



FAMILY DOLLAR

780 US-93, CHALLIS, ID 83226

JACOB ABUSHARKH

Managing Principal
415.269.2474
jacob@thekasegroup.com
ID - 9071465

SCOTT REID | PARASELL, INC.

ParaSell, Inc. - Broker
949.942.6585
broker@parasellinc.com
ID - DB47098



In Association with ParaSell, Inc. | A Licensed Idaho Broker #CO50030

TABLE OF CONTENTS	
PROPERTY INFORMATION	3
Property Summary	
Regional Map	
<hr/>	
DEMOGRAPHICS	6
Demographics Map & Report	
<hr/>	



A photograph of a Family Dollar retail store. The building is a single-story structure with a tan-colored metal roof and light-colored siding. A large red sign with the words "FAMILY DOLLAR" in white, bold, sans-serif capital letters is mounted on a tall white pole to the right of the building. The sign is illuminated. On the building's facade, there is a smaller sign that reads "FAMILY DOLLAR" in red letters, with a circular logo in the center containing a stylized family of three (two adults and a child) in white. The sky is blue with scattered white clouds. In the foreground, there is a dark blue semi-transparent overlay containing the text "PROPERTY INFORMATION" and "SECTION 1". In the bottom right corner, there is a logo for "The Kase Group" with the tagline "Real Estate Investment Services".

PROPERTY INFORMATION

SECTION 1



PROPERTY DESCRIPTION

This is the opportunity to acquire a net-leased Family Dollar located in Challis, Idaho. The property consists of an ±8,000 square foot freestanding building with excellent visibility along South Highway 93, the main commercial corridor serving the local community. As the county seat of Custer County and a hub for both residents and travelers passing through Central Idaho, Challis offers steady local and regional traffic.

The lease is corporately guaranteed by Family Dollar Stores, Inc. and structured as a Net Lease with minimal landlord responsibilities limited to roof and structure. The current term runs through September 30, 2027, and includes five (5) additional five-year renewal options with no rental increases during the base or option periods.

LOCATION DESCRIPTION

Challis is the county seat of Custer County, located in central Idaho along U.S. Highway 93. Surrounded by mountains and the Salmon River, it offers year-round outdoor recreation and scenic beauty. Though home to fewer than 1,000 residents, Challis serves as a commercial hub for nearby rural communities and travelers, supporting essential retail, services, and tourism-related activity.

PROPERTY HIGHLIGHTS

- Net Lease – Landlord Responsible for Roof & Structure Only
- Corporate Guarantee – Family Dollar Stores, Inc.
- Highly Visible Site Along Main Commercial Corridor
- Serves Local Residents and Regional Pass-Through Traffic

OFFERING SUMMARY

Sale Price:	\$998,919
Price per SF	\$120
Building Size:	8,320 SF
NOI:	\$92,400.00
Cap Rate:	9.25%
Lease End:	9/30/2027
Options:	Five, 5-Year
Increases:	None





DEMOGRAPHICS

SECTION 2

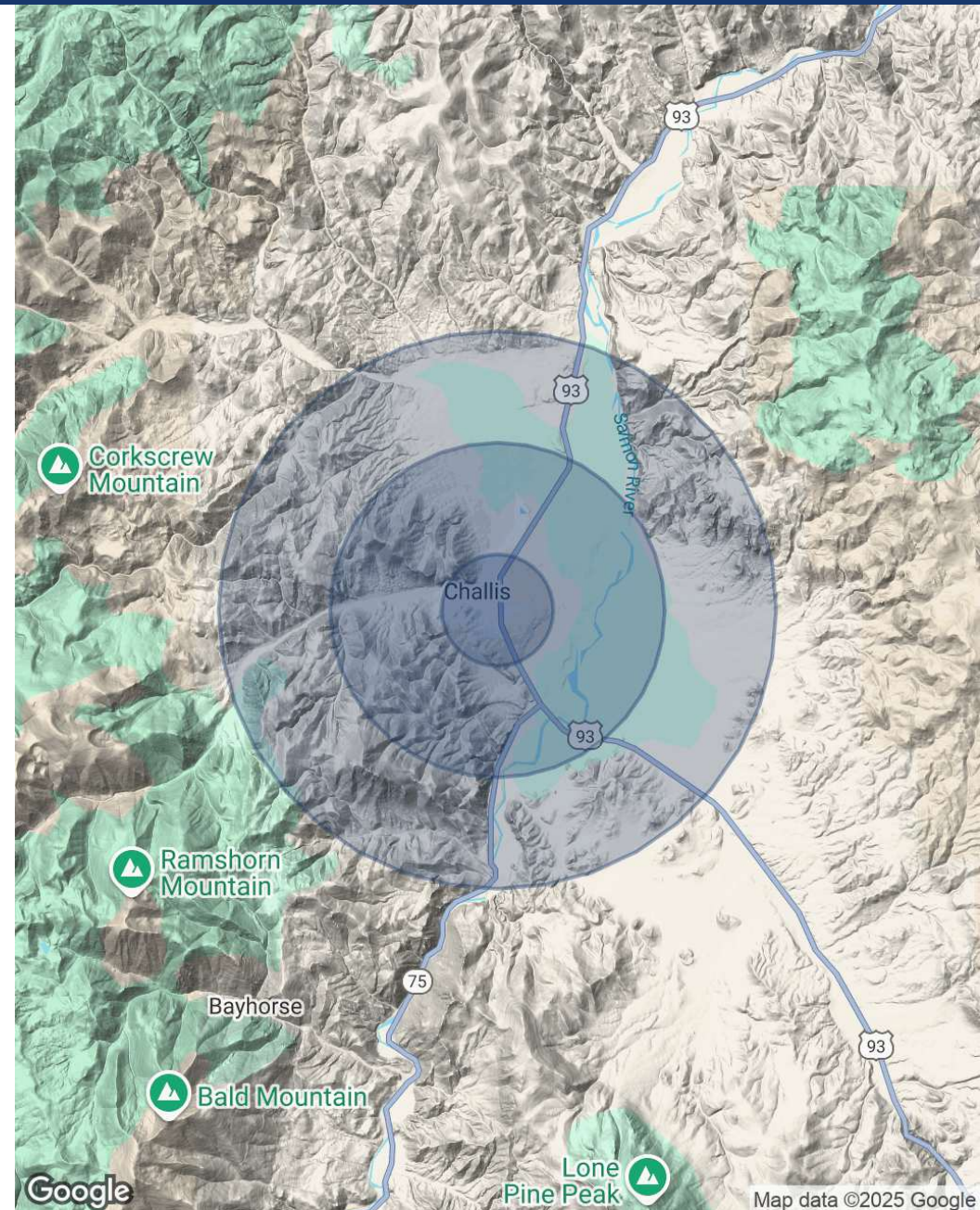
DEMOGRAPHICS MAP & REPORT

780 US-93
CHALLIS, ID 83226

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,022	1,539	1,902
Average Age	50	50	50
Average Age (Male)	50	49	49
Average Age (Female)	50	50	50

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	476	713	881
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$50,017	\$48,775	\$48,683
Average House Value	\$334,413	\$332,014	\$331,835

Demographics data derived from AlphaMap





In Association with ParaSell, Inc. | A
Licensed Idaho Broker #C050030

JACOB ABUSHARKH

415.269.2474

Managing Principal

jacob@thekasegroup.com

ID - 9071465

SCOTT REID | PARASELL, INC.

949.942.6585

ParaSell, Inc. - Broker

broker@parasellinc.com

ID - DB47098

CONFIDENTIALITY & DISCLAIMER

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of ParaSell, Inc. or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is ParaSell, Inc. Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to ParaSell, Inc.

Neither ParaSell, Inc. nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by ParaSell, Inc. with respect to the projected future performance of the Property.

These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, ParaSell, Inc. and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it

in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner. The recipient understands that the tenant may have a right of first refusal to purchase the property, and/or may have a right to cancel lease. The offering memorandum should not be relied upon as a due diligence item; please be sure to read the lease(s) and rely on due diligence material only.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or Advisor, ParaSell, Inc. nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and ParaSell, Inc. Advisor from any liability with respect thereto. To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk. Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.