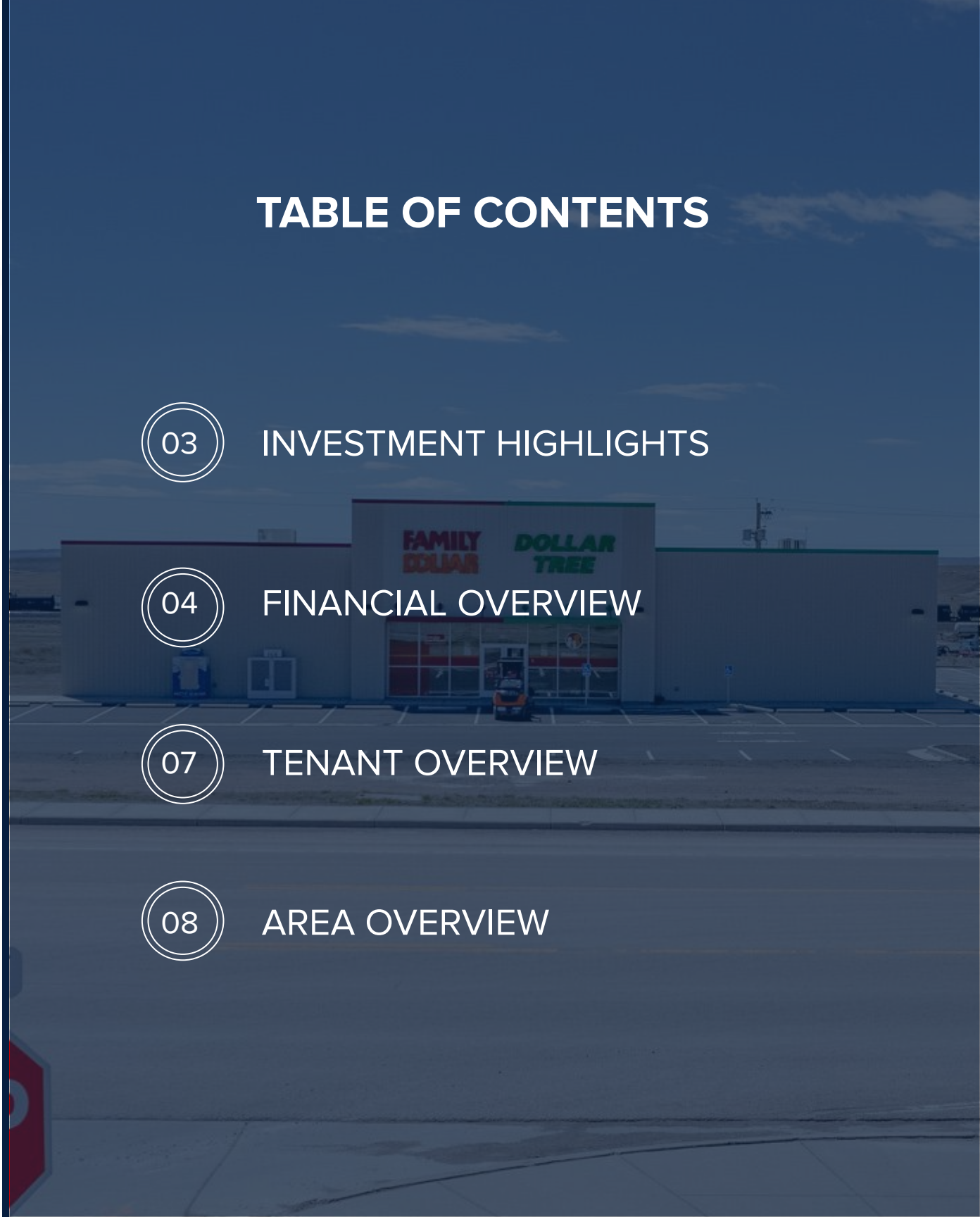
FINANCIAL OVERVIEW

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AREA OVERVIEW



INVESTMENT HIGHLIGHTS

LEASE & LOCATION HIGHLIGHTS

- 2024 Built-to-suit construction for Family Dollar Tree
- 10-Year NN+ lease w/ limited landlord responsibilities
- Wyoming is an income tax-free state
- Limited competition- the subject property is the first market store in town with no competition from Dollar General or Walmart. The store will serve the local community with both consumable and non consumable merchandise
- The subject property comes with a 20-year transferable roof warranty
- Five, 5-Year Options all of which include rent increases of \$5,250 (\$.50 PSF)
- Extremely strong corporately guaranteed lease
- Affluent demographics with an average household income of \$122,295
- The subject property is located on an oversized two acre parcel

TENANT HIGHLIGHTS

- Family Dollar Tree Combo stores have proven 20% higher sales volume than non co-branded stores
- Dollar Tree acquired Family Dollar in 2015 and is now considered to be the second- largest discount retailer in the United States with more than 16,000 locations
- Dollar Tree boasts an investment-grade credit rating of BBB
- Family Dollar has thrived through the COVID pandemic and witnessed a sharp increase in same-store sales and profitability



FINANCIAL OVERVIEW



\$1,875,517
LIST PRICE



\$135,975
NOI



7.25%
CAP RATE

BUILDING INFO

ADDRESS

1120 2nd St, Upton, WY 82730

YEAR BUILT

2024

GLA OF BUILDING

±10,500 SF

LOT SIZE

±2.00 AC

TENANT SUMMARY

Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Roof and Structure	Landlord Responsibility
Original Lease Term	10 Years
Rent Commencement Date	4/1/2024
Lease Expiration Date	3/31/2034
Term Remaining on Lease	±10 Years
Increase	\$.50 per SF in Options
Options	Five, 5-Year Options

ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	CAP
Current	\$11,331.25	\$135,975.00	7.25%
Option 1	\$11,768.75	\$141,225.00	7.53%
Option 2	\$12,206.25	\$146,475.00	7.81%
Option 3	\$12,643.75	\$151,725.00	8.09%
Option 4	\$13,081.25	\$156,975.00	8.37%
Option 5	\$13,518.75	\$162,225.00	8.65%

SUNSET AMIGO'S
Liquor & Lounge

SCHILLER BASEBALL COMPLEX

UPTON CITY PARK



UPTON ELEMENTARY SCHOOL
295 STUDENTS

UPTON FIRE DEPARTMENT



UPTON HIGH SCHOOL
76 STUDENTS



JOE'S FOOD CENTER
YOUR HOMETOWN GROCERY STORE
EST. 1979
UPTON, WYOMING



FAMILY DOLLAR
DOLLAR TREE



TENANT OVERVIEW

COMPANY NAME

Dollar Tree, Inc.

OWNERSHIP

Public

INDUSTRY

Dollar Stores

HEADQUARTERS

Chesapeake, VA

NO. OF EMPLOYEES

±60,000



A DOLLAR TREE COMPANY

Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores, announced that it would buy Family Dollar for \$8.5 billion. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid.

Dollar Tree, a Fortune 500 Company, now operates more than ±15,115 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar.

FAMILY DOLLAR 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 REACH

Family Dollar serves families in more than 8,000 neighborhoods in 46 states. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$23 billion annually with more than 15,115 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.



15,115+

LOCATIONS



\$23B

2019 REVENUE



1959

FOUNDED

AREA OVERVIEW

UPTON, WY

Upton, Wyoming, is a picturesque town situated in Weston County, offering a blend of small-town charm and natural beauty. Nestled against the backdrop of the Black Hills, Upton provides residents with stunning vistas and a tranquil environment. With a population that values a close community connection, Upton fosters a friendly atmosphere where neighbors know one another, creating a welcoming environment for both long-time residents and newcomers.

The town's history is deeply intertwined with the development of the American West, and this is evident in its architecture and cultural landmarks. Visitors and residents alike can explore historical sites that tell the story of Upton's past, including well-preserved buildings from the late 19th and early 20th centuries. This historical richness adds character to the town, and locals take pride in preserving their heritage while embracing the evolving needs of the community.

Upton is known for its outdoor recreational opportunities, drawing nature enthusiasts and adventure seekers. The proximity to the Black Hills opens up a world of possibilities, from hiking and camping to wildlife viewing. Residents can enjoy the serenity of the natural surroundings, making Upton an ideal location for those who appreciate a lifestyle that blends the comforts of a close-knit community with access to the great outdoors.

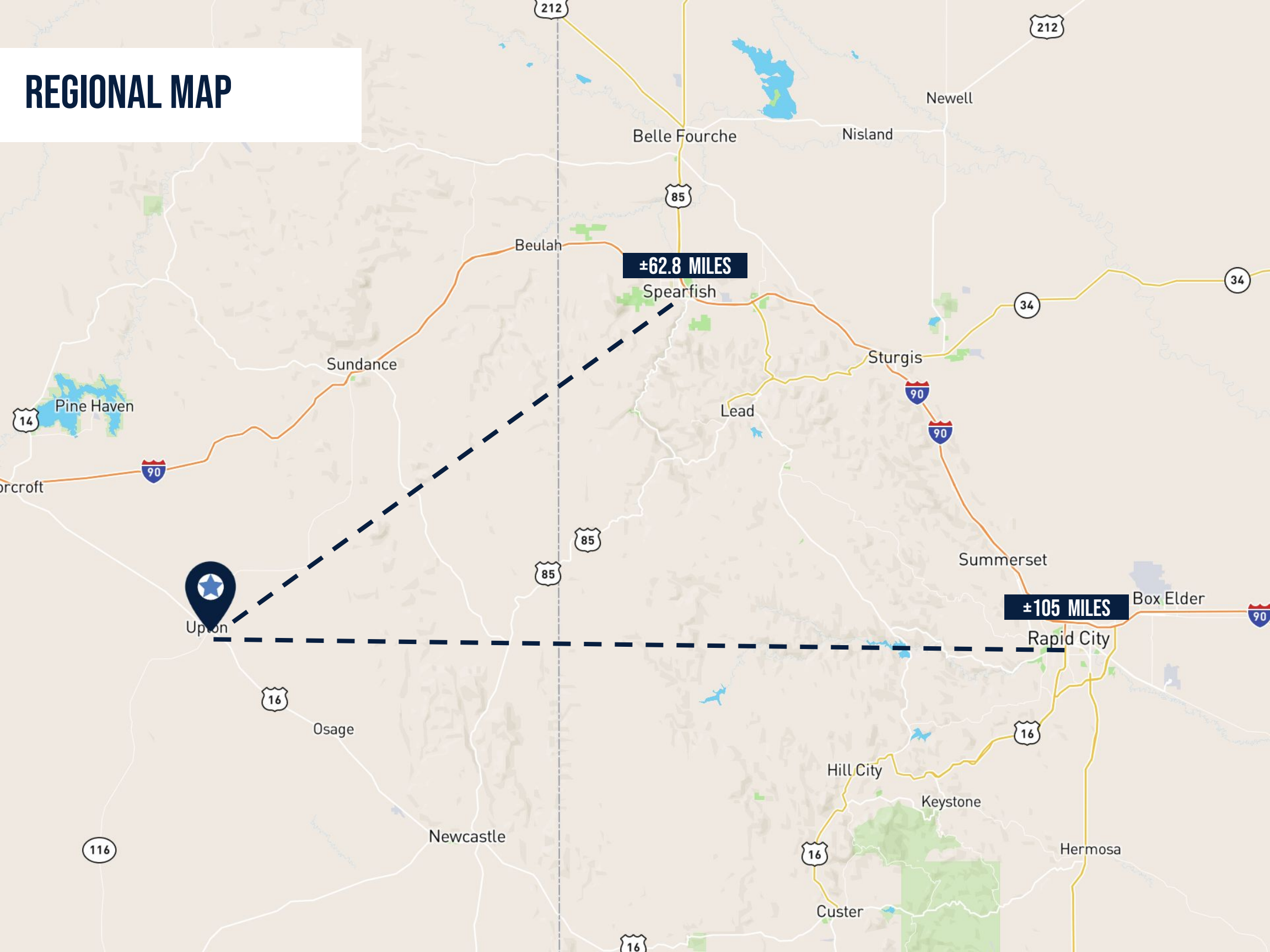
Community engagement is a cornerstone of life in Upton, with the town hosting various events and activities throughout the year. Festivals, fairs, and local gatherings contribute to the strong sense of camaraderie among residents. Upton, Wyoming, stands as a testament to the beauty of the American West, offering a harmonious balance between a rich historical legacy and the natural wonders that surround this welcoming community.



PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	930	1,147	1,251
Current Year Estimate	776	957	1,043
2020 Census	860	1,061	1,156
Growth Current Year-Five-Year	19.88%	19.88%	19.88%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	438	540	589
Current Year Estimate	369	456	497
2020 Census	375	463	504
Growth Current Year-Five-Year	18.54%	18.54%	18.54%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$122,295	\$122,295	\$122,295

REGIONAL MAP



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1120 2nd St, Upton, WY, 82730** ("Property"). The 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 Broker. The material and information in the Offering Memorandum is unverified. Broker has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

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.

Broker is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Broker, the property, or the seller by such entity.

Owner and Broker 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 Owner or Broker 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 of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

FAMILY  DOLLAR[®]

 DOLLAR TREE

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\$2,014,444
LIST PRICE



\$0
NOI



6.20%
CAP RATE

BUILDING INFO

Address	1120 2nd St, Upton, WY 82730
Year Built	006
GLA of Building	±2,697 SF
Lot Size	±1.00 ACRES

Tenant Summary

Tenant Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NNN
Roof and Structure	Tenant Responsible
Term Remaining	±15 Years
Original Lease Term	15 Years
Rent Commencement	3/1/19
Lease Expiration Date	2/28/34
Increases	10% Every 5 Years
Options	Four, 5-Year Options

AOD	Monthly Rent	Annual Rent	Rent PSF	CAP
Current - 10/31/23	\$23,250.00	\$279,000	\$14.61	6.20%
11/1/23 - 10/31/28	\$24,412.50	\$292,950	\$15.34	6.51%
11/1/28 - 10/31/33	\$25,633.13	\$307,598	\$16.11	6.84%
Option 1	\$26,914.78	\$322,977	\$16.91	7.18%
Option 2	\$28,260.52	\$339,126	\$17.76	7.54%
Option 3	\$29,673.55	\$356,083	\$18.65	7.91%
Option 4	\$31,157.22	\$373,887	\$19.58	8.31%

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GLA of Building	±2,697 SF
Lot Size	±1.00 ACRES