



**MONARCH  
GROUP**

**Tractor Supply Co. | Yuma, CO For  
Sale \$3,837,415 | Inquire For Cap**



## ● Offering Highlights

- 15 Year Net Lease
- NN Structure
- Corporate Guaranty - NASDAQ: TSCO
- 5% Increases in Rent Every 5 Years
- Brand New 2017 Construction



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# 1 **PROPERTY OVERVIEW**

## Offering Highlights

**Monarch Group** is pleased to offer for sale a 100% fee simple interest in the Tractor Supply Co. retail store. Yuma is the most populous city of Yuma County, Colorado. Yuma is located 140 miles east of Denver, Co. Yuma County is larger than the state of Connecticut.

Much of Yuma County's 5,522 square miles is desert land accented by rugged mountains. Several river valley regions, however, contain an abundance of arable land which is irrigated with water from the Colorado River. These valley areas have some of the most fertile soils in the world, having received silt and mineral deposits from Colorado and Gila River floods until the rivers were tamed by an intricate series of dams and canals.

Farming, cattle raising, tourism, and two military bases, US Marine Corp Air Station (MCAS) and US Army Yuma Proving Ground (YPG) are Yuma County's principal industries.

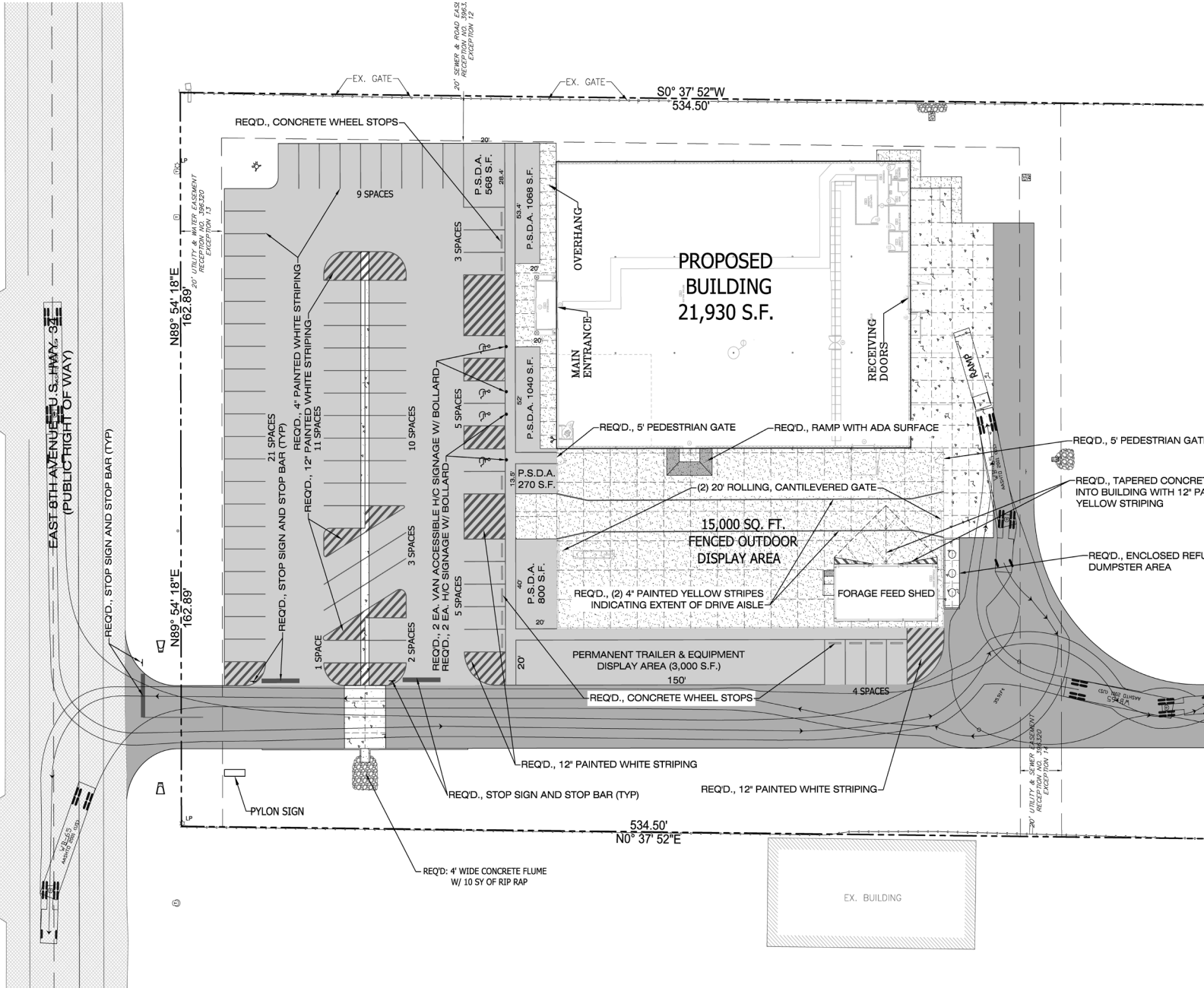
- New Tractor Supply Company Retail Store with Fifteen (15) Year Base Term
- Four (4), Five (5) Year Renewal Options
- 5% Rent Escalations Every Five (5) Years
- LL is Responsible for Roof, Structure, Parking Lot, & Liability Insurance (NN)
- Located on East 8th Ave., Offering Convenient Access and Excellent Visibility



- 801 E 8th Ave., Yuma, CO 80759
- 4.00 Acres
- 21,930 GLA
- NN
- 100% Occupied
- Rent Commencement Date 3.25.17

# 1. Property Overview

## Tractor Supply Co. Offering



The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

# 2 INVESTMENT OVERVIEW

## Tractor Supply Co.

Yuma, CO



### ● Investment Overview

<b>Price</b>	<b>\$3,837,415</b>
<b>Cap Rate</b>	<b>Sign CA</b>
<b>Base Term</b>	3/25/17 - 3/24/22
	3/25/22 - 3/24/27
	3/25/27 - 3/24/32
<b>Option 1:</b>	3/25/32 - 3/24/37
<b>Option 2:</b>	3/25/37 - 3/24/42
<b>Option 3:</b>	3/25/42 - 3/24/47
<b>Option 4:</b>	3/25/47 - 3/24/52

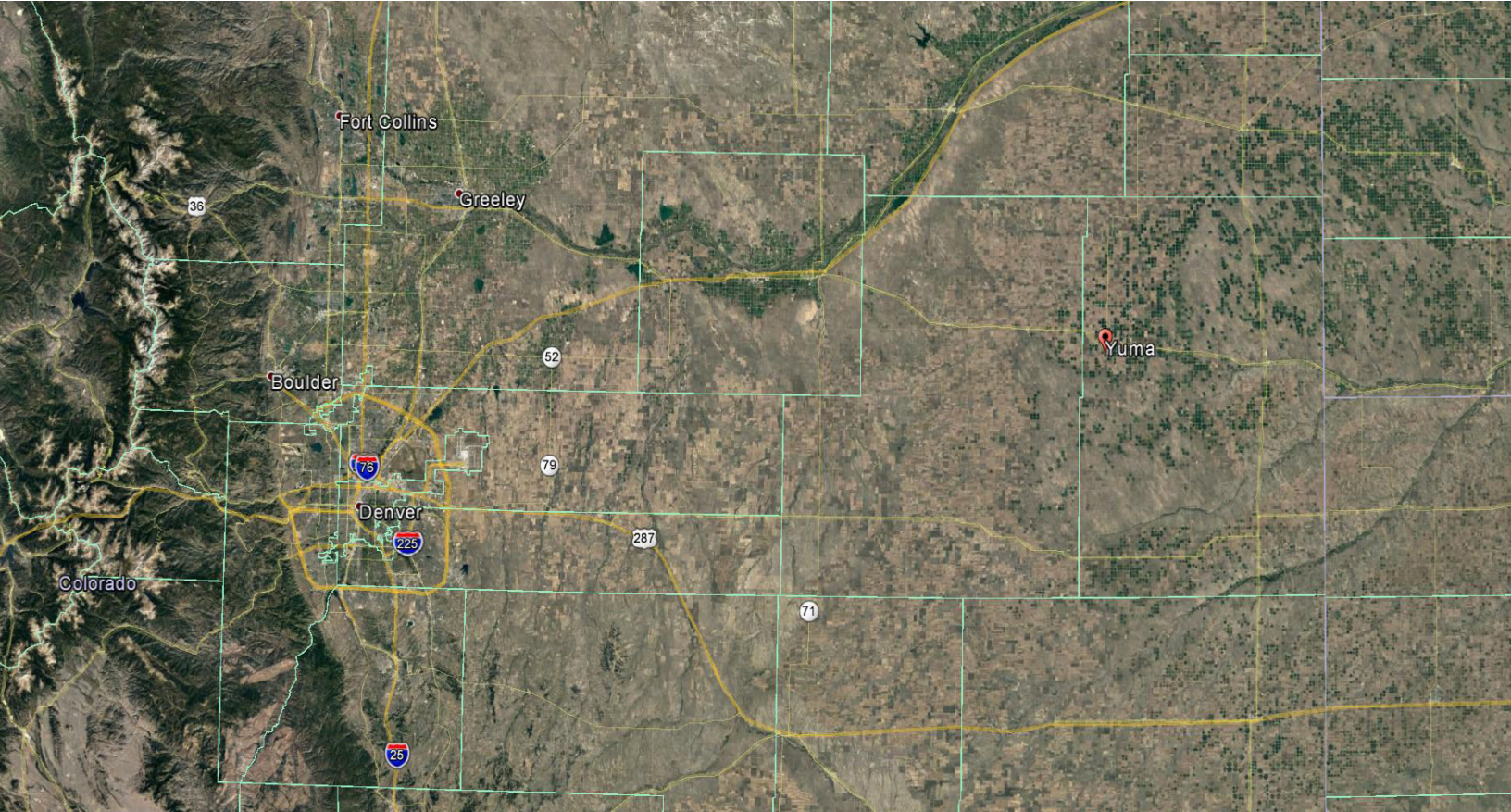
### ● Key Tenant Statistics

<b>2016 Revenue</b>	<b>\$6.8B</b>
<b>2016 Net Income</b>	<b>\$437M</b>
<b>Total Stores</b>	<b>1,600+ in 49 States</b>
<b>Stock Symbol</b>	<b>TSCO</b>
<b>Website</b>	<b><a href="http://www.TractorSupply.com">www.TractorSupply.com</a></b>

# 3 LOCATION OVERVIEW

### 3. Location Overview

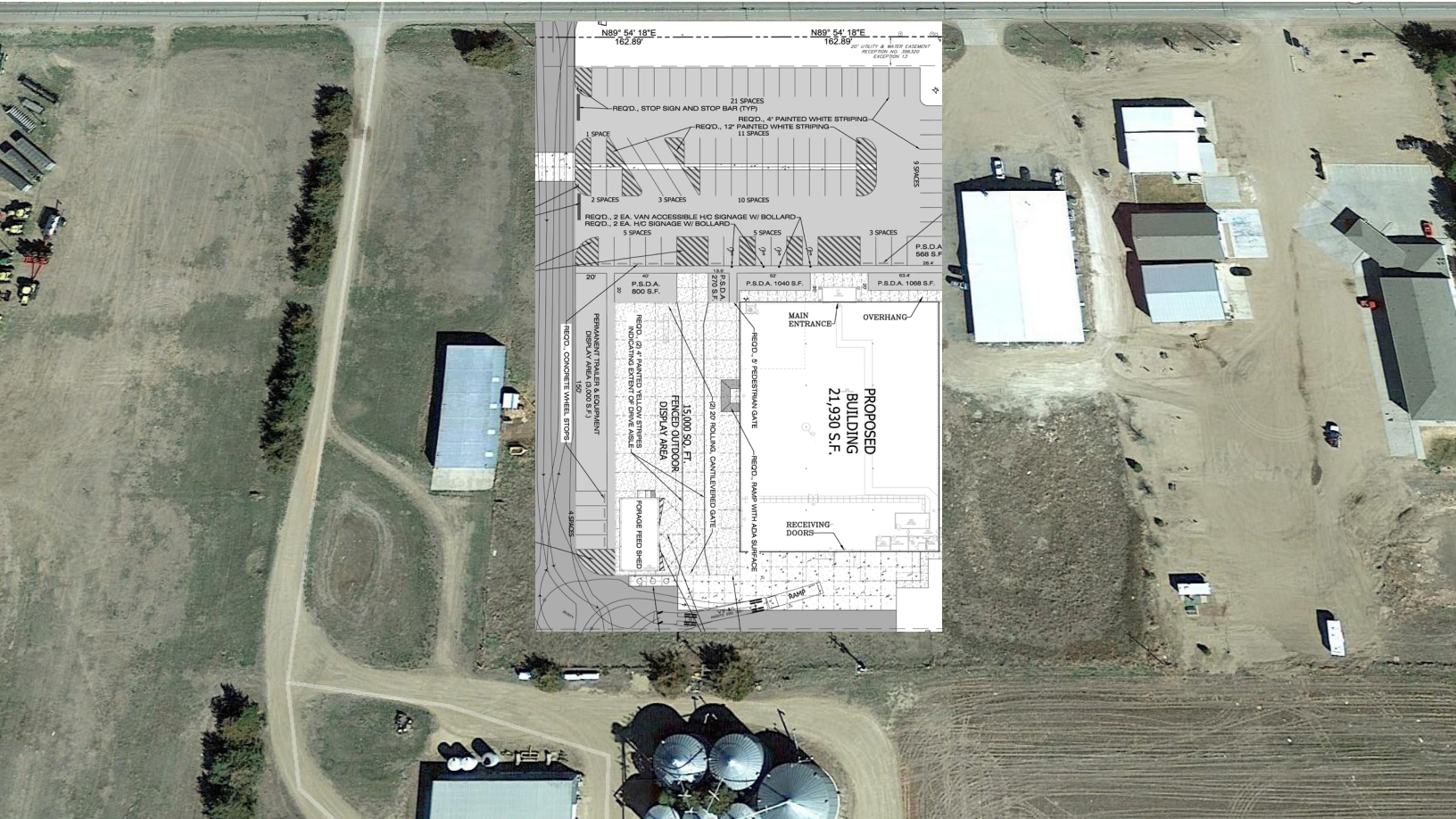
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### 3. Location Overview

## Tractor Supply Co. Offering



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# 4

# DEMOGRAPHICS

## 4. Demographics

# Tractor Supply Co. Offering



	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	2,095	3,538	3,704
2010 Population	2,220	3,784	3,944
2016 Population	2,272	3,845	4,013
2021 Population	2,323	3,914	4,089
2000-2010 Annual Rate	0.58%	0.67%	0.63%
2010-2016 Annual Rate	0.37%	0.26%	0.28%
2016-2021 Annual Rate	0.44%	0.36%	0.38%
2016 Male Population	48.6%	48.6%	48.8%
2016 Female Population	51.3%	51.3%	51.2%
2016 Median Age	37.3	37.2	37.3

In the identified area, the current year population is 4,013. In 2010, the Census count in the area was 3,944. The rate of change since 2010 was 0.28% annually. The five-year projection for the population in the area is 4,089 representing a change of 0.38% annually from 2016 to 2021. Currently, the population is 48.8% male and 51.2% female.

### Median Age

The median age in this area is 37.3, compared to U.S. median age of 38.0.

### Race and Ethnicity

2016 White Alone	81.3%	80.9%	81.2%
2016 Black Alone	0.4%	0.4%	0.4%
2016 American Indian/Alaska Native Alone	0.4%	0.5%	0.5%
2016 Asian Alone	0.3%	0.2%	0.2%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	16.5%	16.6%	16.4%
2016 Two or More Races	1.1%	1.2%	1.2%
2016 Hispanic Origin (Any Race)	33.6%	34.2%	33.6%

### Median Household Income

2016 Median Household Income	\$38,567	\$39,528	\$39,653
2021 Median Household Income	\$41,527	\$42,476	\$42,686
2016-2021 Annual Rate	1.49%	1.45%	1.49%

### Average Household Income

2016 Average Household Income	\$48,771	\$50,010	\$50,359
2021 Average Household Income	\$52,889	\$53,844	\$54,264
2016-2021 Annual Rate	1.63%	1.49%	1.50%

### Per Capita Income

2016 Per Capita Income	\$19,374	\$19,594	\$19,727
2021 Per Capita Income	\$20,853	\$20,956	\$21,117
2016-2021 Annual Rate	1.48%	1.35%	1.37%

### Households by Income

Current median household income is \$39,653 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$42,686 in five years, compared to \$59,476 for all U.S. households



**MONARCH  
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**Thank You For Your Consideration.**

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