

OFFERING MEMORANDUM



DOLLAR GENERAL
KERSEY, COLORADO



SCHUCHERT
RETAIL GROUP



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DOLLAR GENERAL





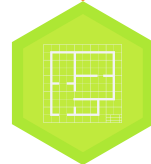
INVESTMENT SUMMARY



LIST PRICE
\$2,119,086



CAP RATE
5.50%



BUILDING SIZE
10,640 SQ. FT.



OWNERSHIP
FEE SIMPLE



LEASE TERM REMAINING
14 YEARS



RENEWAL OPTIONS
3 - 5 YEAR



PARKING
36 SPACES



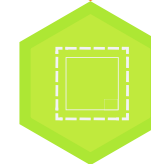
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LOCATION
**209 HILL STREET
KERSEY, CO 80644**



ANNUAL RENT
\$116,549.76



LAND AREA
1.17 ACRES



LEASE TYPE
ABSOLUTE NNN



LEASE EXPIRATION
09/30/2037



RENT INCREASES
10% AT OPTIONS



YEAR BUILT
2022



TRAFFIC COUNTS
8,103 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- 15 Year Initial Lease Term
- 2022 Build-to-Suit Dollar General | Store Opened in September 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

DG PLUS STORE - UPGRADED CONSTRUCTION:

- 10,640 SF Building
- Larger Prototype with Additional Sales Floor Space
- 4-Sided CMU & Stucco Building

LOCATION:

- Fronts US Highway 34
- Adjacent to Cobblestone Inn & Suites

TRADE AREA DEMOGRAPHICS:

- 1-Mile: 1,750 Residents; 1.81% Annual Growth; \$100,665 Average Household Income
- 3-Mile: 2,572 Residents; 2.07% Annual Growth; \$107,162 Average Household Income
- 5-Mile: 4,467 Residents; 2.39% Annual Growth; \$105,596 Average Household Income
- 7-Mile: 26,438 Residents; 1.64% Annual Growth; \$75,018 Average Household Income

RODEO DUNES GOLF RESORT (35 MILES FROM KERSEY):

- Golf Resort Developed by Michael & Chris Keiser - Sons of Bandon Dunes Golf Resort Developer
- Located off Interstate 76 Near the Town of Roggen
- Construction Starting In Summer 2023 and Expected to Open in 2025
- Resort Will Include 2 Golf Courses with Room for a Total of 6 Courses

PROXIMITY FROM KERSEY, COLORADO:

- Greeley, CO | 11 Miles
- Loveland, CO | 28 Miles
- Fort Collins, CO | 39 Miles
- Denver, CO | 57 Miles
- Cheyenne, WY | 61 Miles

GREELEY MSA - WELD COUNTY, COLORADO:

- Fastest Growing Metro-Area in Colorado
- 4th Fastest Growing Metro Area in the United States
- Population Increased 30.1% from 2010 Census to 2020 Census

TENANT:

- Strong Corporate Guaranty (NYSE: "DG") - Dollar General Corporation is Rated "BBB" by Standard & Poor's
- 19,488 Stores in 47 States as of August 4, 2023











DOLLAR GENERAL

FAMILY DOLLAR

SITE

PHILLIPS 66

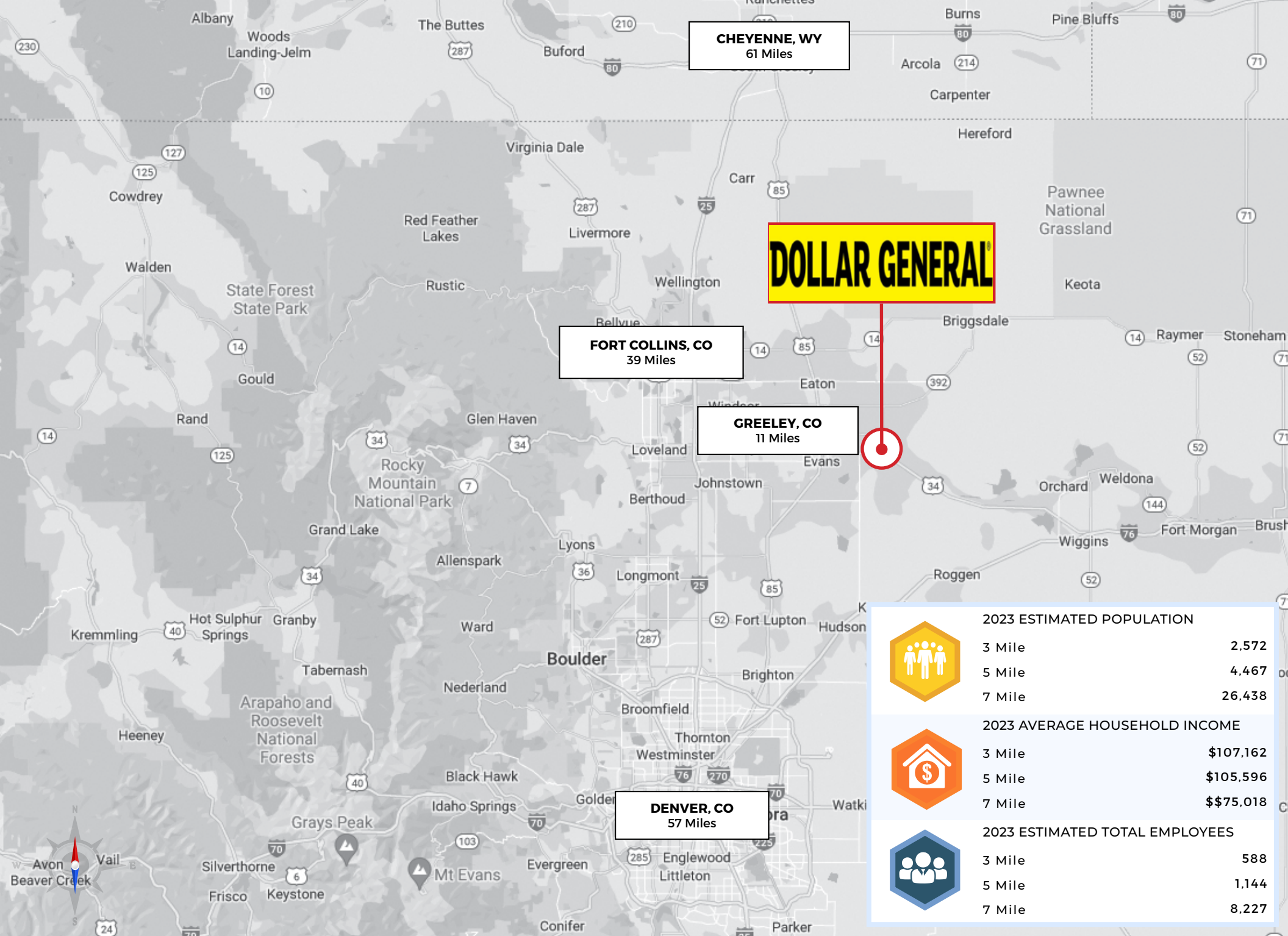
Sinclair

1 First National Bank

PLATTE VALLEY BRONCOS

PLATTE VALLEY COLTS





AREA OVERVIEW



KERSEY, COLORADO

The Town of Kersey Colorado is home to around 1600 people. It is a close knit agricultural community and home of the Platte Valley School District; one of the most highly sought after school districts in Northern Colorado.

Kersey is conveniently located on U.S. Highway 34, just 3 miles east of Greeley in rapidly growing Weld County. Situated just east of the foothills of the gorgeous Rocky Mountains and south of the Pawnee Buttes. Kersey is only minutes from all the conveniences found in Greeley, Fort Collins, Loveland, Windsor, and is approximately 1 hour from Denver International Airport and the Denver metropolitan area.

AREA DEMOGRAPHICS



POPULATION

| | 1 MILE | 3 MILE | 5 MILE | 7 MILE |
|----------------------------------|--------|--------|--------|--------|
| 2023 Population | 1,750 | 2,572 | 4,467 | 26,438 |
| 2028 Projected Population | 1,909 | 2,838 | 5,001 | 28,616 |
| 2020 Census Population | 1,667 | 2,403 | 4,221 | 25,099 |
| Annual Growth Rate: 2023 to 2028 | 1.81% | 2.07% | 2.39% | 1.64% |



HOUSEHOLDS

| | 1 MILE | 3 MILE | 5 MILE | 7 MILE |
|----------------------------------|--------|--------|--------|--------|
| 2023 Households | 644 | 944 | 1,631 | 8,882 |
| 2028 Households | 749 | 1,111 | 1,949 | 10,320 |
| 2020 Census Households | 601 | 867 | 1,523 | 8,303 |
| Annual Growth Rate: 2023 to 2028 | 3.23% | 3.53% | 3.89% | 3.23% |
| Average Household Size | 2.71 | 2.72 | 2.73 | 2.85 |



INCOME

| | 1 MILE | 3 MILE | 5 MILE | 7 MILE |
|-------------------------------|-----------|-----------|-----------|----------|
| 2023 Average Household Income | \$100,665 | \$107,162 | \$105,596 | \$75,018 |
| 2023 Median Household Income | \$81,208 | \$88,026 | \$87,273 | \$60,243 |
| 2023 Per Capita Income | \$37,066 | \$39,335 | \$38,557 | \$25,526 |



HOUSING

| | 1 MILE | 3 MILE | 5 MILE | 7 MILE |
|------------------------------------|--------|--------|--------|--------|
| 2023 Housing Units | 644 | 944 | 1,631 | 8,882 |
| 2023 Owner-Occupied Units | 510 | 764 | 1,260 | 4,539 |
| 2023 Renter Occupied Housing Units | 135 | 180 | 371 | 4,343 |



PLACE OF WORK

| | 1 MILE | 3 MILE | 5 MILE | 7 MILE |
|-----------------|--------|--------|--------|--------|
| 2023 Businesses | 51 | 80 | 155 | 896 |
| 2023 Employees | 450 | 588 | 1,144 | 8,227 |

TENANT OVERVIEW

DOLLAR GENERAL®



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$27.71 Billion



FORTUNE 500
#108



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
19,488+



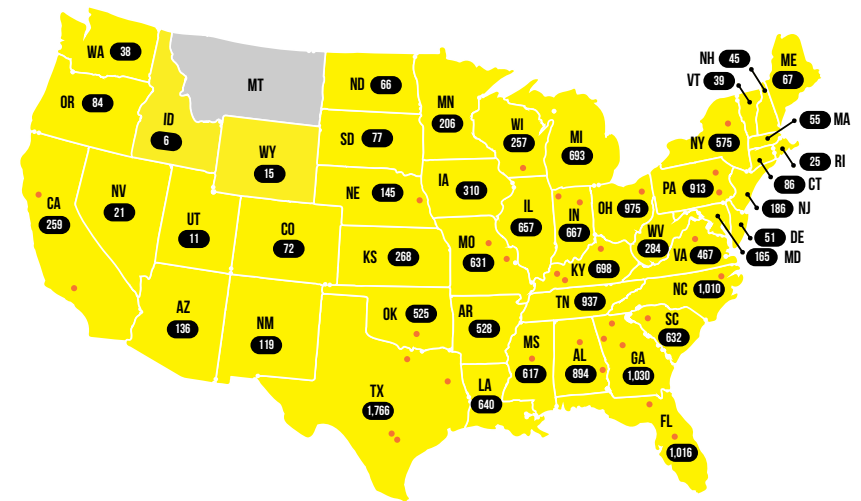
NO. EMPLOYEES
175,000+

ABOUT

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of August 4, 2023, the company's 19,488 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

19,488 STORES | IN 47 STATES | AS OF 08/04/2023

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

The information contained in this Offering Memorandum is strictly confidential. It is intended to be reviewed only by the party receiving it from Schuchert Retail Group and should not be made available to any other person or entity without the written consent of Schuchert Retail Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Schuchert Retail Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject 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 whatsoever about the accuracy or completeness of any information provided

As the buyer of a net leased property or retail property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Offering Memorandum is not a substitute for a Buyer's thorough due diligence investigation of this investment opportunity. Schuchert Retail Group expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property. The value of a net leased or retail property to a Buyer depends on factors that should be evaluated by a Buyer and their tax, financial and legal advisor(s). Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased or retail property to determine their satisfaction with the suitability of the property for their needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

Owner and Schuchert Retail Group 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 the 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. Schuchert Retail Group 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 Schuchert Retail Group, the property, or the seller by such entity.

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



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