

Actual site not pictured.



FAMILY DOLLAR

225 GRAND VIEW DRIVE
LANDER, WY 82520



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

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PRESENTED BY



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

CONFIDENTIALITY AND DISCLOSURE

Mountain West Commercial Real Estate has been retained on an exclusive basis to market the property described as 225 Grand View Dr, Lander, WY 82520. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

EXECUTIVE SUMMARY

PRICING

| | |
|----------------------|-----------|
| PURCHASE PRICE | \$985,000 |
| NET OPERATING INCOME | \$78,993 |
| CAP RATE | 8.02% |

LEASE INFORMATION

| | |
|----------------------|--|
| TENANT TRADE NAME | Family Dollar |
| LEASE GUARANTOR | Dollar Tree, Inc. (Corporate, BBB- S&P Credit) |
| LEASE TYPE | NNN |
| COMMENCEMENT | 1/4/2005 |
| EXPIRATION | 12/31/2022 |
| LEASE TERM | 18 Years |
| LEASE TERM REMAINING | 3.5 Years |
| RENTAL INCREASES | 10% Every 5-Years |
| EXTENSION OPTIONS | Two, 5-Year Options Remaining |

INVESTMENT SUMMARY - INCOME & EXPENSES

| | |
|--------------------------------|--------------|
| ANNUAL RENT | \$79,260.00 |
| NNN REIMBURSEMENTS | \$9,040.59 |
| EFFECTIVE GROSS INCOME | \$88,300.59 |
| TAXES, INSURANCE, CAM EXPENSES | \$(9,307.31) |
| NET OPERATING INCOME | \$78,993.28 |

PROPERTY INFORMATION

| | |
|--------------------------|---------------------------------------|
| PROPERTY ADDRESS | 225 Grandview Drive, Lander, WY 82520 |
| GROSS LEASABLE AREA (SF) | 9,775 SF |
| LAND SIZE (AC) | 0.65 |
| YEAR BUILT | 2005 |

INVESTMENT HIGHLIGHTS

CORPORATELY GUARANTEED TRIPLE NET INVESTMENT

Family Dollar occupies this property on a NNN lease with minimal landlord responsibilities. The lease is corporately guaranteed by Family Dollar, who is owned by Dollar Tree, Inc. Dollar Tree is a publicly traded company (DLTR - NASDAQ) with over 22 Billion in annual revenue and a BBB- credit rating from S&P.

STRONG HISTORICAL OCCUPANCY

Family Dollar has occupied this property since it was built in 2005. They recently exercised their 2nd 5-Year option to renew. There are two, 5-year options remaining with 10% rent increases every 5 years.

CLOSE TO NEARBY ATTRACTIONS

The city of Lander is home to the Fremont County Pioneer Museum, the Museum of the American West, and the Lander Children's Museum. Lander is located only 10 minutes from Sinks Canyon State Park and Wind River Wild Horse Sanctuary.

AREA IS WELL KNOWN FOR ITS OUTDOOR RECREATION

Lander offers the peace and tranquility of a remote mountain town with enough excitement and adventure to keep you entertained for days. Epic rock climbing, hiking, backpacking, camping, fishing, and beautiful scenery are only minutes away from the city. Lander is home to the annual International Rock Climbers Festival, when thousands of accomplished rock climbers flock to this area.

FEW COMPETITORS IN THE AREA

The tranquility and charm that the small city provides also means that there are few big box competitors. Family Dollar offers a wide variety of food and home good items at affordable prices which make it a popular shopping location for families in the surrounding neighborhood.

LEASE OPTIONS & ESCALATIONS

| LEASE TERM | START | EXPIRATION | MONTHLY RENT | ANNUAL RENT | ANNUAL RENT/SF | % INCREASE |
|-----------------|-----------------|-------------------|-------------------|--------------------|----------------|---------------|
| INITIAL TERM | 1/4/2005 | 12/31/2012 | \$5,458.67 | \$65,504.04 | \$6.70 | |
| OPTION 1 | 1/1/2013 | 12/31/2017 | \$6,004.50 | \$72,054.00 | \$7.37 | 10.00% |
| OPTION 2 | 1/1/2018 | 12/31/2022 | \$6,605.00 | \$79,260.00 | \$8.11 | 10.00% |
| OPTION 3 | 1/1/2023 | 12/31/2027 | \$7,265.50 | \$87,186.00 | \$8.92 | 10.00% |
| OPTION 4 | 1/1/2028 | 12/31/2032 | \$7,992.00 | \$95,904.00 | \$9.81 | 10.00% |

PROPERTY FEATURES & LAND OVERVIEW



PROPERTY DESCRIPTION

Location:

East of the intersection of Highways 287 & 789 in Lander, WY.

Land Area:

Consists of 0.65 acres or 28,445 SF of land area.

Building Area:

The subject property consists of 1 retail building totaling approximately 9,775 SF of gross leasable area.

Parking:

20 Surface Spaces are available
2.04/1,000 SF parking ratio

Frontage & Access:

The subject property has 146 feet along Grandview Dr. There are two access points to the property along Grandview Dr.

Traffic Counts 2016:

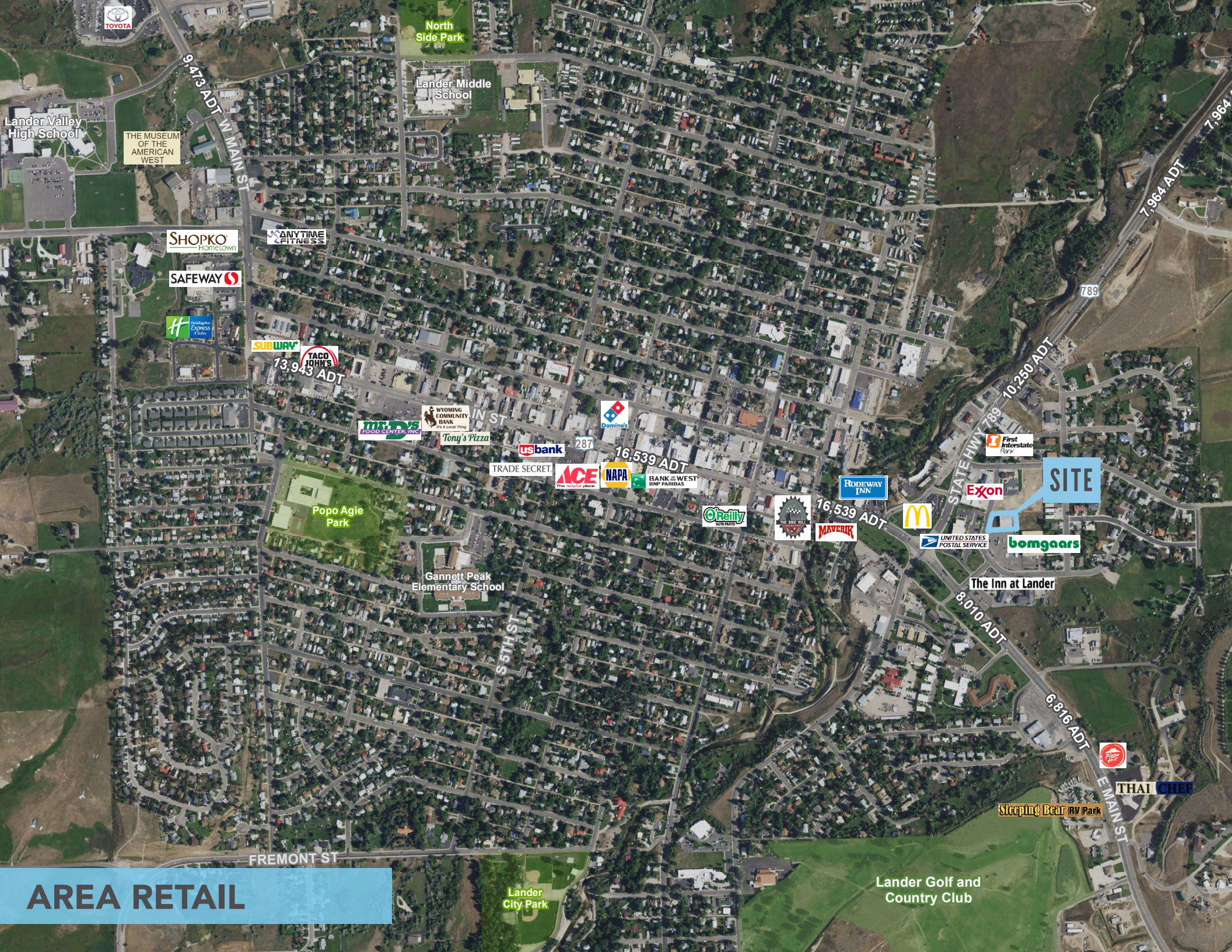
Highway 287 & Highway 789
18,260 AADT

Year Built:

2005

LAND OVERVIEW

| APN # | ADDRESS | ACRES | SF |
|----------------|-------------------------------------|------------|-----------|
| 33991722100100 | 225 Grand View Dr, Lander, WY 82520 | 0.65 acres | 28,445 SF |



THE MUSEUM OF THE AMERICAN WEST

Lander Valley High School

North Side Park

Lander Middle School

SHOPKO HomeTown

ANYTIME FITNESS

SAFeway

Hyatt Express

SUBWAY

TACO BELL

13,943 ADT

MARSH'S FOOD CENTER, INC

WYOMING COMMUNITY BANK

Tony's Pizza

Dominos

usbank

287

ACE

NAPA

BANK OF WEST

16,539 ADT

TRADE SECRET

O'Reilly AUTO PARTS

MAVERIK

RODEWAY INN

McDonald's

UNITED STATES POSTAL SERVICE

Exxon

bomgaars

SITE

The Inn at Lander

Popo Agie Park

Gannett Peak Elementary School

S 5TH ST

STATE HWY 789

8,010 ADT

6,816 ADT

THAI CHEF

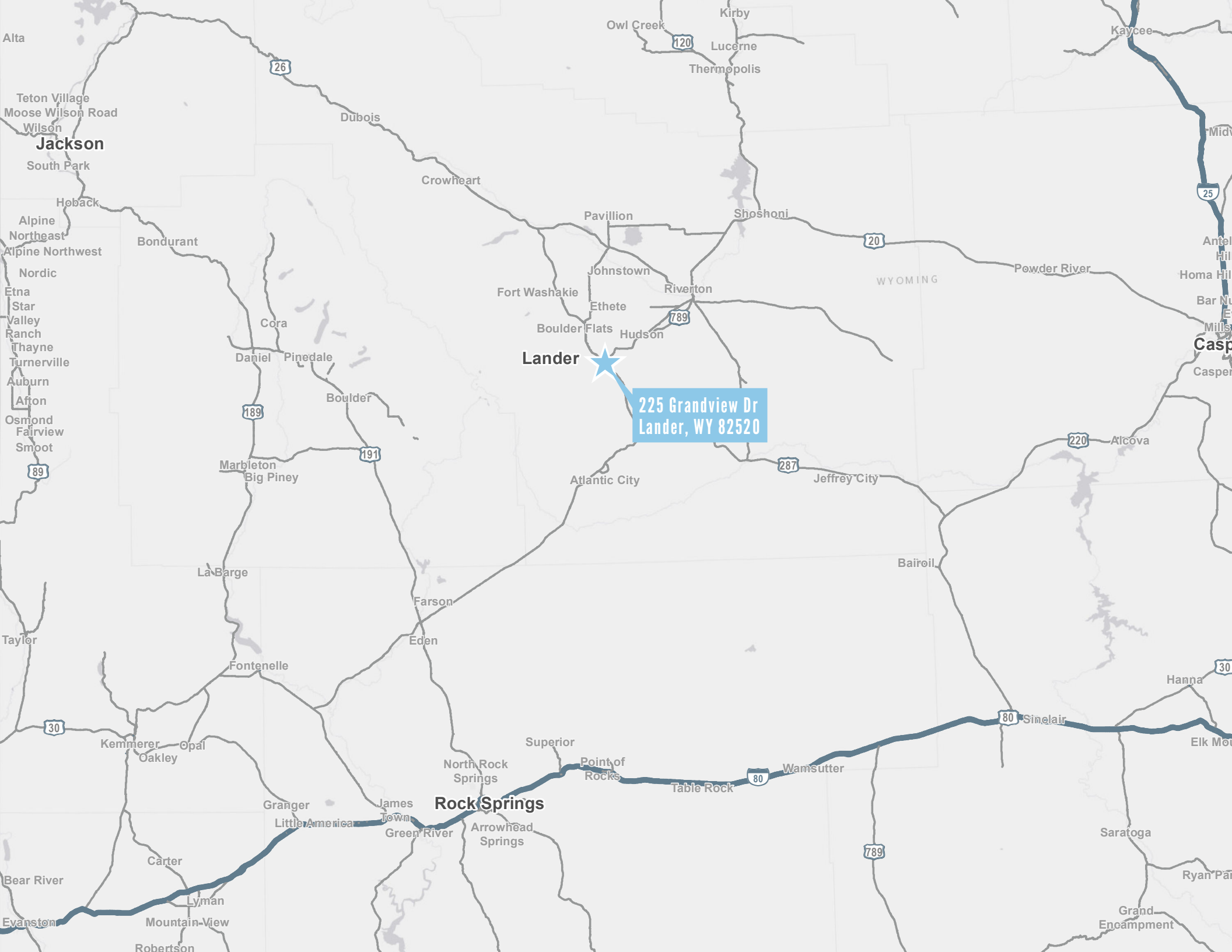
Sleeping Bear RV Park

FREMONT ST

Lander City Park

Lander Golf and Country Club

AREA RETAIL



225 Grandview Dr
Lander, WY 82520

Lander

Rock Springs

Jackson

Casper

TENANT PROFILE



ABOUT FAMILY DOLLAR

In November 1959, Leon Levine opened the first Family Dollar store in Charlotte, North Carolina, and was on his way to becoming a retailing legend. Right from the start, he had a well-developed philosophy of what Family Dollar would be and how it would operate, a philosophy from which he and his management team have never strayed. The concept is a simple one, "the customers are the boss, and you need to keep them happy."

With a unique merchandising concept providing consumers with convenience and everyday low prices, Family Dollar was well positioned to move forward as one of the fastest growing retailers in the country. Family Dollar is a chain with 8,236 stores from Maine to California. Their growth led to Dollar Tree purchasing Family Dollar as a wholly owned subsidiary in 2015.

ABOUT DOLLAR TREE

Dollar Tree opened in 1953 and is currently headquartered in Chesapeake, VA. It is the largest and most successful single-price-point retailer in North America, operating over 7,000 stores across 48 contiguous U.S. states and five Canadian provinces, supported by a solid and scalable logistics network.

Dollar Tree's common stock has been traded on the NASDAQ Stock Market since 1995. Dollar Tree revenue for the fiscal year ending April 30, 2019 was \$23.078B, a 2.52% increase year-over-year.

Actual site not pictured.



COMPANY
FAMILY DOLLAR

PARENT COMPANY
DOLLAR TREE, INC.

OF LOCATIONS IN NORTH AMERICA
15,000+

HEADQUARTERS
CHARLOTTE, NORTH CAROLINA

YEAR FOUNDED
1959



DEMOGRAPHICS

POPULATION



1 MILE
4,601
2018 EST.
POPULATION

3 MILES
8,592
2018 EST.
POPULATION

5 MILES
9,299
2018 EST.
POPULATION



1 MILE
4,546
2023 EST.
POPULATION

3 MILES
8,489
2023 EST.
POPULATION

5 MILES
9,190
2023 EST.
POPULATION

HOUSEHOLDS & MEDIAN INCOME



1 MILE
1,969
2018 EST.
HOUSEHOLDS

3 MILES
3,569
2018 EST.
HOUSEHOLDS

5 MILES
3,837
2018 EST.
HOUSEHOLDS



1 MILE
\$48,783
2018 EST.
INCOME

3 MILES
\$51,840
2018 EST.
INCOME

5 MILES
\$52,206
2018 EST.
INCOME



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