

Representative Photo

Family Dollar

10 Year Net Lease Opportunity



R
REQUIRED
PROPERTIES

1120 2nd Street | Upton, Wyoming

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This confidential Offering Memorandum, has been prepared by Required Properties for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Required Properties recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein at each Dollar General property included (the "Properties") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Required Properties or its brokers.

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1120 2nd Street | Upton, WY



| PROPERTY SUMMARY |

Upton, WY

Investment Highlights

Address	1120 2 nd Street Upton, WY 82730
Price	\$1,668,405
NOI	\$135,975
Cap Rate	8.15%
Year Built	2024
Building Size	10,500 SF
Lot Size	2.0 AC

Lease Highlights

Lease Type	NN+ with limited landlord responsibilities
Turnover Date	PAST
Original Lease Term	10 Years
Remaining Term	Just under 9 years
Lease Expiration Date	June 30, 2034
Taxes & Insurance	Tenant Responsibility
Roof & Structure	10+ year Construction Warranty
Options	Five, 5-Year
Guarantor	Family Dollar Stores INC.

Tenant Summary



GUARANTOR:
Family Dollar.



GROSS SALES:
\$17.6B



S&P:
BBB



STORE COUNT:
7,000+



Location Summary



Devils Tower National Monument



Sturgis, South Dakota



Family Dollar
– Upton, WY



Black Hills National Forest

Upton, Wyoming

- Upton, Wyoming, known as "The Best Town on Earth," offers a variety of appealing features:
- Nestled near the Black Hills, Upton provides year-round outdoor activities. Residents and visitors can enjoy the Upton City Park, which boasts new playground equipment, a picnic shelter, basketball court, and walking paths. For golf enthusiasts, the volunteer-built Cedar Pines Golf Course offers a nine-hole experience amidst the scenic beauty of northeastern Wyoming.
- The town hosts the annual Upton Fun Days, a celebration that brings together businesses, residents, and visitors. The event features a parade, cornhole and golf tournaments, class reunions, children's activities, a junior rodeo, and a free barbecue that serves over 500 attendees each year.
- Upton serves as a gateway to several notable sites, including Devils Tower National Monument, Keyhole State Park and Reservoir, and the Black Hills National Forest. This prime location makes it an excellent base for exploring the natural beauty and cultural landmarks of the region.





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