NET LEASE INVESTMENT OFFERING

DOLLAR GENERAL

Dollar General

Top Performer on Placer.ai | Signalized Intersection | 68K People in 3-Miles

Grand Junction, CO

THE Boulder GROUP

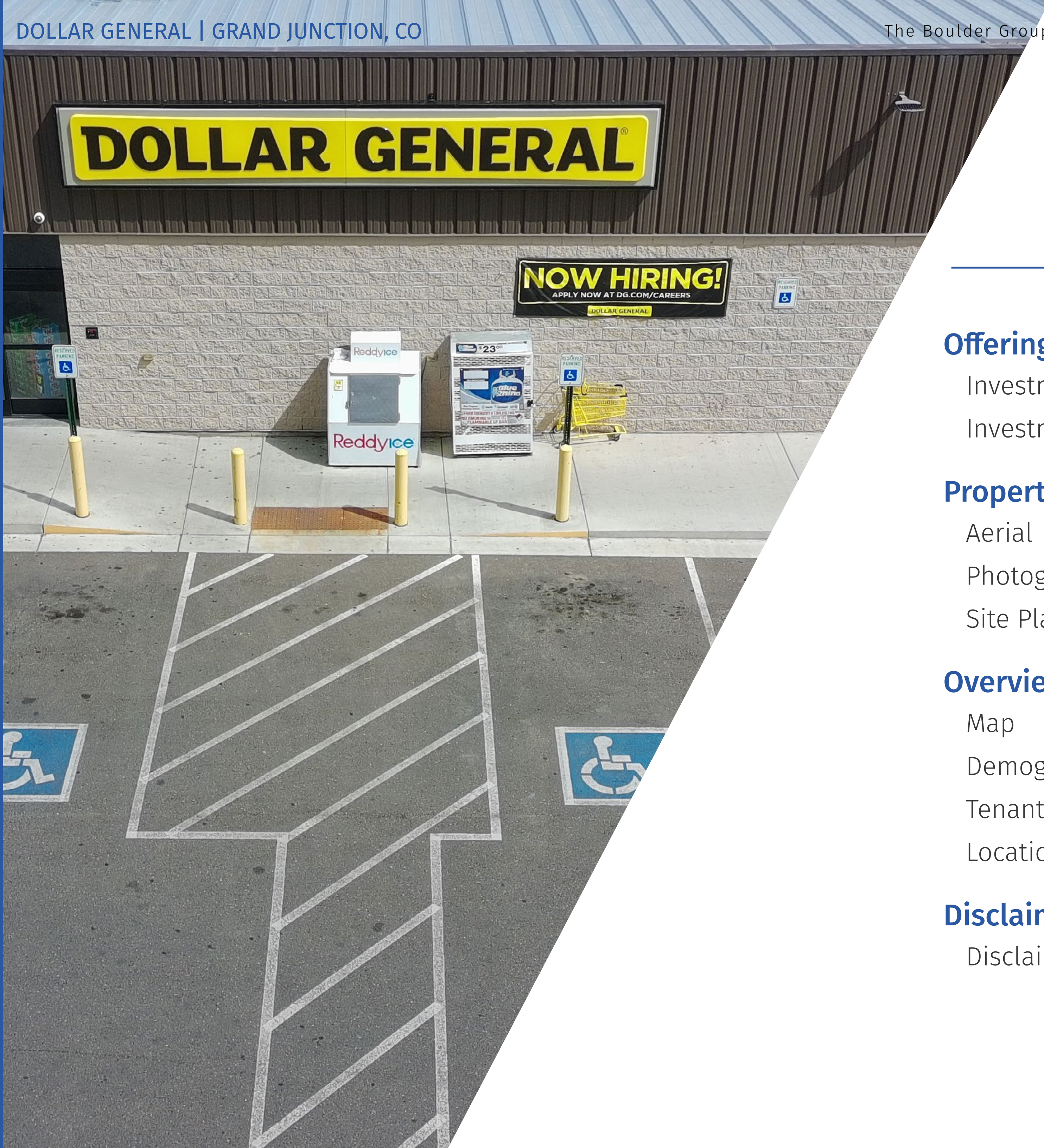
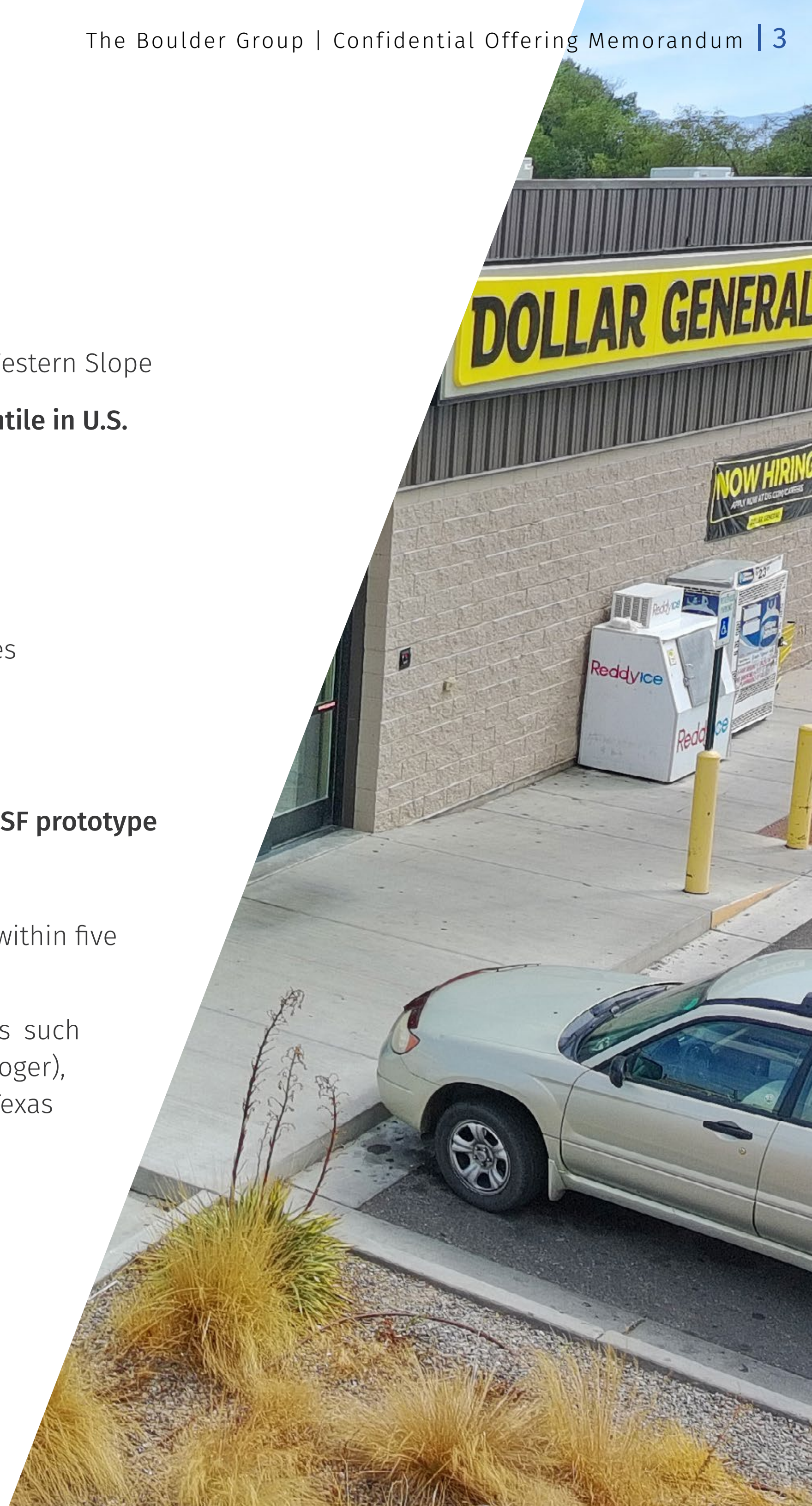


Table of Contents

Investment Highlights

- Located in **Grand Junction, the largest city and economic hub** of Colorado's Western Slope
- **Top performing location on Placer.ai** ranking **#11 in Colorado** and **90th percentile in U.S.**
- Placer.ai **store visits are up 23%** year-over-year
- Long-term lease with approximately **12 years remaining**
- 5% **rental increases** every five years **(next on 6/1/2028)**
- **Extremely densely populated** with over 68,000 people living within three miles
- Positioned at a **heavily trafficked signalized intersection**
- **Recently constructed** store that opened in May 2023
- **Dollar General "Plus"** property featuring the **larger and highly desired 10,542 SF prototype**
- Absolute triple net lease with **no landlord responsibilities**
- **Affluent surrounding area** with average annual household income of $91,000 within five miles
- Positioned **within a regional retail corridor** that includes national retailers such as Walmart Supercenter, Murdoch's Ranch & Home Supply, City Market (Kroger), Walgreens, Walmart Neighborhood Market, Starbucks, AutoZone, and Texas Roadhouse
- Dollar General is an **investment grade rated company** (S&P: BBB)
- Dollar General is a **best-in-class operator** that is an e-commerce resistant and recession-proof company
- Dollar General is **planning to open 450+ stores in 2026** and continues to experience same-store sales growth



Investment Overview

PRICE
$2,331,000

CAP RATE
6.00%

NOI
$139,885.92

ADDRESS
492 30 Road
Grand Junction, CO 81504

RENT COMMENCEMENT:	May 4, 2023
LEASE EXPIRATION:	May 31, 2038
RENTAL ESCALATIONS:	5% Every 5 Years (next on 6/1/2028)
RENEWAL OPTIONS:	Three 5-Year
TENANT:	Dollar General
CREDIT RATING:	Investment Grade (S&P: BBB)
LEASE TYPE:	Absolute Triple Net
LANDLORD RESPONSIBILITIES:	None
BUILDING SIZE:	10,542 SF
LAND SIZE:	1.5 Acres
YEAR BUILT:	2023

NOI SCHEDULE:

NOI	Date	Period	Increase	Cap Rate
$139,885.92	Current	Primary Term	-	6.00%
$146,880.24	6/1/2028	Primary Term	5%	6.30%
$154,224.24	6/1/2033	Primary Term	5%	6.62%
$161,935.44	6/1/2038	Option 1	5%	6.95%
$170,032.20	6/1/2043	Option 2	5%	7.29%
$178,533.84	6/1/2048	Option 3	5%	7.66%

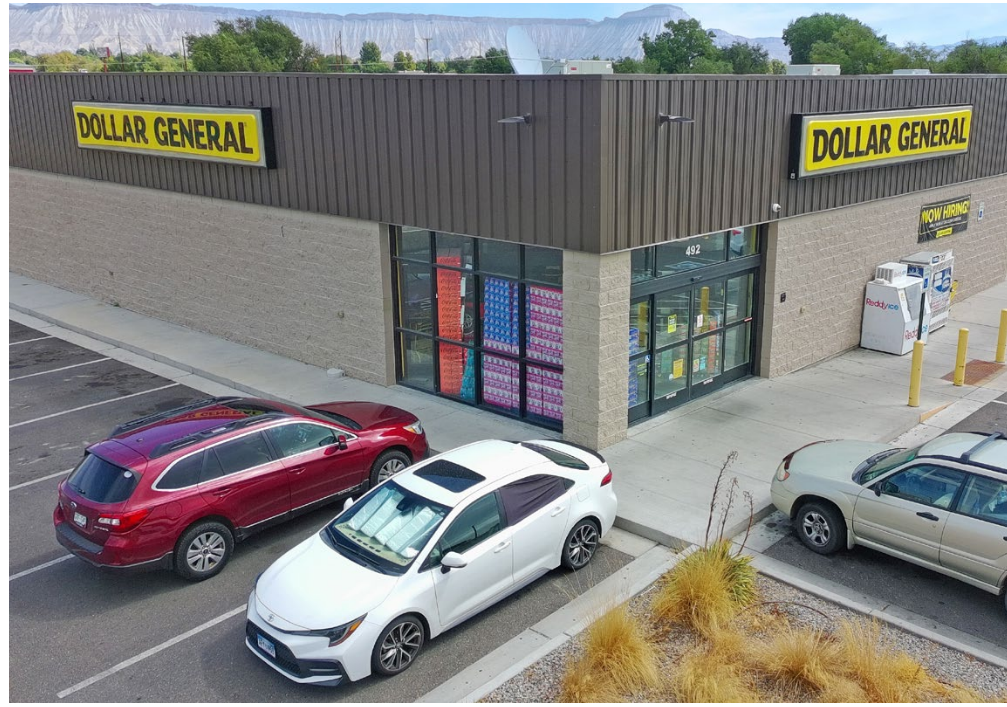
Primary Term Avg: 6.38%

DOLLAR GENERAL

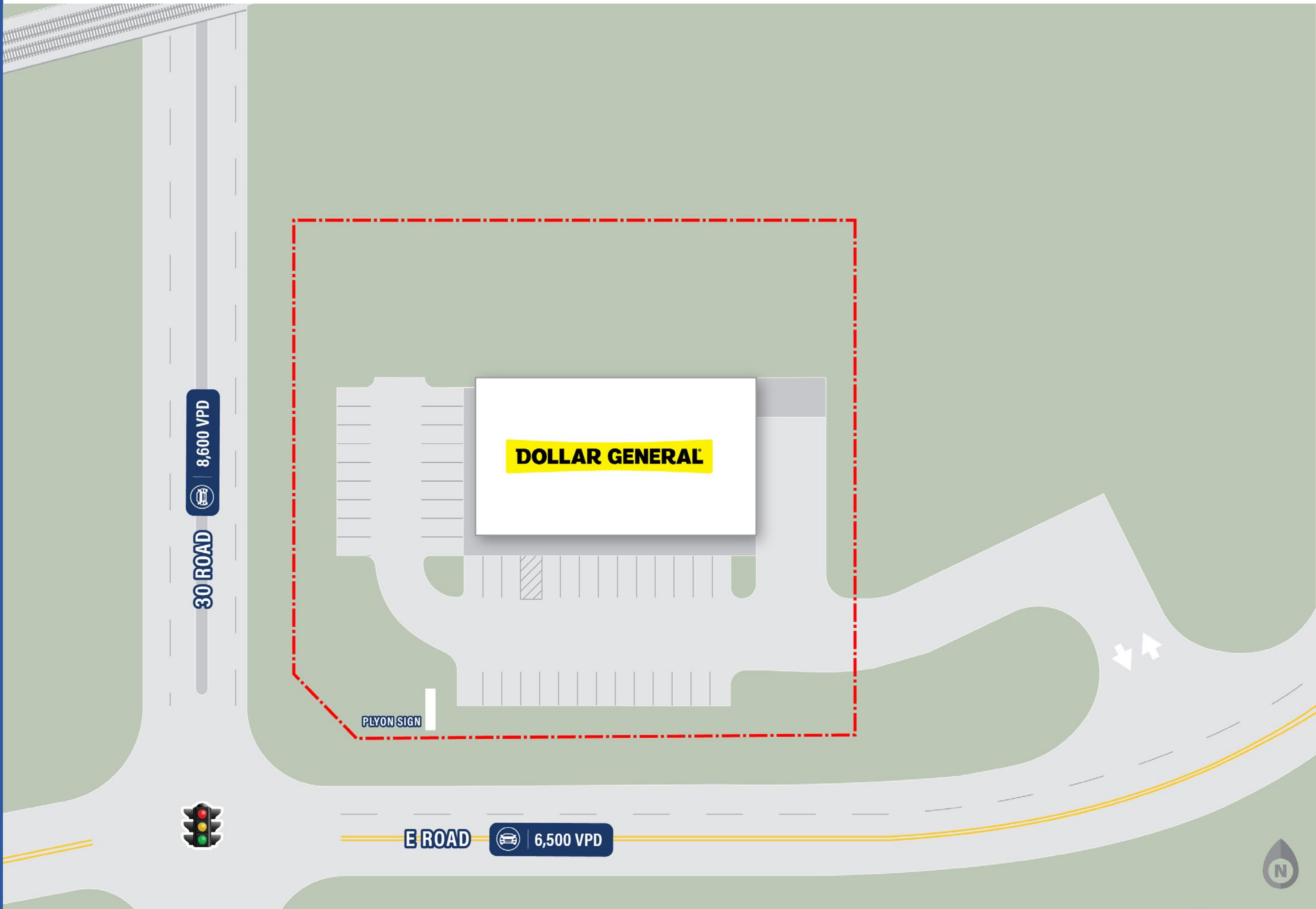
Aerial


DOLLAR TREE
HARBOR FREIGHT
BURGER KING
LONG FAMILY MEMORIAL PARK
SAFEWAY
CENTRAL HIGH SCHOOL
1,600 # OF STUDENTS
City Market
ACE Hardware
CEDAR POINT HEALTH
DICKEY'S BARBECUE PIT
PAPA MURPHY'S
Walgreens
SUBJECT PROPERTY
DOLLAR GENERAL
70
LONGS MEMORIAL SKATE PARK
AutoZone
BOOKCLIFF MIDDLE SCHOOL
La Milpa TORTILLA FACTORY
GENOA HEALTHCARE
arc THRIFT STORES
Domino's
Walmart Neighborhood Market
SONIC
TEXAS ROADHOUSE
True Value
70
CHAMPION XPRESS CARWASH
20,000 VPD
NORTH AVENUE
17,000 VPD
E ROAD
6,500 VPD
Walgreens
SALLY
I-70 BUSINESS LOOP
70
Carl's Jr.
JERRY'S OUTDOOR SPORTS
Guiry's
8,600 VPD
PEAR PARK ELEMENTARY SCHOOL
GRAND JUNCTION FIRE DEPARTMENT
CHATFIELD ELEMENTARY SCHOOL
verizon
DUTCH BROS Coffee
Les Schwab Tires
TACO BELL
conoco
MIDLAND VILLAGE STORAGE
30 ROAD
NUMOTION EQUIPMENT
Walmart Supercenter
Sky Lake events
JAMES M. ROBB CO RIVER STATE PARK
BRACHFELD INSURANCE SERVICES
10 FEDERAL STORAGE
GRAND JUNCTION REGIONAL CENTER/ADMIN
GRAND MESA PACKAGING

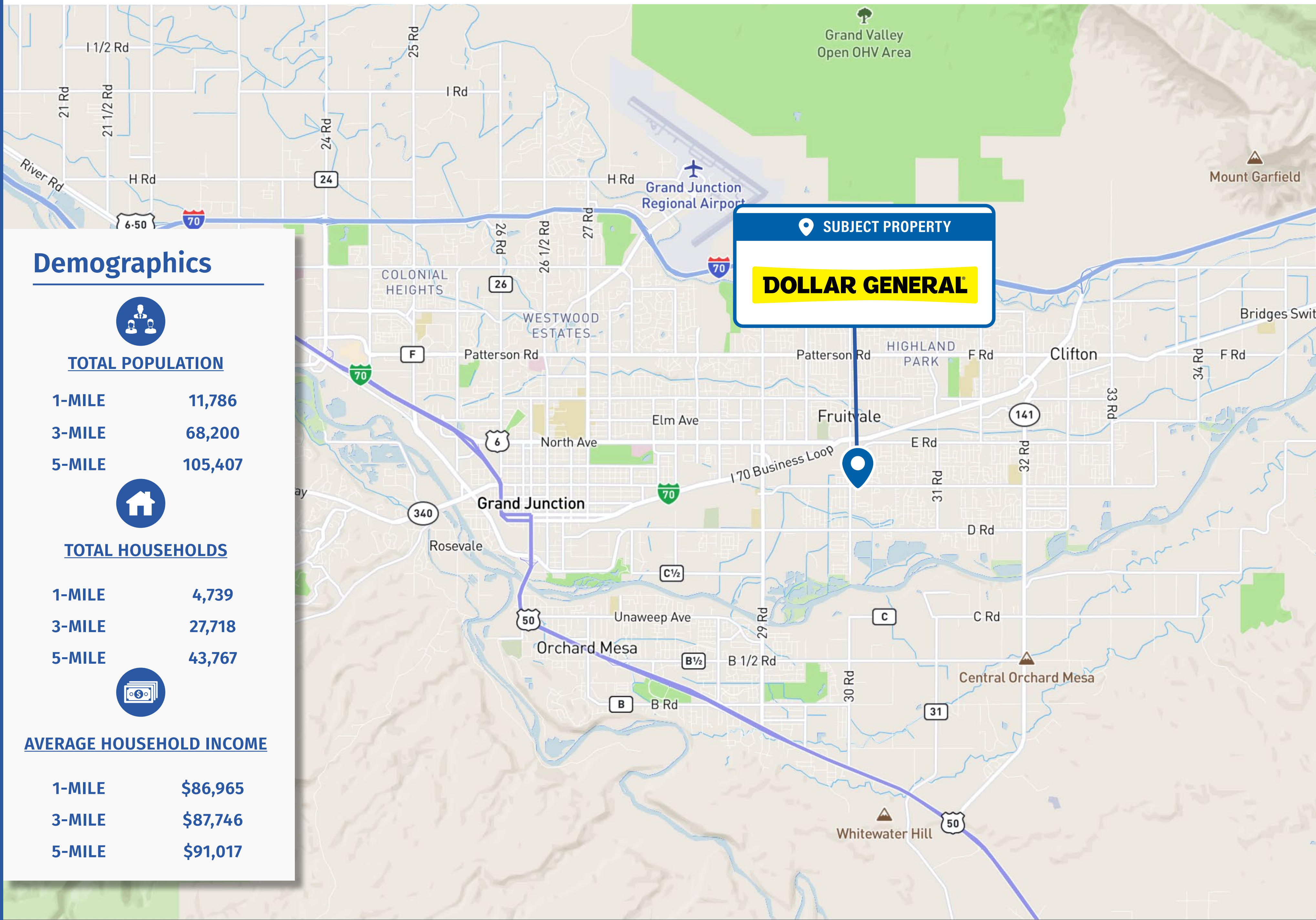
Photographs



Site Plan



Map



Demographics

TOTAL POPULATION

1-MILE	11,786
3-MILE	68,200
5-MILE	105,407

TOTAL HOUSEHOLDS

1-MILE	4,739
3-MILE	27,718
5-MILE	43,767

AVERAGE HOUSEHOLD INCOME

1-MILE	$86,965
3-MILE	$87,746
5-MILE	$91,017

Map


SUBJECT PROPERTY
DOLLAR GENERAL
GRAND JUNCTION
DENVER
DISTANCE FROM SUBJECT:
240± MILES
ASPEN
DISTANCE FROM SUBJECT:
125± MILES
COLORADO SPRINGS
DISTANCE FROM SUBJECT:
290± MILES
MONTROSE
DISTANCE FROM SUBJECT:
59± MILES
TELLURIDE
DISTANCE FROM SUBJECT:
125± MILES
COLORADO
Meeker
Gypsum
Boulder
Broomfield
Golden
Arapaho National Forest
Breckenridge
Carbondale
White River National Forest
Leadville
Fairplay
Castle Rock
Fruita
Delta
Cripple Creek
Gunnison
Gunnison National Forest
Salida
San Isabel National Forest
Cañon City
Uncompahgre National Forest
Pueblo
BLM – Gunnison Field Office
Saguache
Center
Del Norte

Tenant Overview

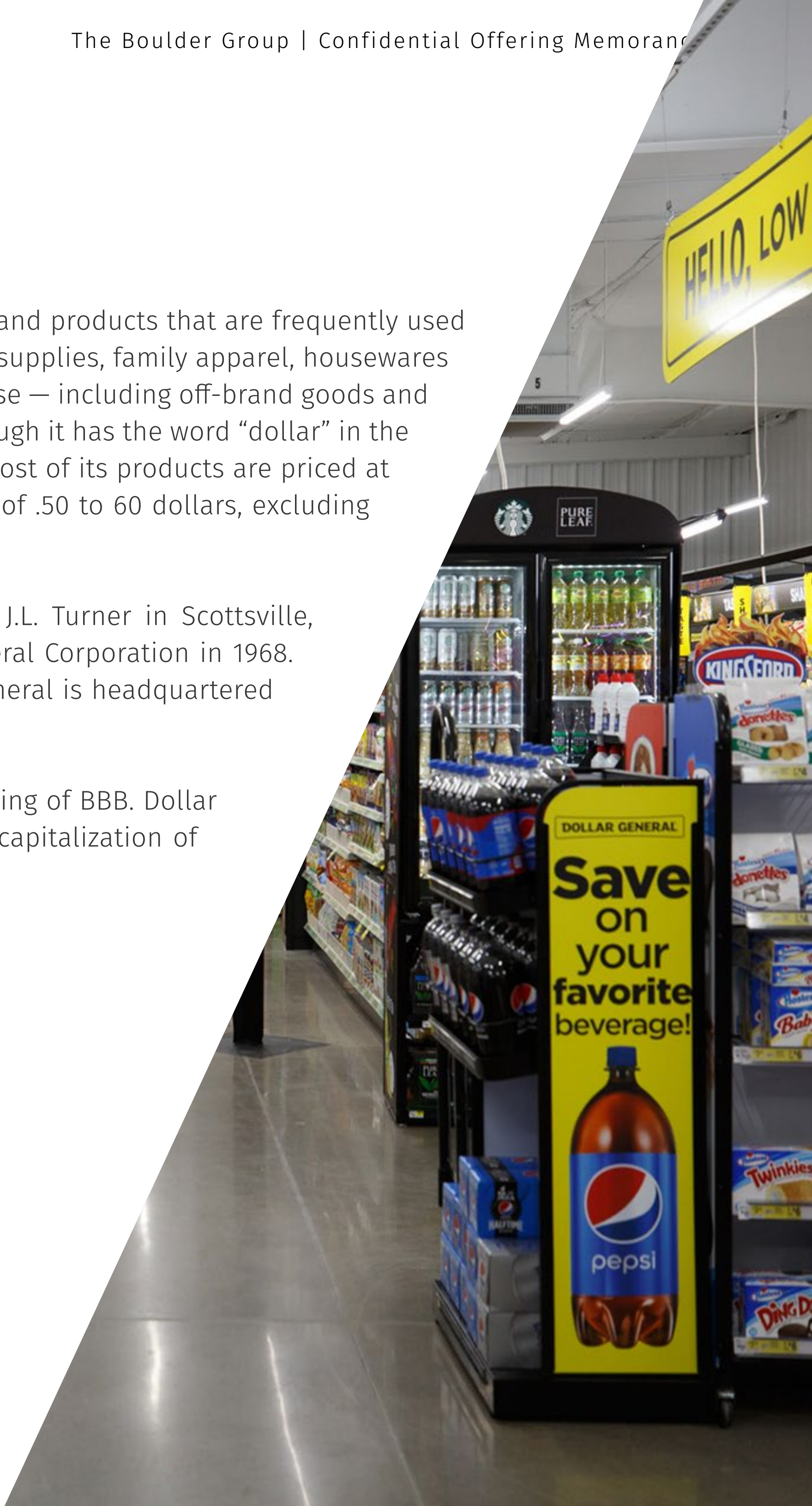
DOLLAR GENERAL

Dollar General is a discount retailer that provides 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 offers both name brand and generic merchandise — including off-brand goods and closeouts of name-brand items — in the same store, often on the same shelf. Although it has the word "dollar" in the name, Dollar General is not a dollar store by the strict definition of that term as most of its products are priced at more than $1.00. However, goods are usually sold at set price points in the range of .50 to 60 dollars, excluding articles such as phone cards and loadable store gift cards.

Dollar General was originally founded in 1939 by Cal Turner Sr. and his father J.L. Turner in Scottsville, Kentucky as J.L. Turner & Son, Inc. The company changed its name to Dollar General Corporation in 1968. Today, Dollar General operates approximately 21,000 stores in 43 states. Dollar General is headquartered in Goodlettsville, TN.

Dollar General is an investment grade rated company with a Standard & Poor's rating of BBB. Dollar General is publicly traded on the New York Stock Exchange as DG with a market capitalization of approximately $27 billion.

WEBSITE	HEADQUARTERS	# OF LOCATIONS
www.dollargeneral.com	Goodlettsville, TN	20,000+/-
COMPANY TYPE	**YEAR FOUNDED**	**CREDIT RATING**
PUBLIC – NYSE: DG	1939	S&P: BBB



Location Overview

GRAND JUNCTION, COLORADO

Grand Junction is a home rule municipality and the county seat of Mesa County, Colorado. It is the most populous city in Western Colorado with a population of approximately 73,000 people. The Grand Junction MSA has grown to over 160,000 residents and continues to rank among the fastest-growing metropolitan areas in Colorado outside the Front Range, with population growth of roughly 1.7% annually. Located approximately 245 miles west of Denver, Grand Junction serves as a hub for commerce, health care, and tourism on Colorado's Western Slope.

Situated at an elevation of 4,586 feet, Grand Junction enjoys a high-desert climate with warm summers and mild spring, fall, and winter seasons, ideal for year-round outdoor recreation. With over 275 days of sunshine annually, it has been recognized as one of the sunniest cities in the United States.

Surrounded by dramatic red rock formations and scenic canyons, the area is home to remarkable natural attractions. These include the Grand Mesa, the world's largest flat-topped mountain, the Colorado National Monument, and the Bookcliff Wild Horse Area. The region also features two national scenic byways and five public golf courses.

The city's economy is driven by several key sectors: health care and social assistance, retail trade, construction, education, energy (including mining, quarrying, and oil and gas extraction), utilities, and public administration. Health care and social assistance is the single largest employment sector in the region. Grand Junction is home to a diverse base of major employers that provide stability for the local economy and support surrounding commercial and retail development.

Grand Junction also lies in the heart of the Colorado-Utah Dinosaur Diamond, a region rich in paleontological sites. It is likewise the center of Colorado's wine country, with nearly 30 vineyards and wineries. More than 20 offer year-round tasting rooms, making the area a growing destination for wine tourism and a continued draw for regional visitor spending.

CONFIDENTIALITY & DISCLAIMER

www.bouldergroup.com

THE Boulder GROUP

EXCLUSIVELY LISTED BY:

ZACH WRIGHT
Vice President
720-604-2220
zach@bouldergroup.com

BRANDON WRIGHT
Associate
720-604-2256
brandon@bouldergroup.com

CONNECT WITH US

The Boulder Group | 1805 S Bellaire Street, Suite 355 | Denver, CO 80222