



Dollar Tree Center

RIVERTON, WYOMING



CAPITAL PACIFIC



DOLLAR TREE

**100% OCCUPIED DOLLAR TREE
ANCHORED RETAIL CENTER WITH
HIGH VISIBILITY**



Overview

Dollar Tree Center

1004 NORTH FEDERAL BLVD, RIVERTON, WY 82501



Investment Summary

LEASEABLE SF

16,487 SF

LAND AREA

37,897 SF

PRICE PER SF

\$130

YEAR BUILT

2007

AVG CURRENT RENTS

\$11.61/SF

OCCUPANCY

100%

ANCHOR

Dollar Tree

PARKING

**87 Spaces;
5.3/1,000 SF****\$2,150,000****PRICE****8.00%****CAP**

THE OFFERING provides the opportunity to purchase a 100% occupied Dollar Tree anchored retail center in Riverton, WY. All four national tenants have occupied the Property for over 10 years, creating strong loyalty to the center. Dollar Tree and Rent-A-Center have both recently signed five-year extensions, furthering their commitment to the center.

Overview

Investment Highlights



The Highlights

CONVENIENTLY LOCATED ON N HIGHWAY 26, RIVERTON'S MAJOR N/S THOROUGHFARE WITH EXCELLENT VISIBILITY.

100% OCCUPIED BY FOUR NATIONAL TENANTS HIGHLIGHTED BY DOLLAR TREE (S&P BBB - INVESTMENT GRADE).

DOLLAR TREE IS SEPARATELY PARCELED.



DOLLAR TREE AND RENT-A-CENTER BOTH RECENTLY SIGNED FIVE-YEAR RENEWALS.

GAMESTOP EXECUTED A TWO YEAR RENEWAL.

THE PROPERTY HAS BEEN 100% OCCUPIED FOR MORE THAN 10 YEARS.

Investment Highlights

Surrounding Retail

Business Summary



TOTAL	1-MILE	3-MILES	5-MILES
Businesses	475	846	915
Employees	4,179	8,399	9,214
Population	5,472	12,857	15,535



KEY

■	1-MILE
■	3-MILES
■	5-MILES

MAJOR RETAIL

Ace Hardware
 Boot Barn
 Burger King
 Dairy Queen

Domino's
 Family Dollar
 KFC
 McDonald's
 O'Reilly Auto Parts
 Taco Bell

Verizon
 Walgreens
 Walmart Supercenter
 Wendy's



RIVERTON REGIONAL AIRPORT 6 MILES NE



E WEBBWOOD RD

17,880 VPD

DOLLAR TREE CENTER

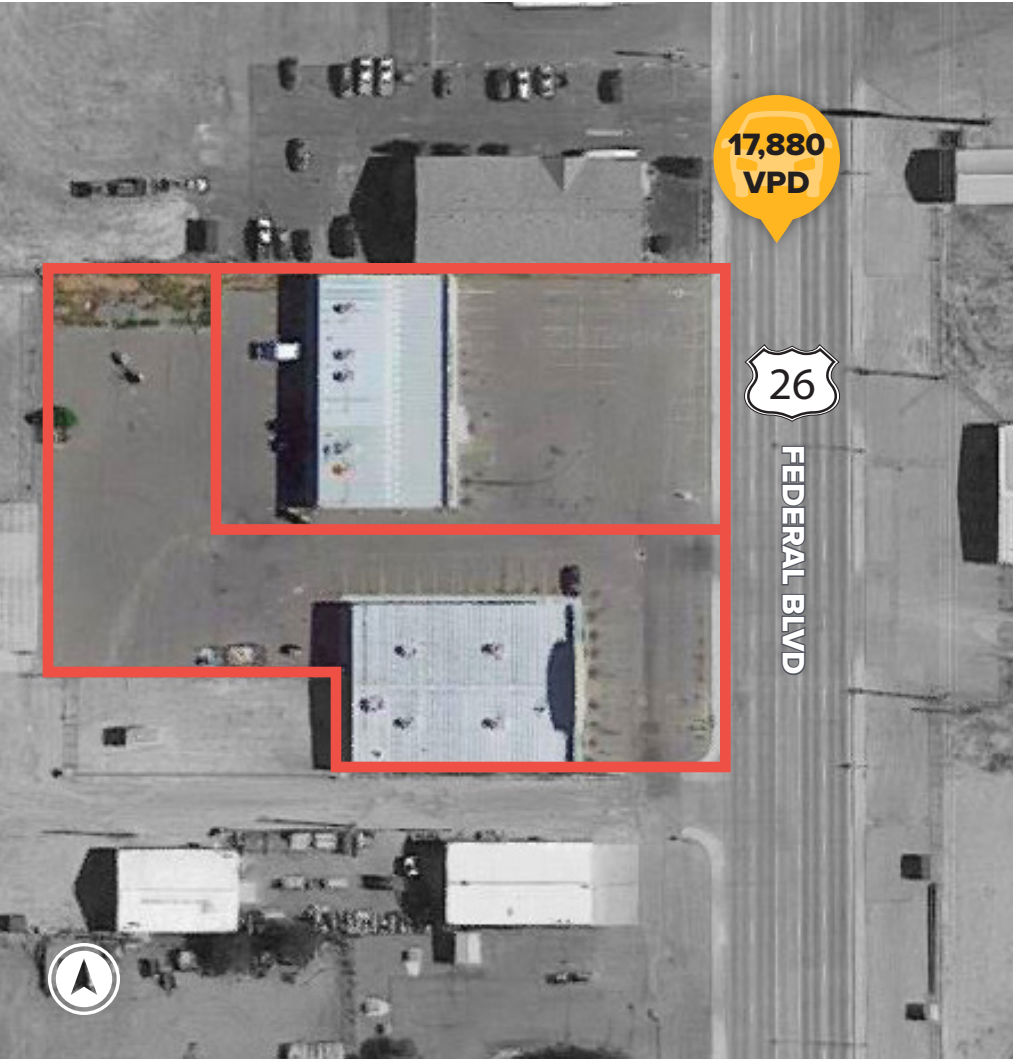


FEDERAL BVD




Surrounding Retail

Site Plan



FEDERAL BLVD CONSTRUCTION UPDATES

Federal Blvd is currently under construction to improve the concrete pavement, curbs and sidewalks, ADA upgrades, and perform storm sewer work. Dollar Tree is located in the area of Federal Blvd that is being completed in 2019. 

A vertical red panel with a background image of a Dollar Tree store. The text 'DOLLAR TREE' is visible in large, stylized letters. Three white circular icons are stacked vertically, each containing a different metric. The top icon contains 'sf' and '16,487 LEASEABLE SF'. The middle icon contains 'ac' and '0.87 ACRES'. The bottom icon contains a car icon and '87 SPACES; 5.3/1,000 SF'.

sf
16,487
LEASEABLE SF

ac
0.87
ACRES


87 SPACES;
5.3/1,000 SF



SITE PLAN NOT TO SCALE

Site Plan

Financial Summary

PRICE	\$2,150,000
CAPITALIZATION RATE	8.00%
PRICE PER FOOT	\$130

CASH FLOW SUMMARY

SCHEDULED INCOME		PER SF	
Base Rent for the Period of:	1/1/2020 - 12/31/2020	\$11.61	\$191,442
Operating Expense Reimbursement		\$2.32	\$38,287
Equals: Scheduled Gross Income		\$13.93	\$229,729
Market Vacancy	5%	(\$0.70)	(\$11,486)
Total Effective Gross Income (EGI)		\$13.24	\$218,243

OPERATING EXPENSES		PER SF	
CAMS		\$1.33	\$21,886
Property Taxes		\$0.73	\$11,988
Insurance		\$0.21	\$3,387
Management Fee	3.0% of EGI	\$0.42	\$6,861
Reserves		\$0.10	\$1,649
Total Operating Expenses		\$2.78	\$45,771

NET OPERATING INCOME	\$10.46	\$172,472
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DOLLAR TREE AND RENT-A-CENTER BOTH RECENTLY SIGNED FIVE-YEAR RENEWALS

Rent Roll

The image shows a blurred screenshot of a financial summary table. The table has several columns, including 'PROPERTY NAME', 'GROSS RENT', 'NET RENT', 'OPERATING EXPENSES', 'DEPRECIATION', 'REPAIRS & MAINTENANCE', and 'TOTAL RENT'. The rows list various properties with their corresponding financial data. A white text overlay is centered on the table, reading: 'TO ACCESS THE FULL FINANCIAL SUMMARY INCLUDING RENT ROLL, PLEASE EXECUTE THIS FORM.' A yellow mouse cursor arrow points to the underlined text 'THIS FORM'. At the bottom of the table, there is a red horizontal bar and a small disclaimer: 'The information has been prepared from records and is subject to the audit but we make no representation or warranty, expressed or implied, as to the accuracy of the information. Please read carefully the information and terms of use for any investments.'

Lease Abstract

DOLLAR TREE

Premise & Term

TENANT	Dollar Tree Stores, Inc.
BUILDING SF	9,000 SF
LEASE TYPE	NNN
RENT COMMENCEMENT	8/10/2006
EXPIRATION	2/29/2024
TERM	5 years
OPTIONS	Two, five-year Options

DATE RANGE	PPSF	MONTHLY
03/01/2024 - 02/28/2029	\$9.50	\$7,125
03/01/2029 - 02/28/2034	\$10.00	\$7,500

Maintenance & Repair

TENANT'S OBLIGATIONS

Tenant shall keep the Premises and any fixtures or equipment therein in good condition and repair including exterior and interior doors, windows, plate glass, and showcases, also including the HVAC system (including a service contract), and utility systems.

LANDLORD'S OBLIGATIONS

Landlord shall keep foundations, roof, floor slab, and structural portions of the outer walls of the Premises in good repair.

Expenses

CAMS

Tenant shall pay Tenant's Proportionate Share of the actual Common Area Maintenance Charge. CAM charge shall include but are not limited to cleaning, lighting, repairing, and maintaining all Common Area improvements.

TENANT'S CAM CAP

Tenant's CAM Charge will not exceed 5% of CAM charges for the previous year. Snow removal is excluded from this cap.

TAXES

Tenant agrees to pay Tenant's Proportionate Share of all real estate taxes and assessments.

INSURANCE

Tenant shall pay Tenant's Proportionate Share of actual Property Insurance premiums.

MANAGEMENT/ADMIN FEE

Tenant is not obligated to reimburse Landlord for management or administrative fees.

UTILITIES

Tenant shall have all utilities serving the Premises placed in Tenant's name. Tenant will also be responsible for trash and refuse collection.

EXCLUSIVE USE

Tenant has the exclusive right to operate a single price point variety retail store. Contact Capital Pacific for full terms.

Lease provisions

Lease Abstract

RENT-A-CENTER

Premise & Term

TENANT	Rent-A-Center West, Inc.
BUILDING SF	4,485 SF
LEASE TYPE	NNN
TERM	5 Years
DELIVERY DATE	6/26/2008
RENT COMMENCEMENT	9/26/2008
LEASE EXPIRATION	2/29/2024
OPTIONS	One, five-year Option

DATE RANGE	PPSF	MONTHLY
3/1/2024 - 2/28/2029	\$14.72	\$5,500

Maintenance & Repair

TENANT'S OBLIGATIONS

Tenant to maintain the interior of the Premises.

LANDLORD'S OBLIGATIONS

Responsible for the maintenance and repair of all structural parts of the Shopping Center and Premises including the roof structure (including replacement) and subdeck, foundation, floor slabs, and masonry walls.

Expenses

CAMS

Tenant to reimburse Landlord for Tenant's pro-rata share of CAM Costs. CAM costs include the expenses incurred in the operation and maintenance of the common areas.

BASE YEAR CAM COSTS

Tenant shall have no obligation to reimburse Landlord for any increase in CAM Costs to the extent such increase in costs exceed 8% of the Base Year. Base Year defined as the lower of the actual costs per square foot for the Base Year or 108% of the initial estimated amount of CAM Costs.

TAXES

Tenant agrees to pay its pro-rata share of real estate taxes assessed against the Shopping Center.

INSURANCE

Tenant to reimburse Landlord for the cost of Landlord's insurance.

MANAGEMENT/ADMIN FEE

10% of total CAM Costs excluding snow removal and utilities.

Lease Abstract

GAMESTOP

Premise & Term

TENANT	GameStop, Inc.
BUILDING SF	1,501 SF
LEASE TYPE	NNN
TERM	Two Years
DELIVERY DATE	9/7/2007
RENT COMMENCEMENT	9/7/2007
EXPIRATION	1/31/2022

Maintenance & Repair

TENANT'S OBLIGATIONS

Tenant shall keep and maintain in good order, condition and repair the Leased Premises and every part thereof.

LANDLORD'S OBLIGATIONS

Landlord shall keep and maintain the foundation, the roof and the four outer walls of the Leased Premises.

Expenses

CAMS

Tenant to pay pro-rata share of Common Area Maintenance. CAM is total cost of maintaining, equipping, policing, protecting, lighting, and repairing the Shopping Center Common Facilities.

TAXES

Tenant to pay pro-rata share of real estate taxes.

INSURANCE

Tenant to pay pro-rata share of fire and casualty insurance.

MANAGEMENT/ADMIN FEE

10% of all CAM costs.

GENERAL LIABILITY & UMBRELLA INSURANCE

Landlord, at its own expense must keep in full force and effect Commercial General Liability Insurance and Umbrella Insurance with respect to the Shopping center, including Common Areas.

UTILITIES

Tenant shall be solely responsible for and promptly pay all charges for water, gas, heat, electricity, sewer, and other utilities furnished to the Leased Premises.

EXCLUSIVE USE

Primary use for sale of new or used video games and video game systems. Primary use defined as utilizing more than 25 square feet of space as surface display area.

CO-TENANCY

Anchor space is or becomes vacant or less than 65% of the leasable area of the inline tenant space is occupied (Excess Vacancy). Tenant shall pay 50% rent, if Excess Vacancy continues for three months or more tenant may terminate lease.

Lease provisions

Lease Abstract

PAPA MURPHY'S

Premise & Term

TENANT	Riverton Papa Murphy's Inc.
BUILDING SF	1,501 SF
LEASE TYPE	NNN
TERM	Five Years
DELIVERY DATE	11/1/2012
RENT COMMENCEMENT	1/1/2013
EXPIRATION	12/31/2022
GUARANTOR	Rick Paxton

Maintenance & Repair

TENANT'S OBLIGATIONS

Keep and maintain in the good order, condition and repair the Leased Premises.

LANDLORD'S OBLIGATIONS

Keep and maintain any structural part of the building including: the foundation slab, the roof, and the four outer walls of the Leased Premises.

Expenses

OPERATING COST

Tenant to pay a portion of the Shopping Center Operating Cost, based on SF of leased premises to the total SF of gross leasable building area.

OPERATING COST DEFINITION

Total cost and expense incurred in operating and maintaining, equipping, policing, protecting, lighting, and repairing the Shopping Center Common Facilities.

TAXES

Tenant to pay pro-rata share.

INSURANCE

Tenant to pay pro-rata share for Landlord Fire and Casualty Insurance.

MANAGEMENT/ADMIN FEE

Included in Operating Costs.

UTILITIES

Tenant shall be solely responsible for and promptly pay all charges for water, gas, heat, electricity, sewer, and other utility charges furnished to the Leased Premises.

Featured Photography





Featured Photography

Location

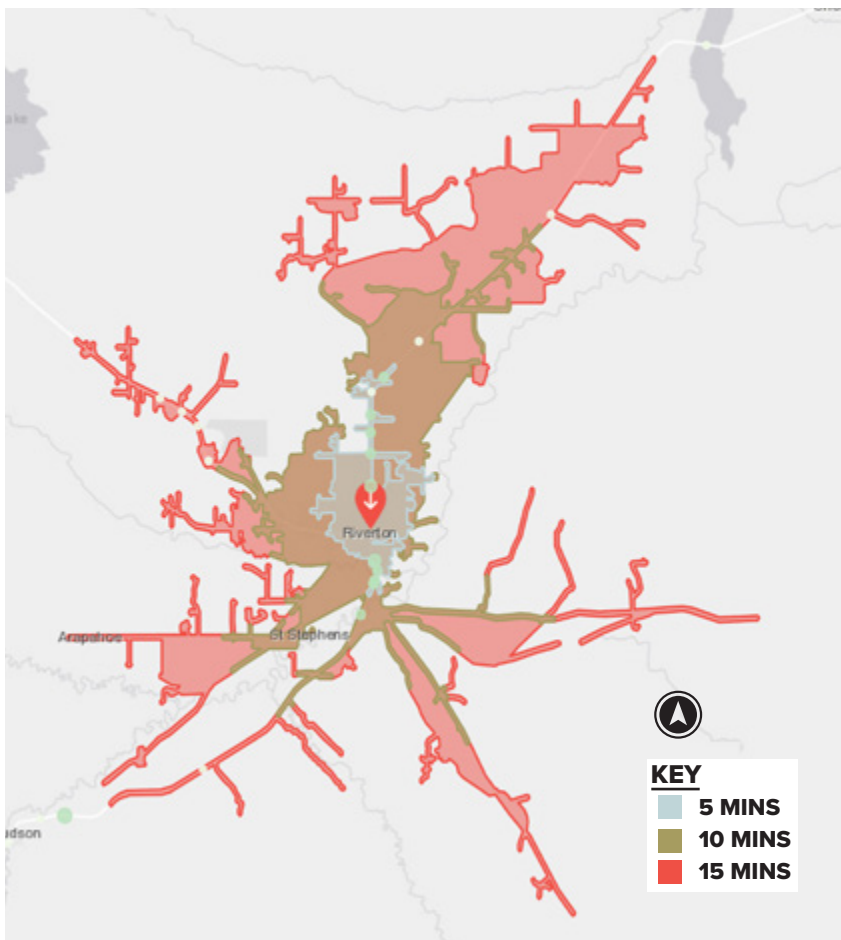
Riverton, Wyoming



RIVERTON was first settled in 1906 and was named for the four rivers that meet there. Located in Fremont County in the Wind River Valley, Riverton has a population of over 10,000 people according to the 2010 census.

Yellowstone National Park

RIVERTON IS LOCATED JUST SOUTHEAST OF YELLOWSTONE PARK. Yellowstone has nearly 3,500 square miles of wilderness recreation and features dramatic canyons, alpine rivers, lush forests, hot springs and gushing geysers including the most famous, Old Faithful. Each year millions of people travel to Yellowstone Park to enjoy these natural wonders.



Drive Time

POPULATION

	5 MINS	10 MINS	15 MINS
2010	8,358	13,274	15,509
2018	8,369	13,350	15,655
2023	8,226	13,142	15,428

2018 HH INCOME

	5 MINS	10 MINS	15 MINS
Average	\$55,558	\$61,021	\$63,996
Median	\$43,661	\$47,322	\$49,442

Jackson, Wyoming

164 MILES
2 HRS 54 MINS

Yellowstone, Wyoming

184 MILES
3 HRS 34 MINS

Distance to

Location

Contact Us



We'd love to hear from you.

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WY #RE-15239



CAPITAL PACIFIC

TOGETHER | OUTPERFORMING

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