



Appraisal technology has evolved

Family Dollar

Comparable 1

Lease Information

Tenant	Family Dollar
Tenant Type	NNN/Dollar Store
Lease Type	New
Tenant Size	8,300 SF
Start Date	8/21/2014
Lease Term	14.5 Years (174 Months)
Rent	\$13.59/SF (Yr.) / \$1.13/SF (Mo.)
Expense Structure	NNN
Options/Extensions	(6) 5-Year
Escalation Detail	CPI every three years

Property

Type	Retail, NNN/Dollar Store
Gross Building Area (GBA)	8,423 SF
Net Rentable Area (NRA)	8,423 SF
Occupancy	100.0%
Buildings	1 Building, 1 Floor
Construction	Concrete Block
Parking	44 Spaces (5.2/1,000 SF NRA)
Year Built	2014
Frontage	CanAm Hwy & E 22nd St
Land Area	2.3768 Acres (103,534 SF)
Site Coverage Ratio	8.14%
FAR	0.08
Zoning	C-H
Shape	Generally Rectangular
Topography	Level
Corner	Yes; Signalized
Flood Zone	Zone X (Unshaded)
Anchor Tenants	Family Dollar

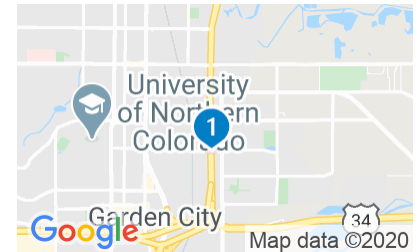


130 22nd Street
Greeley, CO 80631

County
Weld

Submarket
Greeley

APN
096117113002



Confirmation

Name	Kyle Matthews
Company	Matthews Real Estate Investment Services
Phone Number	(310) 919-5757
Affiliation	Broker

Remarks

This is the lease of a Family Dollar in Greeley, CO. The initial term is 14.5-year NNN lease with (6) five-year renewal options and rental increase of CPI every three years.