

INVESTMENT OFFERING

DOLLAR GENERAL

DOLLAR GENERAL

100 Centennial Drive
Bennett (Denver MSA), CO 80102



ACTUAL SITE

TABLE OF CONTENTS

DOLLAR GENERAL

Financial Overview	3
Tenant Overview	4
Executive Summary	5
Photos	6-9
Location Map	10
Area Map	11
Market Overview	12
Demographic Report	13

DISCLAIMER

This Marketing Package was prepared by Wertz Real Estate Investment Services and David B Zacharia ("Broker") solely for the use of prospective buyer considering the purchase of the Property within (the "Property") and is not to be used for any other purpose. Neither the Broker nor the Owner of the Property make any representation or warranty, expressed or implied, as to the completeness or accuracy of the material contained in the Marketing Package.

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.

For more information contact:

John R. Wertz
Tel: (619) 218-6427
jwertz@wertzrealestate.com
CA Lic No. 01448585

Listed with CO broker
David B Zacharia
Lic. No. Il100048698

WERTZ
REAL ESTATE INVESTMENT SERVICES

FINANCIAL OVERVIEW

OFFERING SUMMARY

PRICE	\$2,579,158
DOWN PAYMENT	100% / \$2,579,158
RENTABLE SQUARE FEET	9,002 SF
CAP RATE	5.15%
YEAR BUILT	2022
LOT SIZE	46,913 +/- 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	05/12/2022
LEASE EXPIRATION DATE	05/31/2037
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	\$132,826.68	\$11,068.89
Years 16-20 (Option 1)	\$146,109.36	\$12,175.78
Years 21-25 (Option 2)	\$160,720.32	\$13,393.36
Years 26-30 (Option 3)	\$176,792.28	\$14,732.69

NET OPERATING INCOME		\$132,826.68
TOTAL RETURN YR-1	5.15%	\$132,826.68

DOLLAR GENERAL

DOLLAR GENERAL CORPORATION

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee, employing over 130,000 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 May 2019 it reached #119. Dollar General has grown to become one of the most profitable stores in the rural United States with sales reaching around \$25.6 billion in 2018.

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 15,597 stores in 44 states as of May 3, 2019, with a Market Cap of approximately 35.1 Billion.

DOLLAR GENERAL

PROPERTY NAME	Dollar General
PROPERTY ADDRESS	100 Centennial Drive Bennett (Denver MSA), CO 80102
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	\$132,826.68
NO. OF LOCATIONS	15,400+
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 Bennett (Denver MSA), CO. The new 15-year absolute NNN lease includes 10% rental increases every 5-Years in the (4) 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.

Surrounded by many new retail and residential developments, the property is located at the corner of South 1st Street and Centennial Drive, at the entrance to a large residential development. This Dollar General benefits from its great visibility and access right off E Colfax Ave and S 1st Street. The average household income exceeds \$105,000 in a 5-mile radius and \$121,000 in a 10-mile radius. The Bennett population has been rapidly growing and is expected to grow another 7.0% over the next 5-years.

National retailers in the immediate vicinity include McDonald's, QuikTrip, Tractor Supply Company, Taco Bell, Carl's Jr., Sonic, Subway, Domino's, O'Reilly Auto Parts, Family Dollar, and 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
- Average Household Income Exceeds \$105,000 (5-Mile Radius)
- 7.0% Expected Population Growth Over Next 5-Years

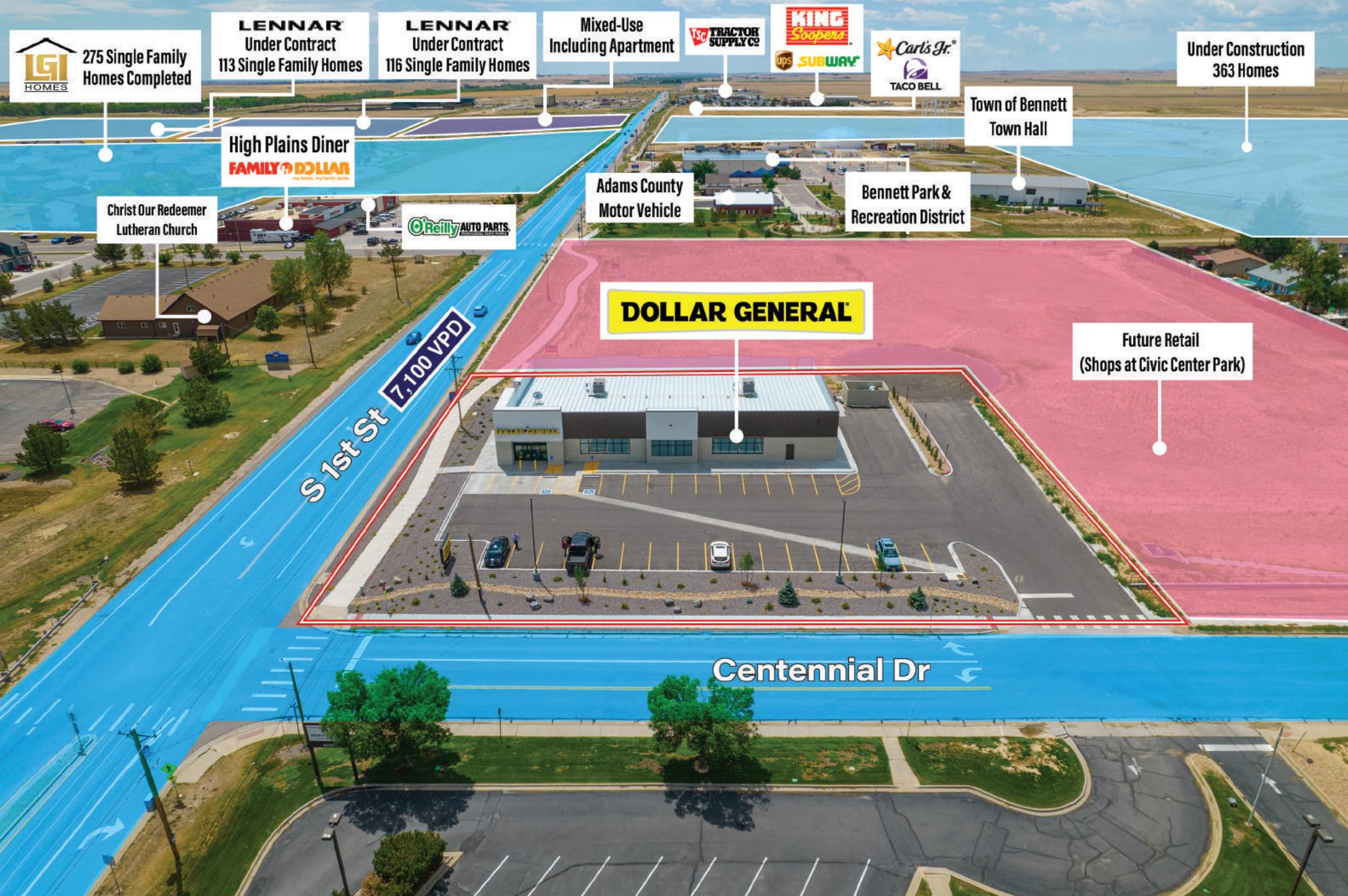


AERIAL PHOTO



The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

SUBJECT PROPERTY



LGI HOMES
275 Single Family Homes Completed

LENNAR
Under Contract
113 Single Family Homes

LENNAR
Under Contract
116 Single Family Homes

Mixed-Use
Including Apartment

TRACTOR SUPPLY CO

KING Soopers
SUBWAY

Carl's Jr.
TACO BELL

Under Construction
363 Homes

High Plains Diner
FAMILY DOLLAR

Christ Our Redeemer
Lutheran Church

O'Reilly AUTO PARTS

Adams County
Motor Vehicle

Bennett Park &
Recreation District

Town of Bennett
Town Hall

DOLLAR GENERAL

Future Retail
(Shops at Civic Center Park)

S 1st St
7,100 VPD

Centennial Dr

SUBJECT PROPERTY



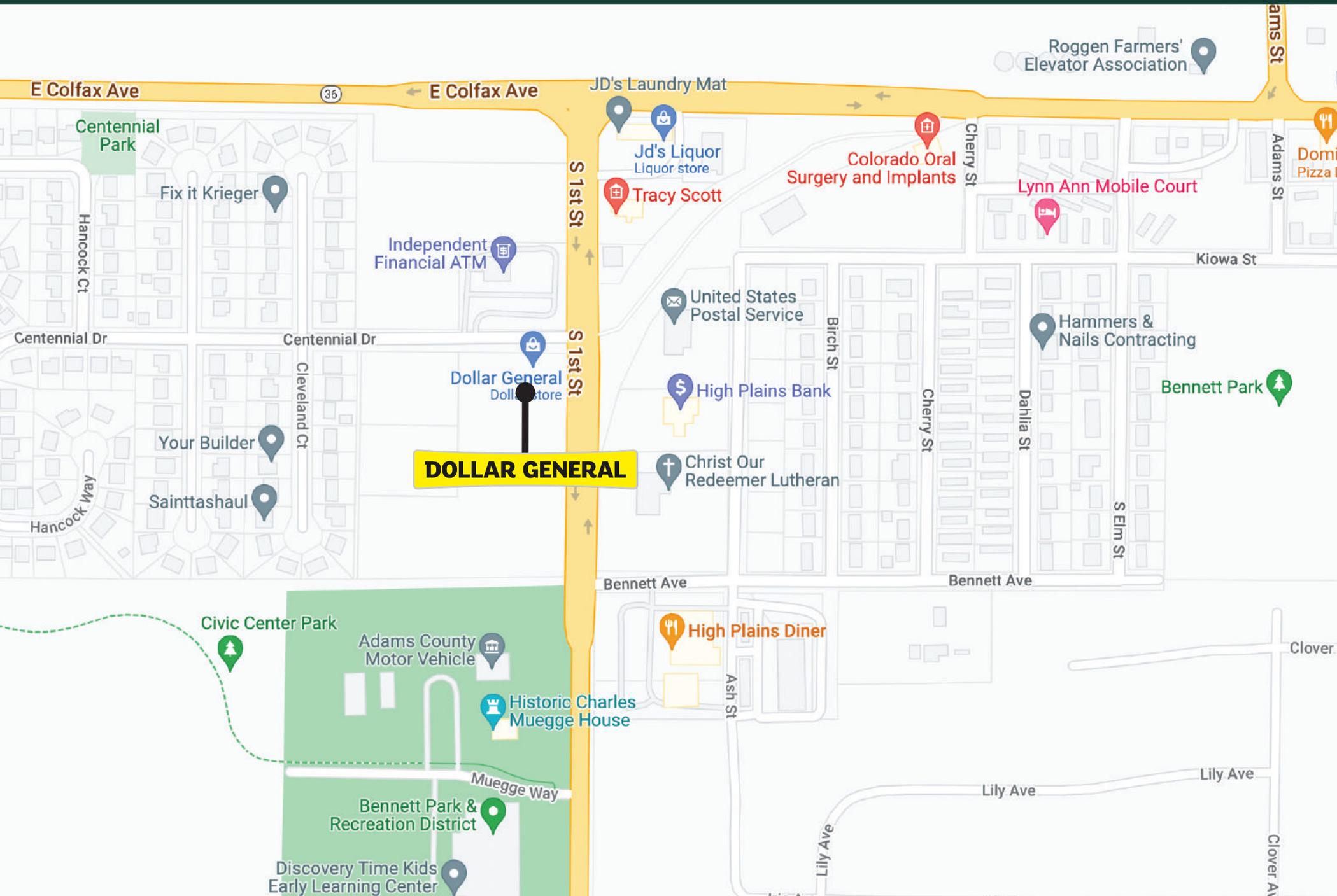
The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

SUBJECT PROPERTY



The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

LOCATION MAP



The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

MARKET OVERVIEW

DENVER, COLORADO

Denver is a consolidated city and county, the capital, and most populous city of the U.S. state of Colorado. Its population was 715,522 at the 2020 United States census, a 19.22% increase since the 2010 United States census. It is the 19th-most populous city in the United States and the fifth most populous state capital. It is the principal city of the Denver–Aurora–Lakewood, CO Metropolitan Statistical Area and the first city of the Front Range Urban Corridor.

Denver is located in the Southwestern United States, in the South Platte River Valley on the western edge of the High Plains just east of the Front Range of the Rocky Mountains. Its downtown district is immediately east of the confluence of Cherry Creek and the South Platte River, approximately 12 mi (19 km) east of the foothills of the Rocky Mountains. It is named after James W. Denver, a governor of the Kansas Territory. It is nicknamed the Mile High City because its official elevation is exactly one mile (5280 feet or 1609.344 meters) above sea level. The 105th meridian west of Greenwich, the longitudinal reference for the Mountain Time Zone, passes directly through Denver Union Station.

Denver is ranked as a Beta world city by the Globalization and World Cities Research Network. The 10-county Denver-Aurora-Lakewood, CO Metropolitan Statistical Area had a population of 2,963,821 at the 2020 United States census, making it the 19th most populous U.S. metropolitan statistical area. The 12-county Denver-Aurora, CO Combined Statistical Area had a population of 3,623,560 at the 2020 United States census, making it the 17th most populous U.S. primary statistical area. Denver is the most populous city of the 18-county Front Range Urban Corridor, an oblong urban region stretching across two states with a population of 5,055,344 at the 2020 United States Census. Its metropolitan area is the most populous metropolitan area within an 560-mile (900 km) radius and the second most populous city in the Mountain West after Phoenix, Arizona. In 2016, it was named the best place to live in the United States by U.S. News & World Report.



19th Largest Metropolitan

Region in the United States with a Population Exceeding 2.9 Million Residents



Ranked # 18

in the Nation with a Gross Domestic Product of \$214 Billion



Recently Named Best

Place to Live in the United States by U.S. News & World Report



The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

DEMOGRAPHIC REPORT

ACTUAL SITE



POPULATION	5 MILES	10 MILES	15 MILES
2027 Projection	4,549	13,172	25,087
2022 Estimate	4,286	12,325	23,412
2010 Census	3,623	9,982	16,910
Percent Change 2010-2022	18.30%	23.47%	38.45%
Percent Change 2022-2027	6.14%	6.87%	7.15%
Median Age	37.72	39.59	37.75

HOUSEHOLDS	5 MILES	10 MILES	15 MILES
2022 Est. Avg. HH Income	\$105,406	\$121,019	\$129,325
2027 Projection	1,638	4,588	8,766
2022 Est. Households	1,545	4,320	8,212
2010 Census	1,310	3,579	6,010
Percent Change 2010-2022	17.94%	20.70%	36.64%
Percent Change 2022-2027	6.02%	6.20%	6.75%

The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

WERTZ

REAL ESTATE INVESTMENT SERVICES

Wertz Real Estate Investment Services
3138 Roosevelt Street, Suite L
Carlsbad, CA 92008
Tel: (619) 218-6427
Fax: (858) 408-1830
www.wertzrealestate.com

Listed with CO broker
David B Zacharia license II100048698