

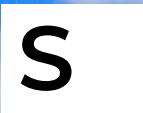
OFFERING MEMORANDUM



DOLLAR GENERAL
LOVELAND, COLORADO



SCHUCHERT
RETAIL GROUP



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RETAIL GROUP

EXCLUSIVELY LISTED BY:



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INVESTMENT SUMMARY



LIST PRICE
\$2,835,716



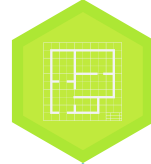
LOCATION
**1398 S WILSON AVENUE
LOVELAND, CO 80537**



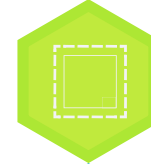
CAP RATE
4.85%



ANNUAL RENT
\$137,532.24



BUILDING SIZE
9,660 SQ. FT.



LAND AREA
1.37 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
ABSOLUTE NNN



LEASE TERM REMAINING
15 YEARS



LEASE EXPIRATION
04/30/2037



RENEWAL OPTIONS
3 - 5 YEAR



RENT INCREASES
10% AT OPTIONS



PARKING
37 SPACES



YEAR BUILT
2022



APN
9522308001



TRAFFIC COUNTS
13,073 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- 15 Year Initial Lease Term
- 2022 Build-to-Suit Dollar General | Store Opened in April 2022
- Three (3) - Five (5) Year Option Periods with 10% Rental Increases

ABSOLUTE NNN LEASE | COUPON CLIPPER:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Reimburses Property Taxes

UPGRADED CONSTRUCTION:

- 4-Sided CMU & Stucco Building

LOCATION:

- Strategically Located at Fully Signalized Intersection - NEC of 14th Street SW & S Wilson Avenue
- Accessible from both 14th Street SW & S Wilson Avenue
- Traffic Counts of Approximately 13,073 VPD (14th Street SW = 9,577 VPD & Wilson Ave = 3,496 VPD)

TRADE AREA DEMOGRAPHICS:

- 1-Mile: 8,090 Residents; 1.19% Annual Population Growth; \$110,491 Average Household Income
- 3-Mile: 39,412 Residents; 1.50% Annual Population Growth; \$103,816 Average Household Income
- 5-Mile: 86,769 Residents; 1.68% Annual Population Growth; \$102,506 Average Household Income
- 7-Mile: 109,578 Residents; 1.91% Annual Population Growth; \$102,896 Average Household Income

PROXIMITY FROM LOVELAND, COLORADO:

- Fort Collins, CO | 14 Miles
- Greeley, CO | 20 Miles
- Boulder, CO | 33 Miles
- Denver, CO | 51 Miles
- Cheyenne, WY | 59 Miles
- Colorado Springs, CO | 120 Miles

AMAZON FULFILLMENT CENTER - 3.87 MILLION SQUARE FEET:

- Projected to be Complete in Late 2024
- Once Complete, Will Be 2nd Largest in the Amazon Network

TENANT:

- Strong Corporate Guaranty (NYSE: "DG") - Dollar General Corporation is Rated "BBB" by Standard & Poor's
- 18,818 Stores in 47 States as of October 28, 2022









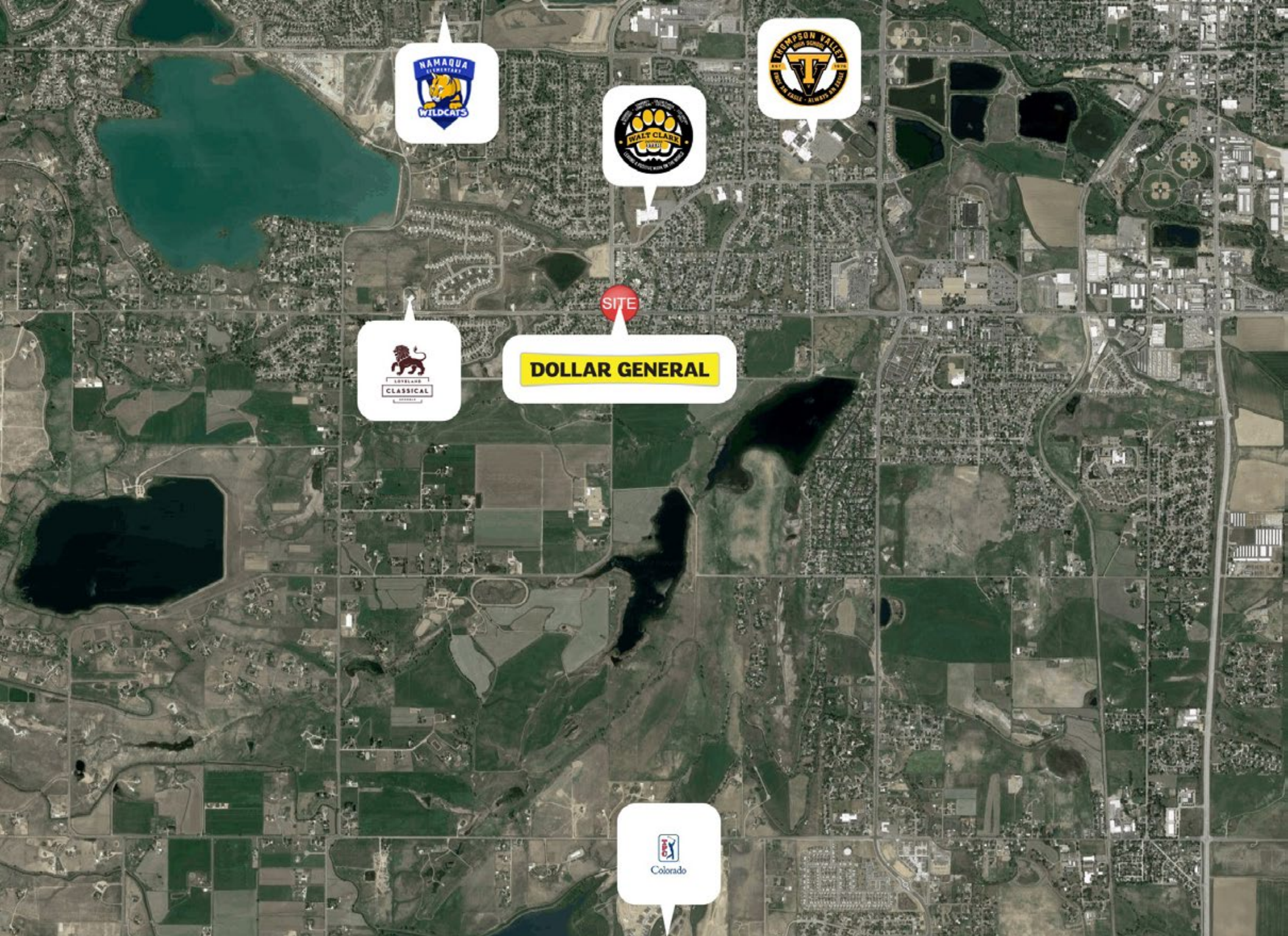




DOLLAR GENERAL

SITE

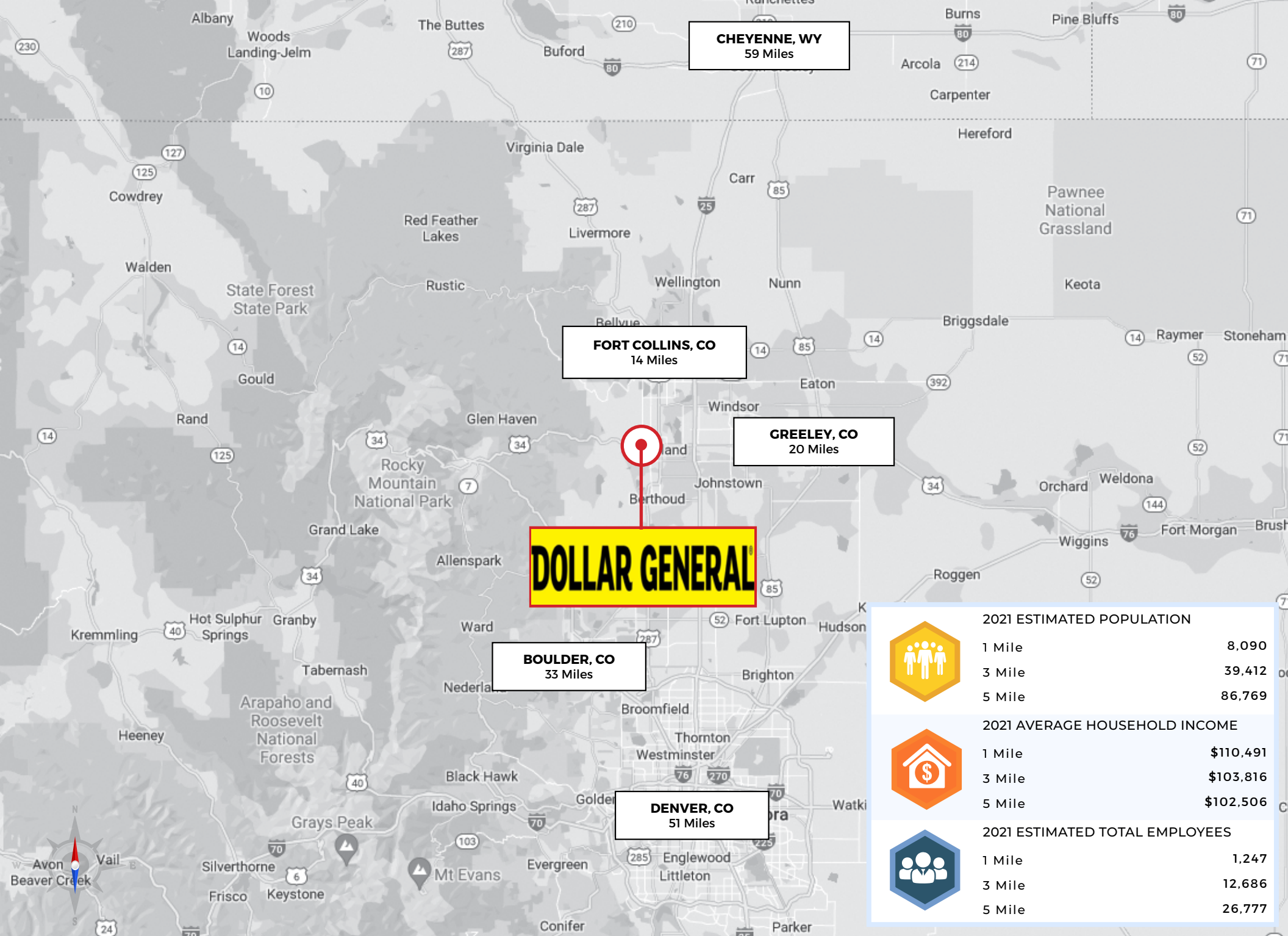







SITE

DOLLAR GENERAL





2021 ESTIMATED POPULATION		
	1 Mile	8,090
	3 Mile	39,412
	5 Mile	86,769
2021 AVERAGE HOUSEHOLD INCOME		
	1 Mile	\$110,491
	3 Mile	\$103,816
	5 Mile	\$102,506
2021 ESTIMATED TOTAL EMPLOYEES		
	1 Mile	1,247
	3 Mile	12,686
	5 Mile	26,777

AREA OVERVIEW



LOVELAND, COLORADO

The city of Loveland, Colorado is located 45 minutes from Denver/Denver International Airport, 35 minutes from Estes Park/Rocky Mountain National Park, 15 minutes from Fort Collins, and 40 minutes from Boulder. Loveland forms a part of the Fort Collins-Loveland Metropolitan Statistical Area and the Front Range Urban Corridor.

Because of its location along U.S. 34, at one of the principal access routes to Estes Park and Rocky Mountain National Park, Loveland receives a significant amount of pass-through tourist traffic, especially in the summer months. In addition, the city serves as a “bedroom” community to commuters in many directions: to employment locations in Boulder, Westminster and other parts of the Denver Metropolitan Area; and also to the college towns of Fort Collins (CSU), Greeley (UNC), and Boulder (CU).

Larimer County is located in north central Colorado and is the sixth-largest county in the state based on population. The county extends to the Continental Divide and includes several mountain communities and Rocky Mountain National Park. It encompasses 2,640 square miles which include some of the finest irrigated farmland in the state, as well as vast stretches of scenic ranch lands, forests, and high mountain peaks.



AREA DEMOGRAPHICS



POPULATION

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Population	8,090	39,412	86,769	109,578
2026 Projected Population	8,571	42,377	94,064	120,069
2010 Projected Population	7,505	35,003	74,242	89,734
Annual Growth Rate: 2021 to 2026	1.19%	1.50%	1.68%	1.91%



HOUSEHOLDS

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Households	3,051	16,389	35,236	44,211
2026 Households	3,152	17,207	37,289	47,278
2010 Households	2,812	14,397	29,732	35,716
Annual Growth Rate: 2021 to 2026	0.65%	0.99%	1.16%	1.38%
Average Household Size	2.64	2.37	2.43	2.45



INCOME

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Average Household Income	\$110,491	\$103,816	\$102,506	\$102,896
2021 Median Household Income	\$81,686	\$78,807	\$80,911	\$83,116
2021 Per Capita Income	\$41,686	\$43,273	\$41,697	\$41,573



HOUSING

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Housing Units	3,051	16,389	35,236	44,211
2021 Owner-Occupied Units	2,251	10,824	24,399	31,344
2021 Renter Occupied Housing Units	801	5,565	10,837	12,867



PLACE OF WORK

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Businesses	185	1,756	3,658	4,837
2021 Employees	1,247	12,686	26,777	38,674

TENANT OVERVIEW

DOLLAR GENERAL®



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$54.68 Billion



FORTUNE 500
#106



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
18,818



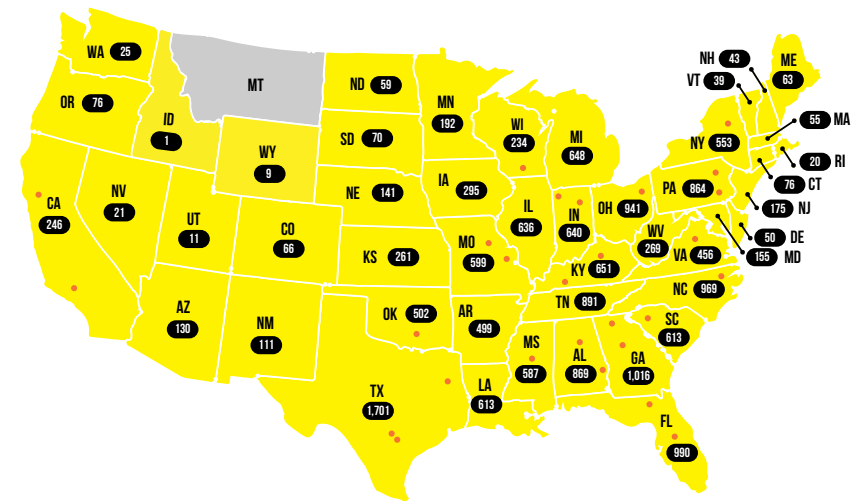
NO. EMPLOYEES
173,000

ABOUT

Dollar General Corporation has been delivering value to shoppers for 80 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering 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 18,818 stores in 47 states as of October 28, 2022. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

18,818 STORES | IN 47 STATES | AS OF 10/28/2022

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at 1398 S Wilson Avenue, Loveland, CO 80537 ("Property"). This Offering Memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information and materials contained herein are selective and limited in nature, and neither Owner or Schuchert Retail Group purports this to be an all-inclusive report on the Property.

This Offering Memorandum contains select information pertaining to the Property and does not purport to be all-inclusive or contain all or part of the information which prospective purchasers may require to evaluate a purchase of the Property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation, express or implied, as to the truth, accuracy or completeness of any information provided and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. The information contained herein is not a substitute for a thorough due diligence investigation. All information is presented "as is" without representation or warranty of any kind. It is your responsibility to independently confirm its accuracy and completeness.

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, including engineering and environmental inspections, to determine the condition of the Property and its suitability for their needs. Prior to submitting an offer, prospective purchasers should consult with their own financial, legal, tax and construction advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

By receipt of this Offering Memorandum for the Property, you agree that:

- This Offering Memorandum and its contents are of a confidential nature.
- You will treat it in the strictest confidence.
- You will not disclose this Offering Memorandum or any of its contents to any other person or entity without the prior written authorization of the Owner or Schuchert Retail Group.
- 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 Owner or Schuchert Retail Group.
- You will be responsible for making your own decisions.

Owner and Schuchert Retail Group expressly reserve the right, in its sole discretion, to: (i) reject any or all expressions of interest or offers to purchase the Property without providing any reason or (ii) to terminate any negotiations with any party, at any time, with or without notice. The Owner shall have no legal commitment or obligations to any recipient viewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the property has been fully executed on terms acceptable to Owner and any and all conditions set by Owner have been fully satisfied or waived.

By accepting this Offering Memorandum you agree to release the Seller and Schuchert Retail Group of any and all liability and hold the parties harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of the Property.

This Offering Memorandum shall not be deemed an indication of the state of the affairs of the Property, nor constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this Offering Memorandum.



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