MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

FAMILY DOLLAR®

131 E Main St | Naturita, CO 81422

INTERACTIVE OFFERING MEMORANDUM

TABLE OF CONTENTS

EXCLUSIVELY LISTED BY:

BROKER OF RECORD
Brayden Conner
Broker Lic No. ER.100106933 (CO)
Firm Lic No. EC.100099522 (CO)
(866) 889-0550
listings@matthews.com

EXECUTIVE SUMMARY

LEASE AND LOCATION

- 2014 Built-to-Suit for Family Dollar
- Extremely RARE ABS NNN Lease with Zero Landlord Responsibilities
- CPI based increases every 3 years (6% max) an excellent hedge against inflation
- Located on Hwy 141, a main artery though CO into Utah
- Limited Competition- the subject property is the only dollar store in Naturita
- Strong corporately guaranteed lease
- Six, five year options, all of which include the CPI increase

TENANT

- Family Dollar, a major national discount retailer with more than 8,000 stores across 48 states, has been acquired for roughly $1 billion by Brigade Capital Management, Macellum Capital Management, and Arkhouse Management Co.
- Now operating as an independent company, Family Dollar benefits from both fresh capital and significant retail expertise. This backing is expected to accelerate store upgrades and drive operational improvements. With its proven value-focused model and strong presence in local communities, Family Dollar continues to serve as a resilient anchor tenant, positioned for sustained growth in the years ahead.

FINANCIAL OVERVIEW

$1,074,650	8.00%	±8,412 SF	±0.76 AC	2015
PRICE	CAP RATE	GLA	LOT SIZE	YEAR BUILT

TENANT SUMMARY	
Store #	10532
Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Abs NNN
Roof and Structure	Tenant Responsible
Original Lease Term	15 Years
Rent Commencement Date	07/31/2014
Lease Expiration Date	06/30/2029
Term Remaining on Lease	± 4.5 Years
Increase	CPI Increases every 3 Years (6% Max)
Options	Six, 5-Year Options

ANNUALIZED OPERATING DATA

Lease Year	Monthly Rent	Annual Rent	Increases	Cap Rate
Current - 7/31/26	**$7,164.33**	**$85,972.00**	-	**8.00%**
8/1/26-7/31/29*	$7,594.19	$91,130.32	6.00%	8.48%
8/1/29-9/30/29*	$8,049.84	$96,598.14	6.00%	8.99%

*Rent Increases are calculated off of the max 6% (CPI Increases)


FAMILY DOLLAR


FAMILY DOLLAR


FAMILY DOLLAR

Rimrocker Adventures RV Park & Rentals
Blondies Drive In
THE FLYING BEAR
PIZZERIA
AT NATURITA BICYCLE CO.
Naturita Lodge
NUCLA RD
NATURITA ELEMENTARY
Hoof & Paw Animal Rescue & Thrift Store
The Rimrock Hotel
E MAIN ST
FAMILY DOLLAR
SUBJECT PROPERTY

TENANT OVERVIEW

COMPANY NAME
Family Dollar

OWNERSHIP
Privately Owned

INDUSTRY
Dollar Stores

HEADQUARTERS
Chesapeake, VA

NO. OF EMPLOYEES
±60,000

FAMILY DOLLAR OVERVIEW

Family Dollar is a well-established discount retailer offering everyday essentials at low prices in convenient neighborhood locations. Known for catering to value-conscious shoppers, the chain provides a broad assortment of consumables, household goods, apparel, and seasonal merchandise—most priced under $10. The store format is designed for ease of access and efficient shopping, targeting underserved markets where affordability and convenience are paramount. Founded in 1959, Family Dollar has developed strong brand equity in secondary and tertiary markets across the U.S.

In 2025, Family Dollar was acquired by private equity firms Brigade Capital Management, Macellum Capital Management, and Arkhouse Management Co. for approximately $1 billion. The new ownership is focused on revitalizing the brand through operational improvements and store rationalization efforts following years of underperformance under Dollar Tree's management.

GEOGRAPHIC REACH

Family Dollar operates more than 8,000 stores across 46 states, making it one of the largest dollar-store chains in the U.S. Historically, the chain was part of a combined organization with Dollar Tree, which collectively operated over 15,000 stores in the U.S. and Canada. Though now operating independently, Family Dollar retains a deeply embedded presence in local communities, particularly in lower-income and rural areas, where demand for value retail remains steady.

STRATEGY

Family Dollar’s merchandising strategy centers around offering a compelling mix of low-cost, high-demand products including frozen and refrigerated foods, health and beauty products, cleaning supplies, home décor, and seasonal items. The focus is on affordability and relevance, with a blend of national brands and private-label goods. Under new ownership, strategic priorities include enhancing store performance, optimizing the lease portfolio, and repositioning the brand to better compete with other value-focused retailers like Dollar General.

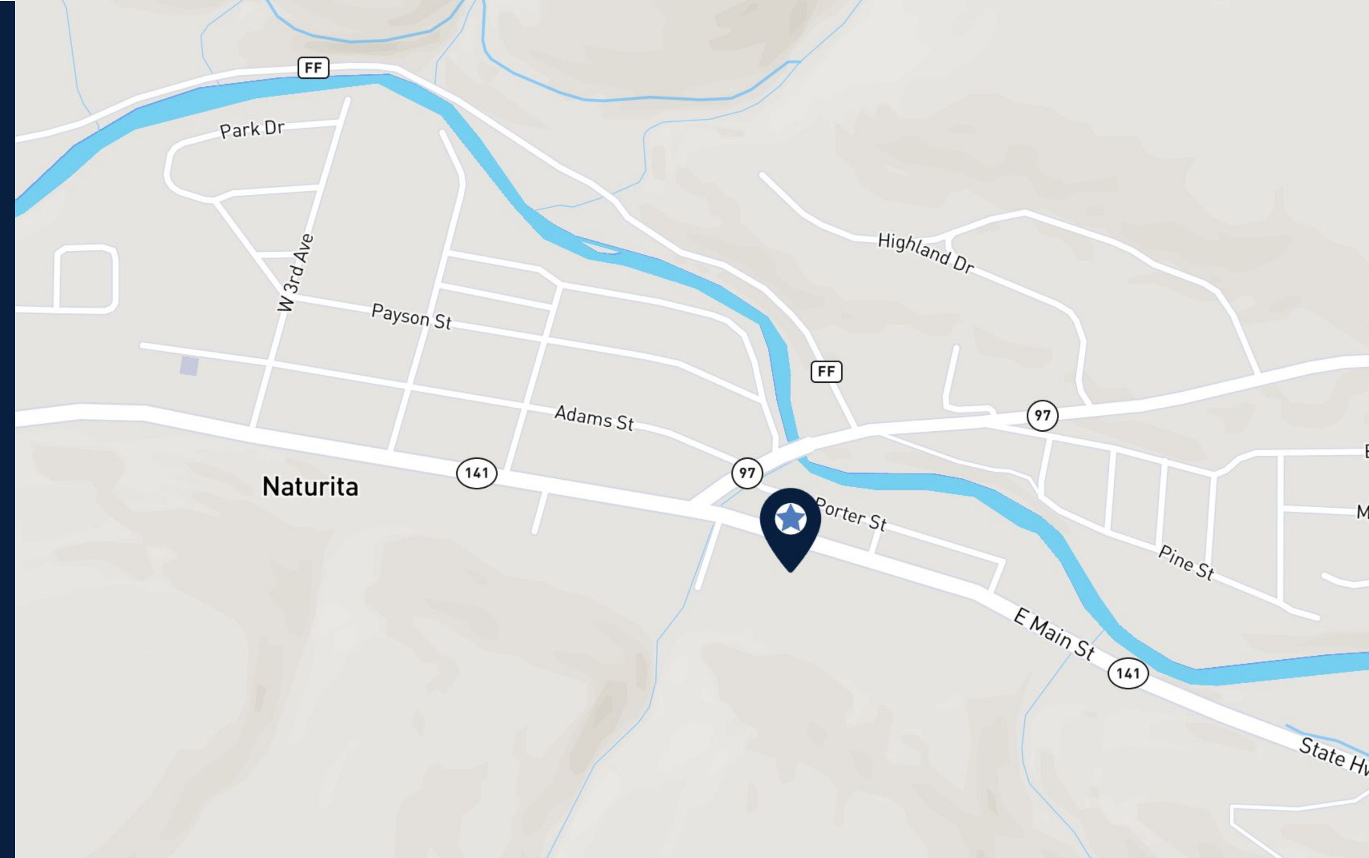
AREA OVERVIEW

Naturita, CO

Naturita is a small town located in western Colorado, USA. Nestled in the picturesque landscape of Montrose County, Naturita is part of the Uncompahgre Valley and is situated near the Utah state line. The town is characterized by its rural charm and is surrounded by stunning natural beauty, including mountains, mesas, and the Uncompahgre River.

Economically, Naturita has historically been associated with mining and agriculture. The region has seen mining activities, particularly uranium mining, which played a significant role in the local economy. However, economic shifts over the years have led to changes in the town's primary industries. Like many rural communities, Naturita faces challenges related to economic diversification and sustainability.

In terms of amenities and services, Naturita is a close-knit community with essential facilities such as schools, local businesses, and recreational opportunities. The town's residents often engage in outdoor activities, taking advantage of the natural surroundings for hiking, fishing, and other recreational pursuits.



DEMOGRAPHICS

INCOME	5-MILE	10-MILE	15-MILE
Average Household Income	$57,889	$65,652	$69,592

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **131 E Main St, Naturita, CO, 81422** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;

2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

131 E Main St | Naturita, CO 81422

OFFERING MEMORANDUM

FAMILY DOLLAR

EXCLUSIVELY LISTED BY:

BROKER OF RECORD
Brayden Conner
Broker Lic No. ER.100106933 (CO)
Firm Lic No. EC.100099522 (CO)
(866) 889-0550
listings@matthews.com

MATTHEWS™
REAL ESTATE INVESTMENT SERVICES