

Dollar Tree, Inc.

10 Year Net Lease Opportunity



R
REQUIRED
PROPERTIES

1120 2nd Street | Upton, WY 82730

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PROPERTY SUMMARY

UPTON, WY

Investment Highlights

Address	1120 2 nd St. Upton, WY
Price	\$1,710,377
NOI	\$135,975
Cap Rate	7.95%
Year Built	2024
Building Size	10,500 SF
Lot Size	2.0 AC

Lease Highlights

Lease Type	NN+ with limited landlord responsibilities
Turnover Date	2/5/2024
Original Lease Term	10 Years
Rent Commencement	3/31/2024
Lease Expiration Date	3/31/2034
Taxes & Insurance	Tenant Responsibility
Roof & Structure	10+ year Construction Warranty
Options	Five, 5-Year
Guarantor	Dollar Tree, Inc. (DLTR)

Tenant Summary



GUARANTOR:
Dollar Tree, Inc.



GROSS SALES:
\$30.9B



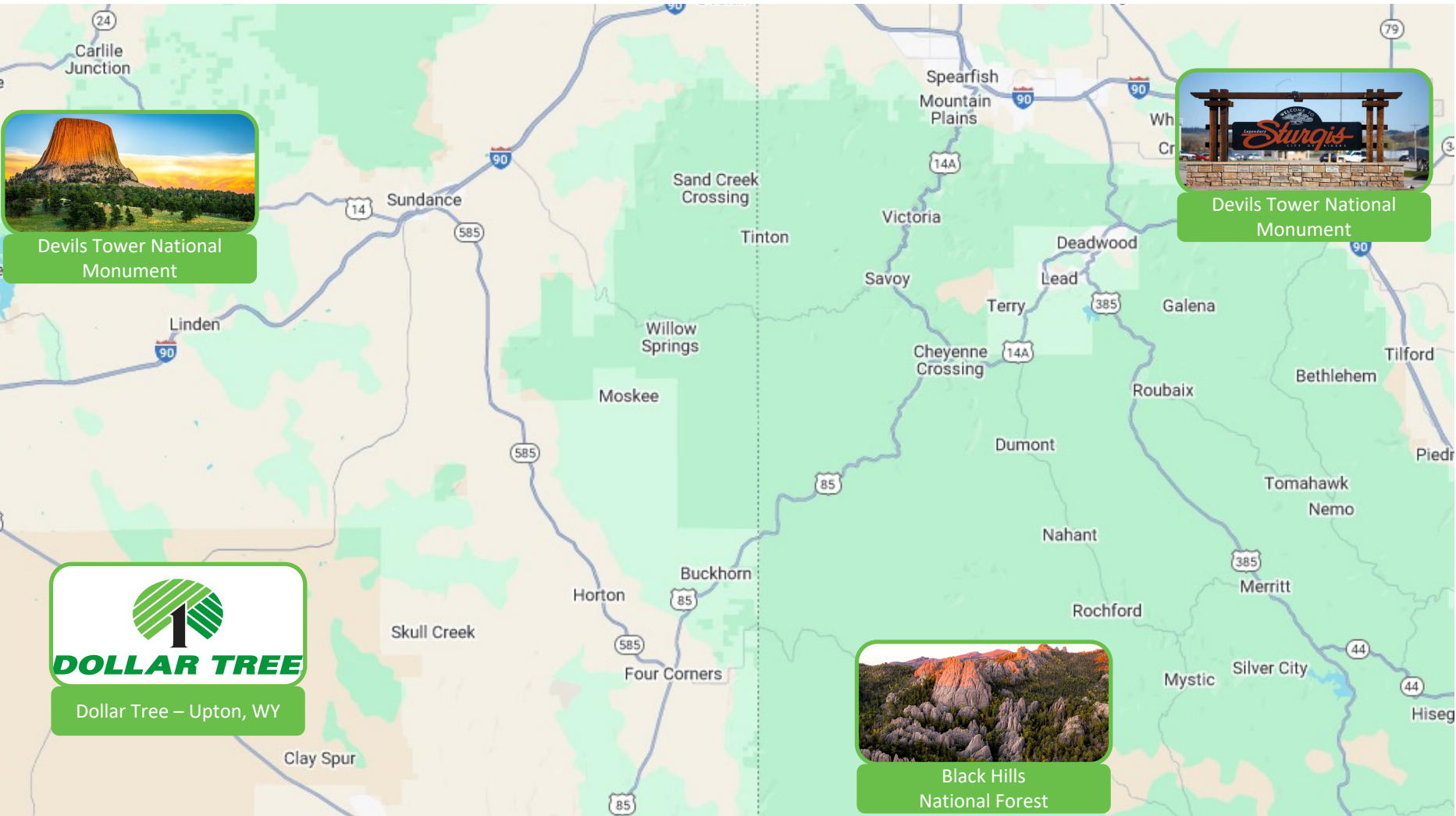
S&P:
BBB



STORE COUNT:
16,000+



Location Summary



UPTON, WY

- 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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