DOLLAR GENERAL

EXCLUSIVE NET-LEASE OFFERING MEMORANDUM

612 W. First St., Haxtun, Colorado, 80731

EXCLUSIVELY LISTED BY:

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REPRESENTATIVE PHOTO

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FINANCIAL OVERVIEW

ASPEN COLORADO

OFFERING TERMS

Purchase Price	NOI	CAP Rate
$1,382,200	**$88,461**	**6.4%**

INVESTMENT SUMMARY

Tenant Trade Name	Dollar General
Location	612 W. First Street Haxtun, CO 80731
Price	$1,382,200
CAP Rate	6.4%
NOI	$88,461
Square Feet	9,100 SF
Lot Size	1.46 Acres
Year Built	2017
Corporate/Franchisee	Corporate
Lease Type	Absolute NNN
Roof & Structure	Tenant Responsible
Lease Term	15 Years
Lease Commence	August 1, 2017
Lease Expiration	July 30, 2032
Rent Increases	In Option Periods
Options	Three (3) Five (5)-Year periods

INVESTMENT OVERVIEW

- New Construction Corner Store Prototype Corporate Dollar General - S&P BBB Rating
- Fifteen (15) Year Absolute NNN Lease - No Landlord Responsibility
- One of Two Convenience Retailers in Town - Over 30 Miles from the nearest Walmart
- Dollar General is the Country's Largest Small-Box Discount Retailer
- Dollar General has Experienced 25 Consecutive Years of Same Store Sales Growth
- Strong Location off U.S. Hwy 6 and Highway 59

DOLLAR GENERAL

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TENANT OVERVIEW

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DOLLAR GENERAL

Dollar General is proud to be America's neighborhood general store. We make shopping easy and affordable with more than 12,500 convenient, easy-to-shop stores in 43 states delivering everyday low prices on name-brand products that are frequently used and replenished, such as food, snacks, health and beauty aids, as well as cleaning supplies, family apparel, housewares and seasonal items.

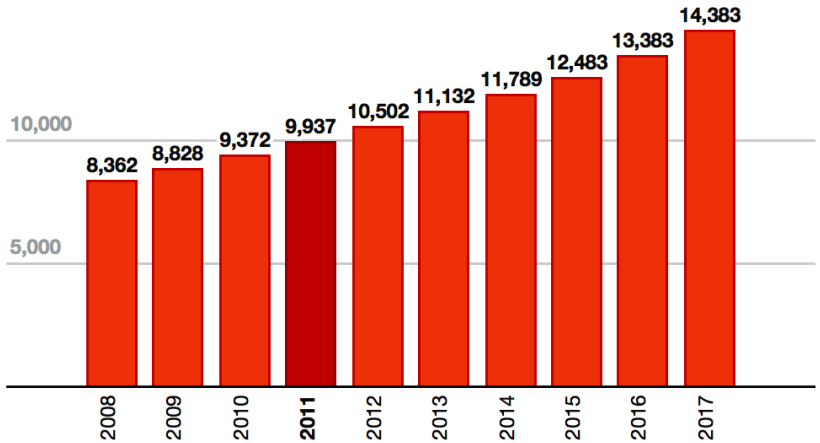
Dollar General stands for convenience, quality brands and low prices. Dollar General's successful prototype makes shopping a truly hassle-free experience. We design small neighborhood stores with carefully edited merchandise assortments to make shopping simpler. We don't carry every brand and size, just those our customers want the most. Dollar General saves you time by staying focused on life's simple necessities: laundry detergent, toilet paper, soap, shampoo, socks and underwear…and maybe a gadget or two that you just can't live without.

Dollar General delivers everyday low prices on seasonal items, housewares, cleaning supplies, health and beauty products, grocery and other perishable items our customers need and replenish most often. 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, Nestlé, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

Our private brands provide customers with more options to purchase national brand equivalent products at substantial discounts, and all Dollar General private-label products carry a 100% satisfaction guarantee.

"At Dollar General, our values and our mission are at the core of our success. We have a unique culture of serving others, a rich history and a very bright future."

- Todd Vasos, CEO, Dollar General



Store count by year- 2016 and 2017 are based on company forecasts

TENANT OVERVIEW

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LOCATION OVERVIEW
COLORADO SPRINGS
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LOCATION OVERVIEW

Location Overview

The city of Haxtun, known as “A Small City With a Big Heart,” is located on the beautiful high plains agricultral area of northeastern Colorado. Haxtun is located at the crossroads of U.S. Highway 6 and Highway 59, about 30 miles from Interstate 76. It has excellent school systems, progressive healthcare and a thriving business community.

As apart of the Phillips County Enhanced Colorado Enterprize Zone, Haxtun promotes a business-friendly environment in economically distressed areas by offering state income tax credits that incentivize businesses to locate and develop in these communities. Private-sector business activity encouraged by these income tax incentives brings job opportunities and capital investment. The private investment results in tax revenue for school districties, cities, counties and the state.

As recognized by the Sedgwick County Incubator Initiative, the assets of Northeast Colorado can be the catalyst for rural health care, agriculture innovations and youth entrepreneurship. These assets include:

- Thousands of acres of agricultural land available for agriculture research, test and demonstration
- Opportunities to access all facets of agriculture including, but not limited to: production, water management, yields, fertilizer utilization and research
- Sedwick County’s full spectrum hospital and healthcare center, clinic, assisted living and nursing home
- High speed fiber at the incubation facility in Julesburg donated by PC Telecom
- Youth entrepreneur and engagement program starting its second year
- Access: municipal airport; crossroads of I-76 and I-80
- Multiple energy resources: wind farms, local electrical generating capacity; access to South Platte River

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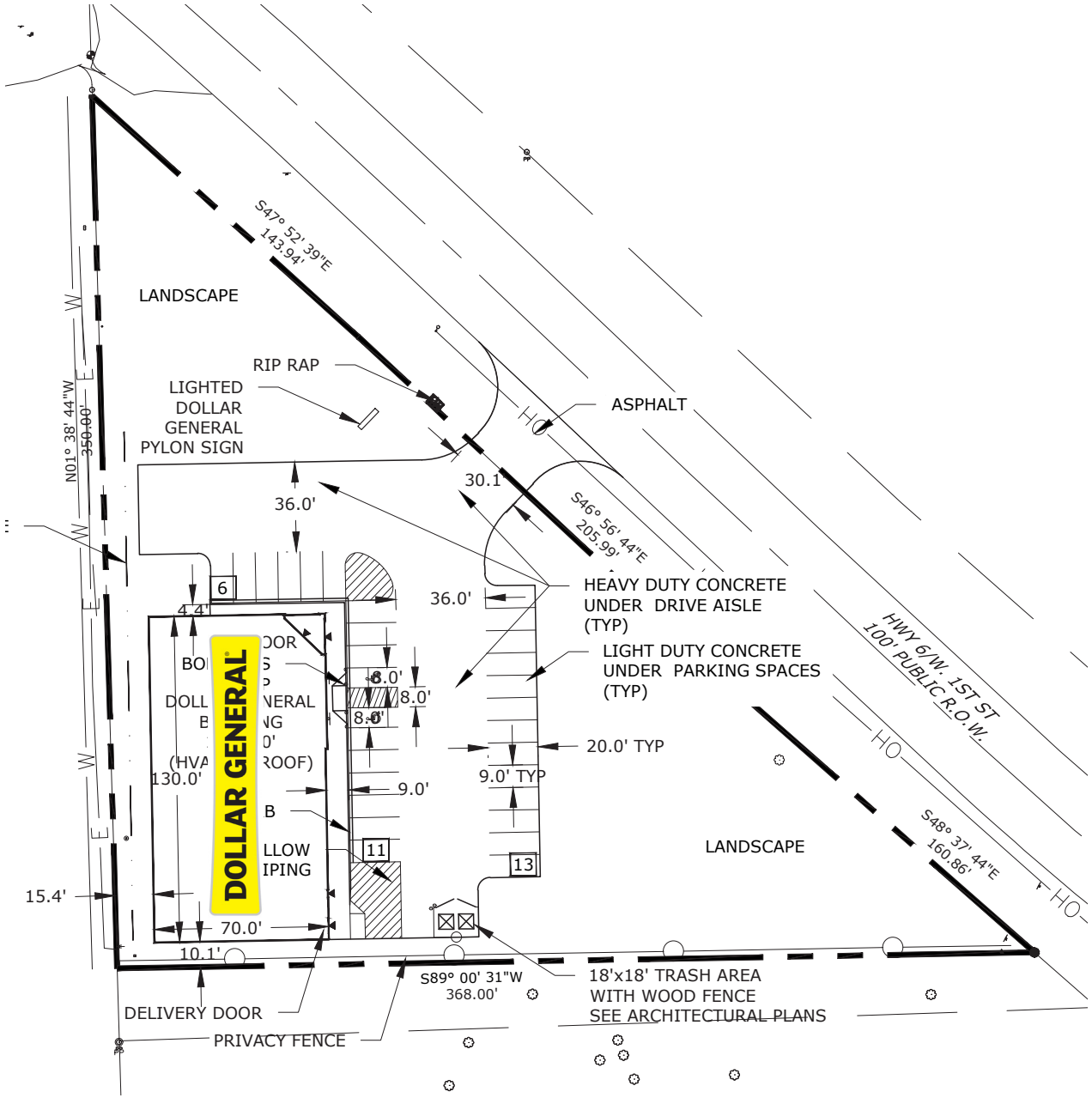
SITE PLAN



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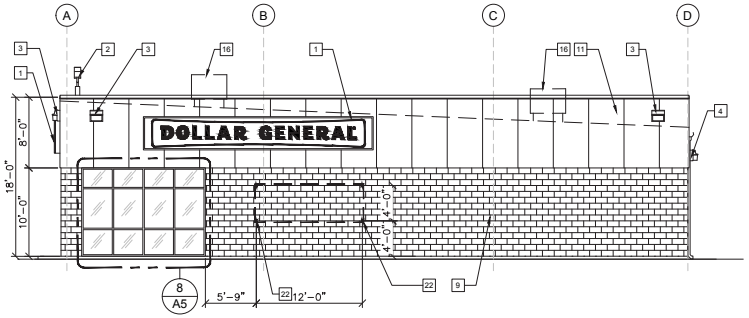
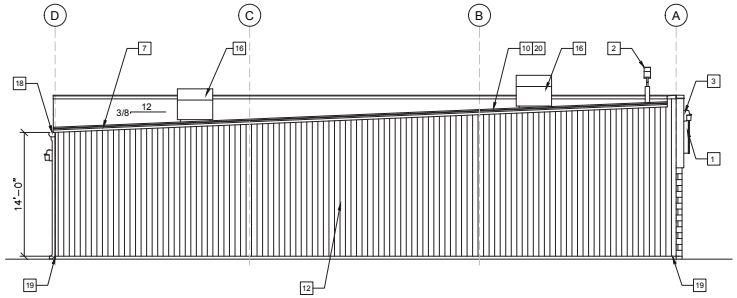
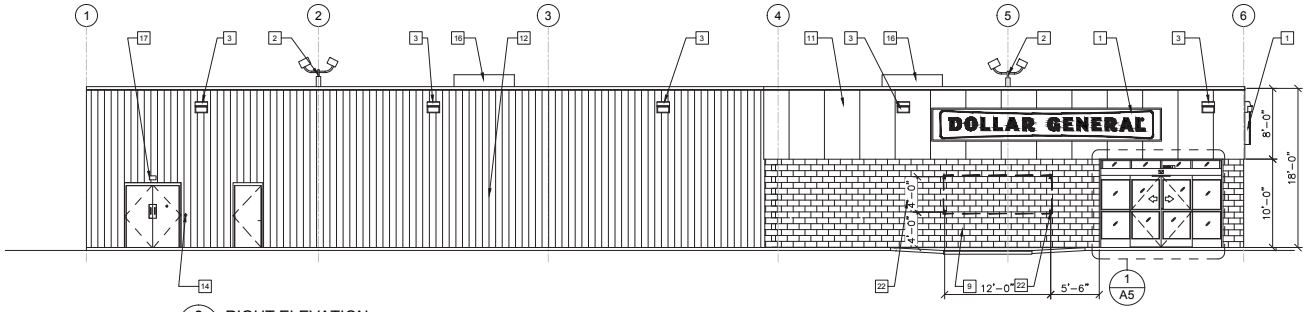
ELEVATIONS



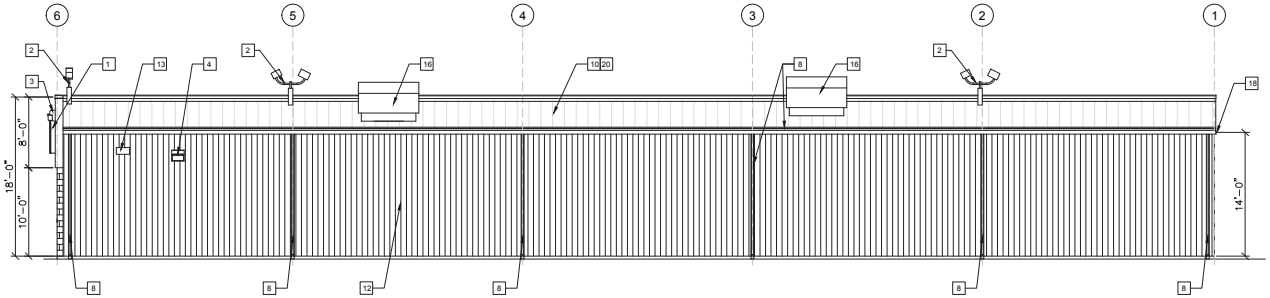
1 / A2 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 / A2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 / A2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



4 / A2 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATIONS

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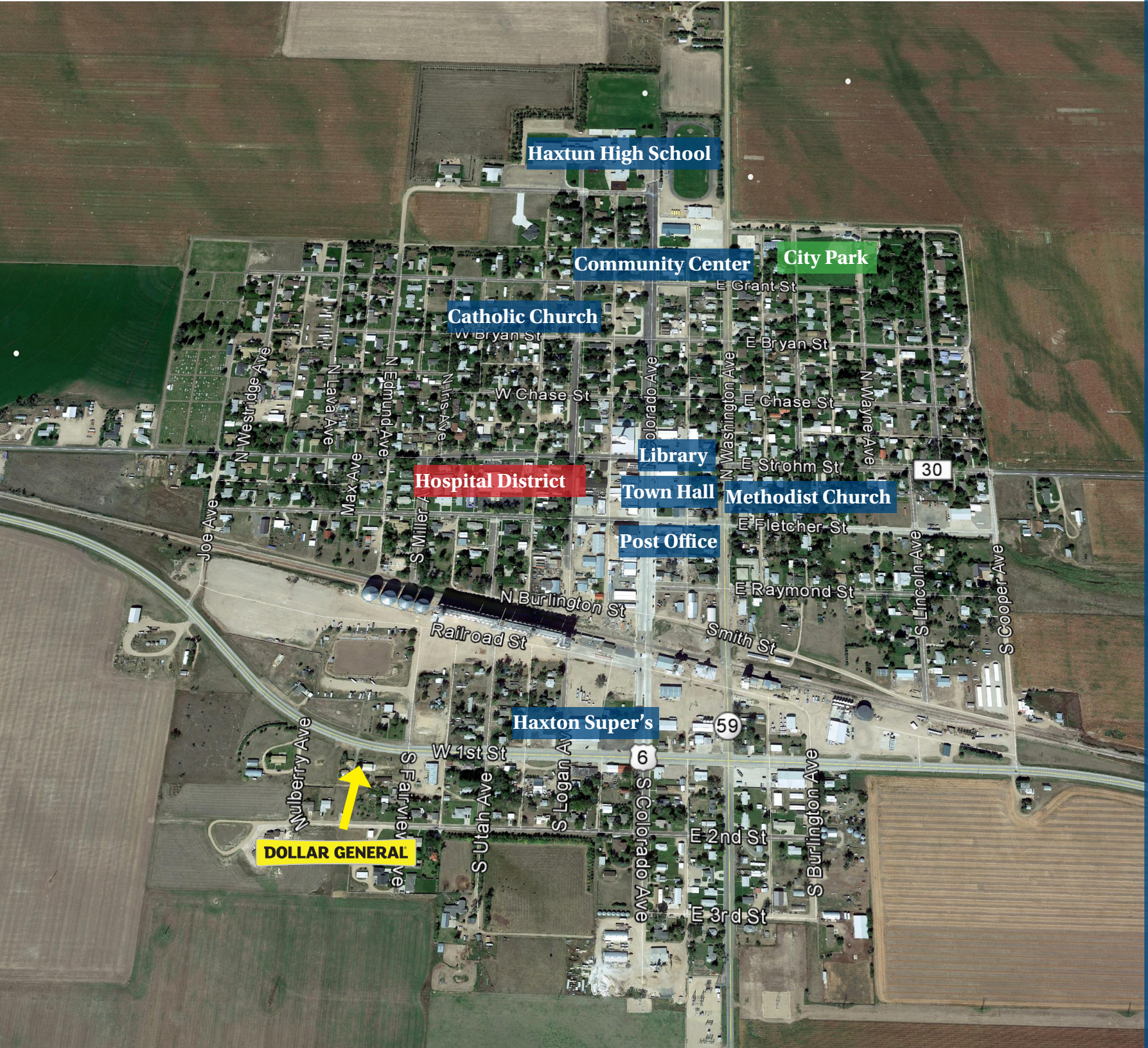
AERIAL MAP



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DEMOGRAPHICS

DOWNTOWN FORT COLLINS, COLORADO

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2017 AVERAGE HOUSEHOLD INCOME			
	1 - Mile	3 - Miles	5 - Miles
Estimated 2017	$60,316	$60,353	$60,409
Projected 2022	$70,458	$70,481	$70,451
% Increase	3.4%	3.4%	3.3%

Household Income

The estimated average household income within a one mile radius from the subject property for 2017 is $60,316 with an estimated 3.4% increase between now and 2022. The current per capita income is estimated at $25,681 and is expected to go up 3.5% by 2022.

COLORADO TOP EMPLOYERS	
Employers	# of Employees
Denver International Airport	35,000
University of Colorado Boulder	13,300
Lockheed Martin Space Systems	10,000
Colorado State University	7,000
Western Union Co	6,000

Employment

The estimated 2017 labor force within a 5 mile radius is made up of 752 people over age 16 with 107 businesses. 54.8% of the work force are white collar workers. The average travel time to work is about 11 minutes.

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EQUAL HOUSING OPPORTUNITY

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all other, including the broker's own interest;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent/

AS AGENT FOR BUYER/TENANT: The broker becomes the buyers/tenant's agent by agreeing to represent the buyer, usually though a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinion and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
    - That the owner will accept a price less than the written asking price;
    - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
    - Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISHED:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposed. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Colliers International Houston, Inc.	29114	houston.info@colliers.com	(713) 222-2111
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Edward Archer Benton	557247	ed.benton@colliers.com	(713) 830-2198
Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date

limiting conditions

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 612 W. First Street, Haxtun Colorado 80731. It has been prepared by Colliers International. This 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 Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Edward A. Benton from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness or this Offering Memorandum or any of its contents 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 and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Edward A. Benton 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 detrimental to the interest of the Seller.

Owner and Colliers International 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 612 W. First Street, Haxtun, Colorado 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 Seller or Colliers International 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 this Offering Memorandum.

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exclusively listed

EXCLUSIVELY LISTED BY:

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