



NET LEASED CORPORATE HOUSING

\$45,500,000



Offering Memorandum

1220 Main Street, Fort Morgan, CO



**BROCKMAN
GROUP**



BROCKMAN GROUP

Main Contact

JB HOCHMAN
303.668.4930

TEAM@BROCKMAN.GROUP

JUSTIN BROCKMAN
303.993.9803

TEAM@BROCKMAN.GROUP

730 KALAMATH ST
DENVER, CO 80204
WWW.BROCKMAN.GROUP

TABLE OF CONTENTS

1. | Offering/Lease Summary
2. | Tenant Profile
3. | Corporate Housing NNN
4. | Property Details
5. | Photos
6. | Disclosure

OFFERING / LEASE SUMMARY

OFFERING SUMMARY

**ADDRESS**

1220 Main Street
FT. Morgan, CO

**PRICE**

\$45,500,000

**CAP**

6.5%

**BUILDING SIZE**

108 units – 93,766 SF

**LOT SIZE**

3.43 Acres

**YEAR BUILT**

2025/2026

NNN

PRODUCT TYPE

Corporate Housing

Investment Highlights

Address	1220 Main Street Fort Morgan, CO
Price	\$45,500,000
NOI	\$2,945,000
Cap Rate	6.5%
Year Built	2025/2026
Building Size	93,766 SF
Lot Size	3.43 AC

Lease Highlights

Lease Type	NNN – Cargill Full Corporate Guarantee
Occupancy Date	2/1/2026
Original Lease Term	15.5 Years
Rent Commencement	2/16/2026
Lease Expiration Date	12/31/2042
Operating Expenses	Tenant Responsibility
Roof & Structure	Landlord – Comes with 20-year warranty
Options	Two, 5-Year at Market Value
Guarantor	Cargill Inc.

ABOUT THE GUARANTOR



Cargill, Incorporated

One of the largest privately held companies in the United States, Cargill is a global leader in food, agriculture, and industrial products with a long-standing track record of stability, scale, and operational resilience.

Company Profile

- Founded in 1865 with over 150 years of operating history
- One of the largest privately held companies in the U.S.
- Headquarters: Minnetonka, Minnesota
- Operations in 70+ countries worldwide
- Approximately 155,000 employees globally

Financial Strength

- Estimated annual revenues exceeding \$150 billion
- Diversified global business lines across agriculture, food production, and supply chain logistics
- Vertically integrated operations from sourcing to distribution
- Strong balance sheet and long-term capital structure

CORPORATE HOUSING NNN

- **NNN income backed by a Cargill INC, with Class A multifamily Asset**
 - Unlike retail or industrial, this isn't a single-use building, it's housing, which always has demand.
- **No true "dark" scenario**
 - If a retail or industrial tenant leaves, you go to zero income. Here, worst case you convert to market-rate apartments, income adjusts, it doesn't disappear.
- **Less risk than Industrial/Retail NNN**
 - It's not "leased vs vacant", it's a continuum of income.
- **Intrinsic value independent of the lease**
 - Even without the tenant, you still own a leasable multifamily asset with a deep renter pool.
- **Cargill's use is mission-critical**
 - This is workforce housing tied to operations, not a discretionary retail location.
- **Housing Constrained Labor Market**
 - 60% of the 2100 Cargill employees commute over 45 min to work each day due to the shortage of housing in Ft. Morgan.



PROPERTY DETAILS

RIVERSIDE HOMES

- 2 Studios from \$1095
- 35 One Bedroom From \$1095
- 42 Two Bedroom From \$1375
- 2 Three Bedroom From \$1595



DISCLOSURE

This confidential Offering Memorandum has been prepared by Brockman Group LLC 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. Brockman Group LLC recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property herein 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 Brockman Group LLC.

Brockman Group LLC makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Brockman Group LLC has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of Brockman Group LLC and the Owner of the Property. Brockman Group LLC makes no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Brockman Group LLC and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Brockman Group LLC and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Brockman Group LLC shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat the Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Brockman Group LLC. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Brockman Group LLC at your earliest convenience.



**BROCKMAN
GROUP**