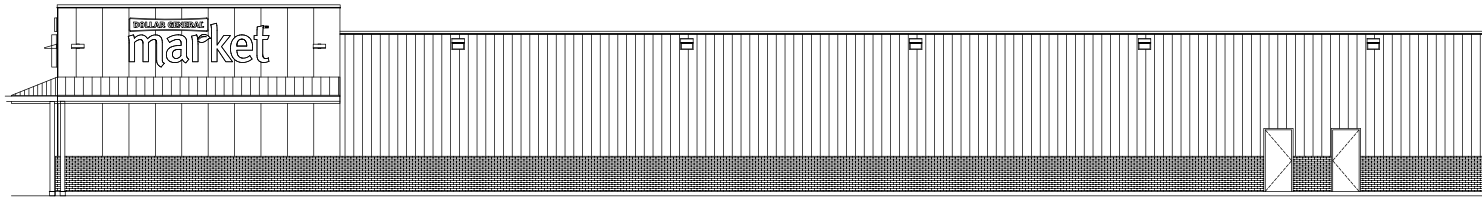


# SINGLE TENANT NET LEASE OPPORTUNITY



DOLLAR GENERAL MARKET | 15 YR NNN LEASE  
TBD E. C.R. 316, FORT McCOY, FL 32134  
29.3711624, -81.9077759



\*RENDERING FROM CONSTRUCTION PLAN



FORT McCOY, FL



PRICE UPON REQUEST



NOI \$164,242.08



INVESTMENT GRADE  
CORPORATE GUARANTEE



15 YEAR NNN INITIAL TERM  
ABSOLUTE NET LEASE



SWIFTCREEK  
COMMERCIAL

EXCLUSIVELY LISTED BY:

**AMBER CRAWFORD**, CCIM  
BROKER / OWNER  
LIC. REAL ESTATE BROKER  
FLORIDA, GEORGIA, ARKANSAS

800.833.0499  
DollarGeneral@SwiftCreekRealty.net  
SwiftCreekRealty.net



LOCATED AT THE INTERSECTION OF E. C.R. 316 (2,100 AADT) AND N.E. 150TH AVE

EXCELLENT VISIBILITY ALONG E. C.R. 316 AND FULL ACCESS FROM N.E. 150TH AVE

SPEED LIMIT OF 45 MPH ON E. C.R. 316



EXTENSIVE SURROUNDING RESIDENTIAL COMMUNITY

EXCELLENT SHOPPING OPTION FOR RESIDENTS THAT DRIVE DAILY ON E. C.R. 316, THE MAJOR THOROUGHFARE IN THE FORT McCOY TRADE AREA

UNDERSERVED MARKET- MUST TRAVEL AT LEAST 13 MILES TO A CHAIN GROCERY STORE

EXCELLENT OPPORTUNITY FOR A DOLLAR GENERAL MARKET LOCATION TO PROVIDE THE UNDERSERVED RESIDENTS A CLOSER SHOPPING OPTION

SURROUNDED BY RECREATIONAL VENUES, PUBLIC SPACES, ACCESS TO THE NATIONAL PARK, ACCESS TO PUBLIC LAKES, AND MORE ATTRACTIONS THAT REGULARLY BRING VISITORS TO THE AREA



FORT McCOY IS PART OF THE Ocala MSA, THE HORSE CAPITAL OF THE WORLD

LESS THAN A MILE FROM THE SITE IS ONE OF THE POPULAR OUTDOOR ATTRACTIONS OF FORT McCOY, OCKLAWAHA CANOE OUTPOST & RESORT

JUST 6.90 MILES WEST OF THE SITE IS PEACHSTONE SPORT HORSES, ONE OF THE FINEST QUALITY EUROPEAN AND AMERICAN HORSE BREEDING AND TRAINING FACILITIES



POPULATION OF 4,288 WITHIN 7 MILE RADIUS

1,827 HOUSEHOLDS WITHIN 7 MILE RADIUS

1.85 ACRE SITE



NEW STORE WITH UPGRADES

UNDER CONSTRUCTION

OPENING 1ST QTR 2024

Dollar General expanded into the grocery market in 2003 with the first Dollar General Market store. As of January 2023, there are over 2,700 Dollar General Markets nationwide. The one-stop shopping concept provides the convenience of Dollar General and brings availability of fresh produce, meat and other groceries to underserved communities. With a larger footprint than a Dollar General, Dollar General Market adds an enlarged grocery section to compete with the traditional grocery concepts.

This seller is a trusted Dollar General developer with a meticulous construction and transaction process that makes these transactions extremely smooth and reliable. They have successfully delivered over 225 Dollar General locations over 10+ years.



@swiftcreekrealty



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<ul style="list-style-type: none"> <li>· LEASE SUMMARY</li> <li>· ABOUT DOLLAR GENERAL</li> </ul>	
THE REAL ESTATE	5
<ul style="list-style-type: none"> <li>· BUILDING SUMMARY</li> <li>· LOCATION/SITE SUMMARY</li> </ul>	
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**DISCLAIMER:** Swift Creek Realty has prepared this Offering Memorandum using select information provided by sources it deems reliable, including the Seller and outside agencies. While care has been taken to verify this information, Swift Creek makes no representation or warranty, express or implied, as to the veracity or completeness of the information. The intent of the information presented is to present key elements of possible interest to prospective buyers. Prospective buyers should always research before buying and verify any information presented. Questions regarding tax issues, legal issues, governmental issues or title issues should be addressed to the appropriate professional. Swift Creek Realty does not provide these services and will not present opinions regarding these issues.

## OVERVIEW



DOLLAR GENERAL MARKET | 15 YR NNN LEASE  
TBD E. C.R. 316, FORT McCOY, FL 32134  
29.3711624, -81.9077759

## THE TENANT



## TENANT SUMMARY

GUARANTOR IS "INVESTMENT GRADE"  
GUARANTEED BY PARENT COMPANY (NYSE: DG)

S&P RATING BBB

RANKED #106 ON 2022 FORTUNE 500 LIST

RANKED #145 ON S&P 500 INDEX

19,147 STORES IN 47 STATES AND MEXICO



## LEASE SUMMARY

15 YEAR INITIAL TERM

ABSOLUTE NNN - NO LANDLORD RESPONSIBILITIES

BRAND NEW LONG-TERM CORPORATE LEASE

RENEWAL OPTIONS: FOUR (4), FIVE YEAR OPTIONS

10% RENT INCREASES PER RENEWAL OPTION



## BUILDING SUMMARY

BRAND NEW CONSTRUCTION WITH UPGRADES

UPGRADED 4" SMOOTH FACED ECONOMY SIZED  
BRICK FACADE, REMAINING EXTERIOR FINISHED WITH  
PREFINISHED METAL WALL PANELS

12,774 SQUARE FOOT BUILDING

ROOF MOUNTED HVAC UNITS

METAL FRAME, CONCRETE FOUNDATION

ASPHALT PARKING LOT WITH 50 SPACES

PROTOTYPE-CORNER ENTRY



## LOCATION/SITE SUMMARY

LOCATED AT THE INTERSECTION OF E. C.R. 316 (WITH 2,100  
AADT) AND N.E. 150TH AVE

EXCELLENT VISIBILITY ALONG E. C.R. 316 AND FULL ACCESS  
FROM N.E. 150TH AVE

OCKLAWAHA CANOE OUTPOST & RESORT IS A POPULAR  
OUTDOOR ATTRACTION LOCATED LESS THAN A MILE FROM  
THE SITE

UNDERSERVED MARKET IS AN EXCELLENT OPPORTUNITY  
FOR A DOLLAR GENERAL MARKET STORE- MUST TRAVEL AT  
LEAST 13 MILES TO A CHAIN GROCERY STORE

LOT SIZE: 1.85 ACRES

## THE REAL ESTATE

## THE TENANT



DOLLAR GENERAL MARKET | 15 YR NNN LEASE  
TBD E. C.R. 316, FORT McCOY, FL 32134  
29.3711624,-81.9077759



### TENANT SUMMARY

**GUARANTOR IS "INVESTMENT GRADE"  
GUARANTEED BY PARENT COMPANY (NYSE: DG)**

**WEBSITE:** WWW.DOLLARGENERAL.COM

S&P RATING BBB

RANKED #106 ON 2022 FORTUNE 500 LIST

RANKED #145 ON S&P 500 INDEX

19,147 STORES IN 47 STATES AND MEXICO



### LEASE SUMMARY

**TENANT:** DOLGENCORP, LLC

**GUARANTOR:** DOLLAR GENERAL CORPORATION

**LEASE TYPE:** ABSOLUTE NNN  
NO LANDLORD RESPONSIBILITIES

**PRIMARY TERM:** FIFTEEN (15) YEARS REMAINING

**ANNUAL RENT:** \$164,242.08

**RENEWAL OPTIONS:** FOUR (4) OPTIONS FOR  
5 YEARS EACH

**RENT INCREASES:** 10% PER RENEWAL OPTION

## DOLLAR GENERAL

Was founded in 1939 in Scottsville, KY. They have been serving customers for 80+ years, and are now located throughout 47 states and Mexico. They operate over 19,000 stores and employ more than 170,000 people. They are America's largest small-box discount retailer by sales. Dollar General has a history of excellent performance in a variety of market types including rural and suburban markets and has developed an initiative to expand into more densely populated areas. In February 2023, they opened their first store in Mexico.

From 1990 through 2020, Dollar General achieved 31 consecutive years of positive same-store sales growth. 2022 revenues exceeded \$37.8 billion, with a net income of \$2.42 billion and a net worth in excess of \$46.65 billion. In 2023, they opened 1,039 stores. They recently announced plans to expand their supply chain with construction of a dual facility in Blair, NE (which supplies both Dollar General and DG Fresh products) and two distribution hubs in Newnan, GA and Fort Worth, TX. There are also plans to expand existing distribution facilities in Jonesville, SC and Amsterdam, NY.

Dollar General thrived throughout the pandemic, becoming an essential business that sells essential goods and that has continued to grow in locations and employees, and continues to service its growing customer base during both uncertain times and times of economic stability.

RENT SCHEDULE	LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
	1-15	\$164,242.08	\$13,686.84	
16-20 (OPTION 1)	\$180,666.24	\$15,055.52	10%	
21-25 (OPTION 2)	\$198,732.96	\$16,561.08	10%	
26-30 (OPTION 3)	\$218,606.16	\$18,217.18	10%	
31-35 (OPTION 4)	\$240,466.80	\$20,038.90	10%	



## THE REAL ESTATE: SITE



DOLLAR GENERAL MARKET | 15 YR NNN LEASE  
TBD E. C.R. 316, FORT McCOY, FL 32134  
29.3711624, -81.9077759

### BUILDING SUMMARY

CONSTRUCTION	NEW-UNDER CONSTRUCTION
UPGRADES	4" SMOOTH-FACED ECONOMY SIZED BRICK ON FRONT
BUILDING SIZE	12,774 SQUARE FEET
BUILDING MATERIAL	METAL FRAMING, CONCRETE FOUNDATION
EXTERIOR	4" SMOOTH FACED ECONOMY SIZED BRICK PRE-FINISHED METAL WALL PANELS
ROOF	STANDING SEAM METAL ROOF
HVAC	ROOF MOUNTED HVAC UNITS
FLOORS	POLISHED CONCRETE FLOORING SYSTEM
CEILING	OPEN PLAN W/O GRIDS FOR HVAC DUCTS
PARKING	ASPHALT, 50 PARKING SPACES
PROTOTYPE/ LAYOUT	CORNER ENTRY



## THE REAL ESTATE: SITE



**DOLLAR GENERAL MARKET | 15 YR NNN LEASE**  
**TBD E. C.R. 316, FORT McCOY, FL 32134**  
**29.3711624, -81.9077759**

The site lies in Fort McCoy, an unincorporated community in Marion County, Florida. The community is part of the Ocala Metropolitan Statistical Area. The population in the 2022 census was 7,147. The trade area is well known for its outdoor recreational activities supported by waterways, campgrounds, hiking and biking trails.

**Public spaces abound nearby and attract daily visitors.** The site is less than a mile from some of the most popular outdoor attractions: Ocklawaha Canoe Outpost & Resort and the Eureka East Boat Ramp. Ocklawaha Canoe Outpost and Resort offers cabins and camping sites as well as trips on the Ocklawaha River in canoes and kayaks. Eureka East Boat Ramp is a public boat ramp with a handicap accessible pier for fishing. 3.65 miles southwest of the site is Cougar Community Center. This park offers a covered pavilion with picnic tables, a baseball diamond and a basketball court. Makin' Tracks Trail Rides (less than 2 miles North West) offers horseback riding, guided trail rides and swimming with horses.

There are several lakes in the area. Lake Kerr is approximately 8 miles east of the site. The lake is a clear freshwater lake with a sandy bottom. It is surrounded by the Ocala National Forest and a destination for boating, fishing, and swimming. Lake Ocklawaha (4 miles North East), Lochloosa Lake (11 miles North West) & Orange Lake (10 miles North West) are popular venues for fishing and boating.

This is a popular camping area and there are a number of RV parks nearby. These campgrounds usually have a camp store, but camp stores carry a very limited selection of goods and very few groceries. Dollar General is the only established retailer in the market. While there are 2 small convenience stores in the immediate area, the nearest major competitor is Winn Dixie which is 13 miles away.

**The area's natural resources, public spaces, lakes and more are an attraction bringing visitors from all over.**

Ocala is recognized as the Horse Capital of the World. It has been home to 6 Kentucky Derby Winners and is home to World Equestrian Center and Golden Ocala Golf and Equestrian Center which are renowned for their facilities and trainers. Both host training and competitions that attract visitors from around the world.

The proximity to Ocala makes this area a prime location for equestrian facilities that offer training and host events. Under 7 miles away is Peachstone Sport Horses, one of the finest quality European and American horse breeding and training facilities in the region. RiceHorse Stables, another nearby equestrian facility, provides purchasing, training and sales services for Thoroughbred horses.

The site is located strategically fronting E. C.R. 316, Ft. McCoy's main thoroughfare. The site is at the intersection of E. C.R. 316 (2,100 AADT) and N.E. 150th Ave. **There is excellent visibility along E. C.R. 316 and full access from N.E. 150th Ave.**

The site was chosen because of the underserved market and the close proximity of recreational venues that regularly attract visitors into the area. It is an excellent shopping option for daily travelers on E. C.R. 316. **Nearby residents need to travel at least 13 miles to a chain grocery store.** This location is a market store which will provide meat and produce, in addition to traditional Dollar General products, in a larger footprint store. There are only 2 small convenience stores within 4 miles of the site, making competition in the area extremely limited. **Dollar General is filling a void in the market and will be the only store servicing the Ft. McCoy community.** This underserved market is an ideal fit for a Dollar General Market to provide residents with a convenient place to purchase their household necessities.

### LOCATION/SITE SUMMARY

UNDERSERVED MARKET- MUST TRAVEL AT LEAST 13 MILES TO A CHAIN GROCERY STORE

EXCELLENT SHOPPING OPTION FOR RESIDENTS THAT DRIVE DAILY ON E. C.R. 316, THE MAJOR THOROUGHFARE IN THE FORT MCCOY TRADE AREA

LOCATED AT THE INTERSECTION OF E. C.R. 316 (2,100 AADT) AND N.E. 150TH AVE.

UNDER 7 MILES AWAY IS PEACHSTONE SPORT HORSES, ONE OF THE FINEST QUALITY EUROPEAN AND AMERICAN HORSE BREEDING AND TRAINING FACILITIES

LOT SIZE: 1.85 ACRES

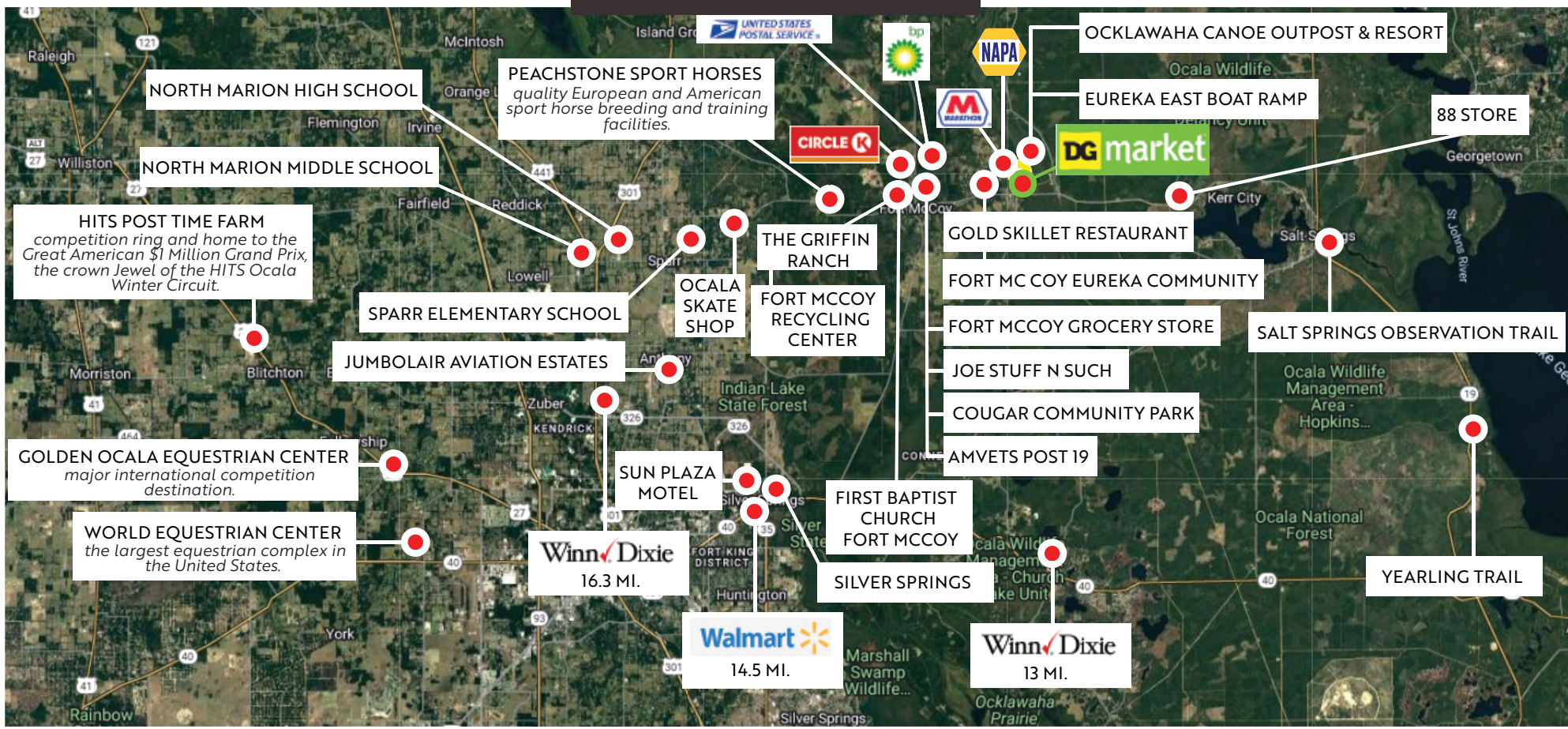


# THE REAL ESTATE: IMMEDIATE TRADE AREA



DOLLAR GENERAL MARKET | 15 YR NNN LEASE  
TBD E. C.R. 316, FORT MCCOY, FL 32134  
29.3711624,-81.9077759

## IMMEDIATE TRADE AREA MAP



## THE REAL ESTATE: IMMEDIATE TRADE AREA



DOLLAR GENERAL MARKET | 15 YR NNN LEASE  
TBD E. C.R. 316, FORT McCOY, FL 32134  
29.3711624,-81.9077759

### TRAFFIC GENERATORS

#### Ocklawaha Canoe Outpost and Resort

- Popular campground abutting the Ocklawaha River, located less than a mile N.E. of the site
- Known as a destination for canoeing, kayaking and paddle boarding

#### Eureka East Boat Ramp

- 0.54 miles S.E. of the site
- Offers public lake access, public boat ramp and fishing

#### The Griffin Ranch

- Popular campsite known for its laid back atmosphere
- Multiple small lakes on the property
- Located 3.12 miles east of the site

#### Napa Auto Parts

- Just west of the site
- Provides a complimentary retail option for shoppers of both Napa Auto Parts and Dollar General Market
- Located 0.31 miles west of the site

#### United State Postal Services

- Located 3.52 miles west of the site

#### Peachstone Sport Horses

- Quality European and American-bred sport horse breeding and training facility
- Specializing in high caliber Connemara ponies
- Located 6.97 miles S.W. of the site

#### Fort McCoy/Eureka Community Center

- Hosts regularly scheduled community events sponsored by local non-profits, churches, and individuals alike
- Located 1.03 miles N.W. of the site

#### Cougar Community Center

- The park offers a baseball diamond, a basketball court, and a playground
- Offers a covered pavilion with picnic tables
- Located 3.65 miles S.W. of the site

#### AmVets Post 19

- A veteran's association that hosts weekly BBQ's
- Offers nightly parking options for trailers and RV's
- Located 1.91 miles west of the site

#### Joe's Stuff n Such

- A mobile home scrap yard
- Allows for salvaging used parts from abandoned or donated trailers and vehicles
- Located 2.22 miles west of the site

#### Sparr Elementary School

- 8.30 miles S.W. of the site
- 397 students

#### North Marion Middle School

- Located 15.4 miles S.W. of the site
- 802 students

#### North Marion High School

- 14 miles S.W. of the site
- 1313 students

#### Gold Skillet Restaurant

- Located 1.10 miles N.W. of the site

#### Fort McCoy Recycling Center

- Conveniently located for the residents to drop off large quantities of recyclable materials in exchange for cash
- Located 2.85 miles west of the site



## THE REAL ESTATE: OVERALL TRADE AREA



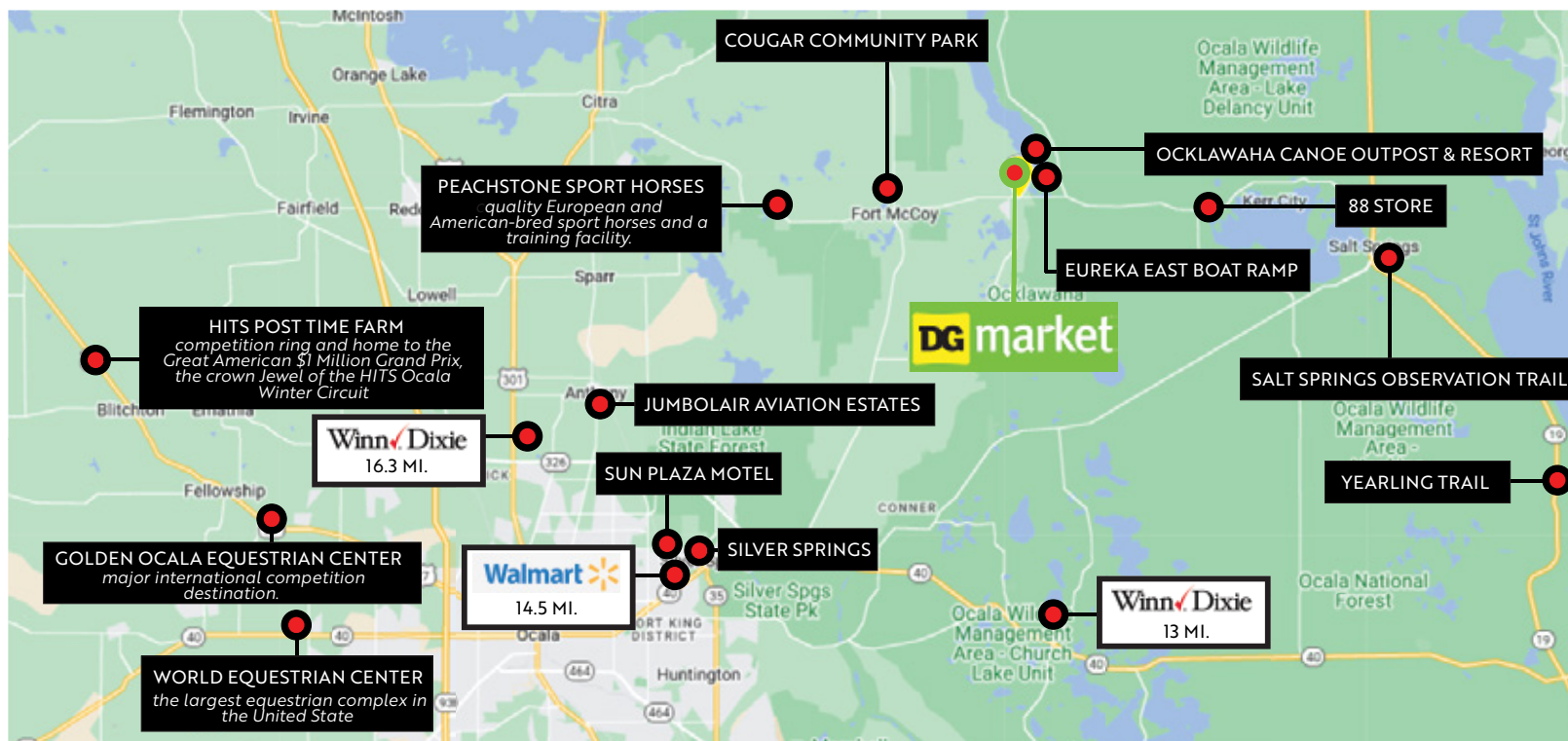
DOLLAR GENERAL MARKET | 15 YR NNN LEASE  
TBD E. C.R. 316, FORT MCCOY, FL 32134  
29.3711624,-81.9077759

Fort McCoy is an unincorporated community in Marion County, Florida. It is situated northeast of Ocala and lies between the towns of Sparr and Eureka on County Road 316. It is directly Northeast of Silver Springs on County Road 315. **The community is part of the Ocala Metropolitan Statistical Area.**

**Fort McCoy is known for its great outdoor recreation attractions.** Less than 1 mile S.E. of the site is **Ocklawaha Canoe Outpost & Resort**, a popular campground abutting the Ocklawaha River, known as a destination for canoeing, kayaking and paddle boarding. **Eureka East Boat Ramp**, 0.54 miles S.E. of the site, is a public boat ramp that offers a handicap pier for fishing. **Salt Springs Observation Trail**, located 10.8 miles of the site, is one of the recreational jewels of the Ocala National Forest. Plenty of outdoor activities keep campers and day-use visitors busy, including swimming in the springs, fishing, snorkeling, hiking and boating.

**Due to its proximity to Ocala, equestrian recreation and tourism is popular in the area.** Just 6.90 miles. west of the site is Peachstone Sport Horses, one of the finest quality European and American-bred sport horse breeding and training facilities. 24.3 miles S.W. of the site is **World Equestrian Center, a world-class facility, and the largest equestrian complex in the United States.**

It is situated on nearly 378 acres with state-of-the-art arenas and luxury accommodations. There are an additional 300 acres set aside for future expansion. **Golden Ocala Equestrian Center is a major international competition destination**, located 23.6 miles S.W. of the site. 27.7 miles S.W. of the site is Hit Post Time Farm, a competition ring and home to the Great American \$1 Million Grand Prix, the Crown Jewel of the HITS Ocala Winter Circuit.



# DEMOGRAPHICS



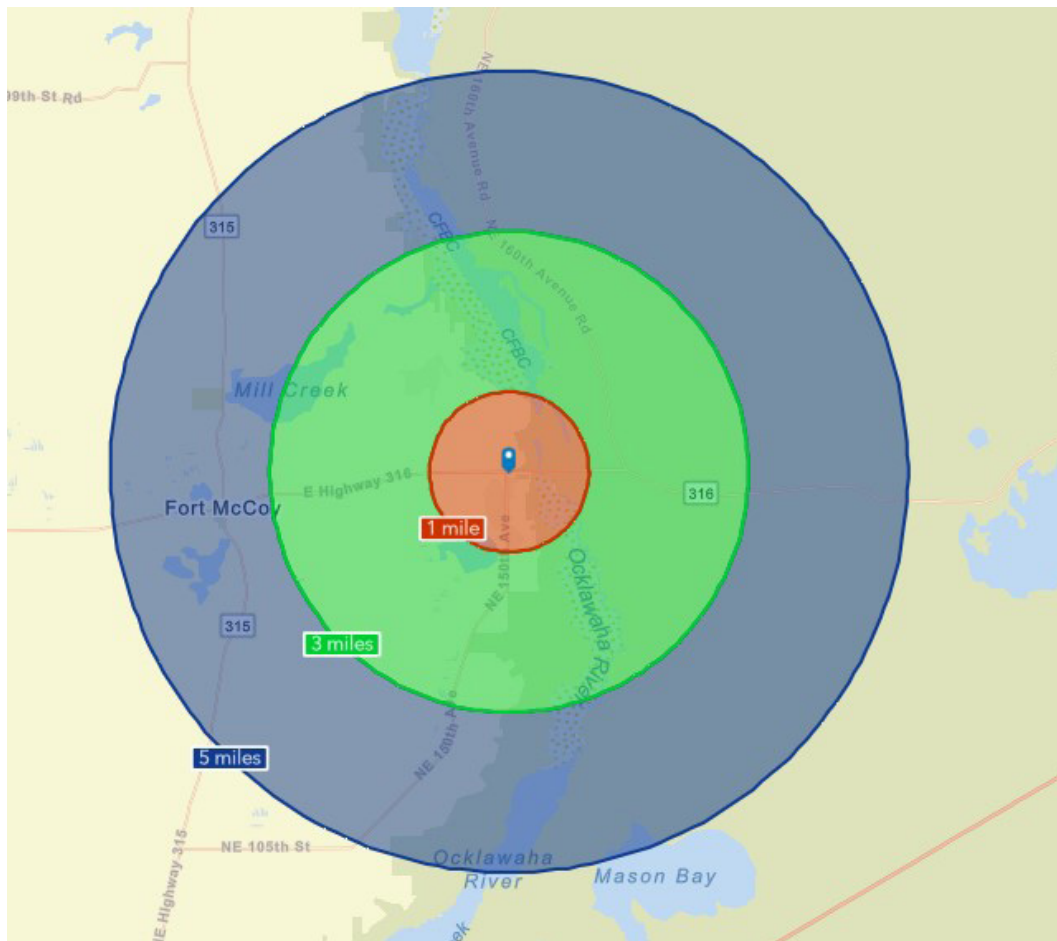
DOLLAR GENERAL MARKET | 15 YR NNN LEASE  
 TBD E. C.R. 316, FORT McCOY, FL 32134  
 29.3711624,-81.9077759

## DEMOGRAPHICS SUMMARY

CATEGORY	3 MILE RADIUS	5 MILE RADIUS	7 MILE RADIUS
POPULATION	1,811	2,814	4,288
HOUSEHOLDS	753	1,165	1,827
POPULATION MEDIAN AGE	53.9	54.1	55.4

**\$88,927**  
 AVG. HH INCOME  
 IN A 10 MIN  
 DRIVETIME

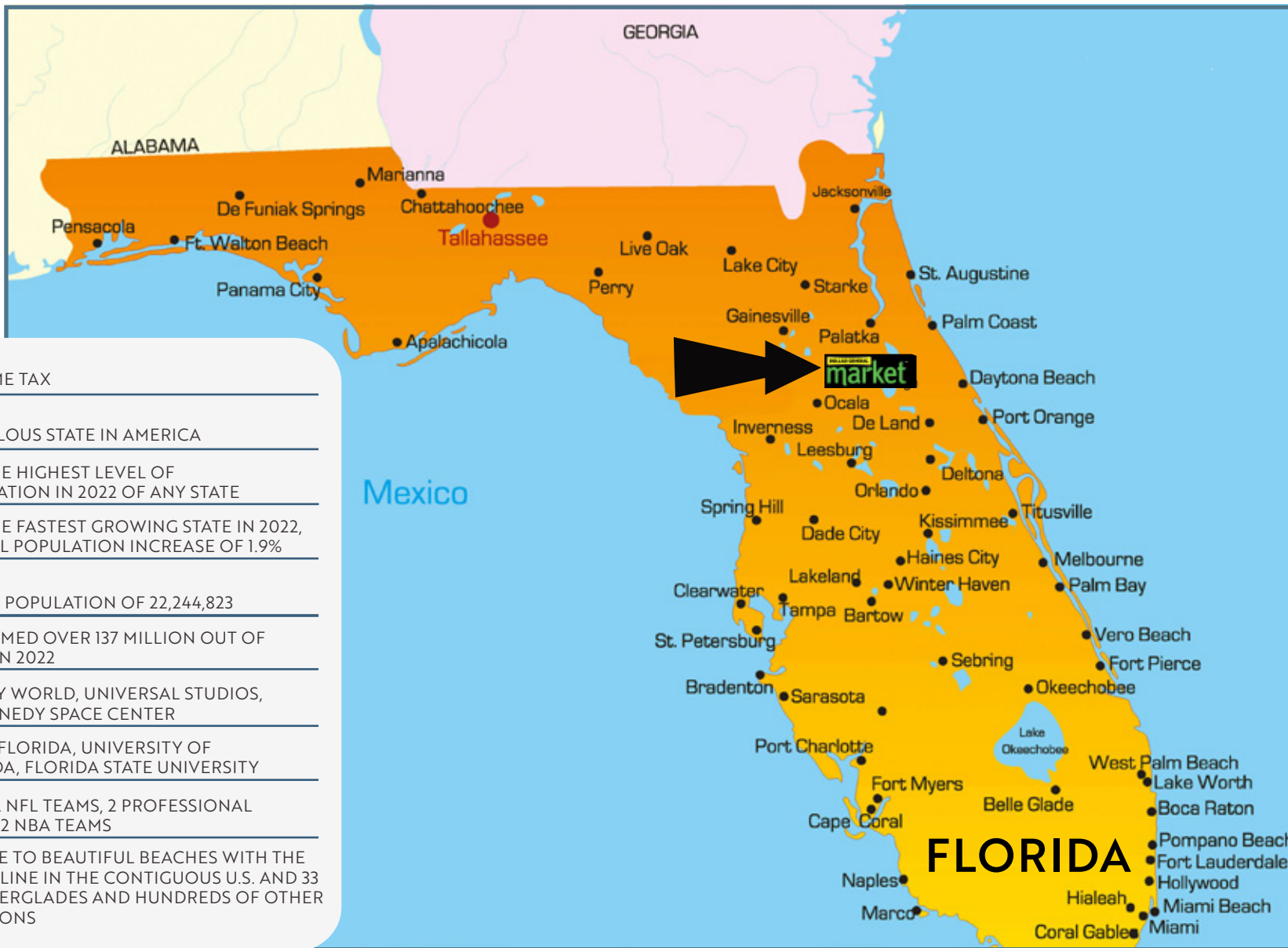
**1,770**  
 EST. POPULATION  
 IN A 10 MIN.  
 DRIVETIME



AREA MAP



DOLLAR GENERAL MARKET | 15 YR NNN LEASE  
 TBD E. C.R. 316, FORT McCOY, FL 32134  
 29.3711624,-81.9077759



FLORIDA

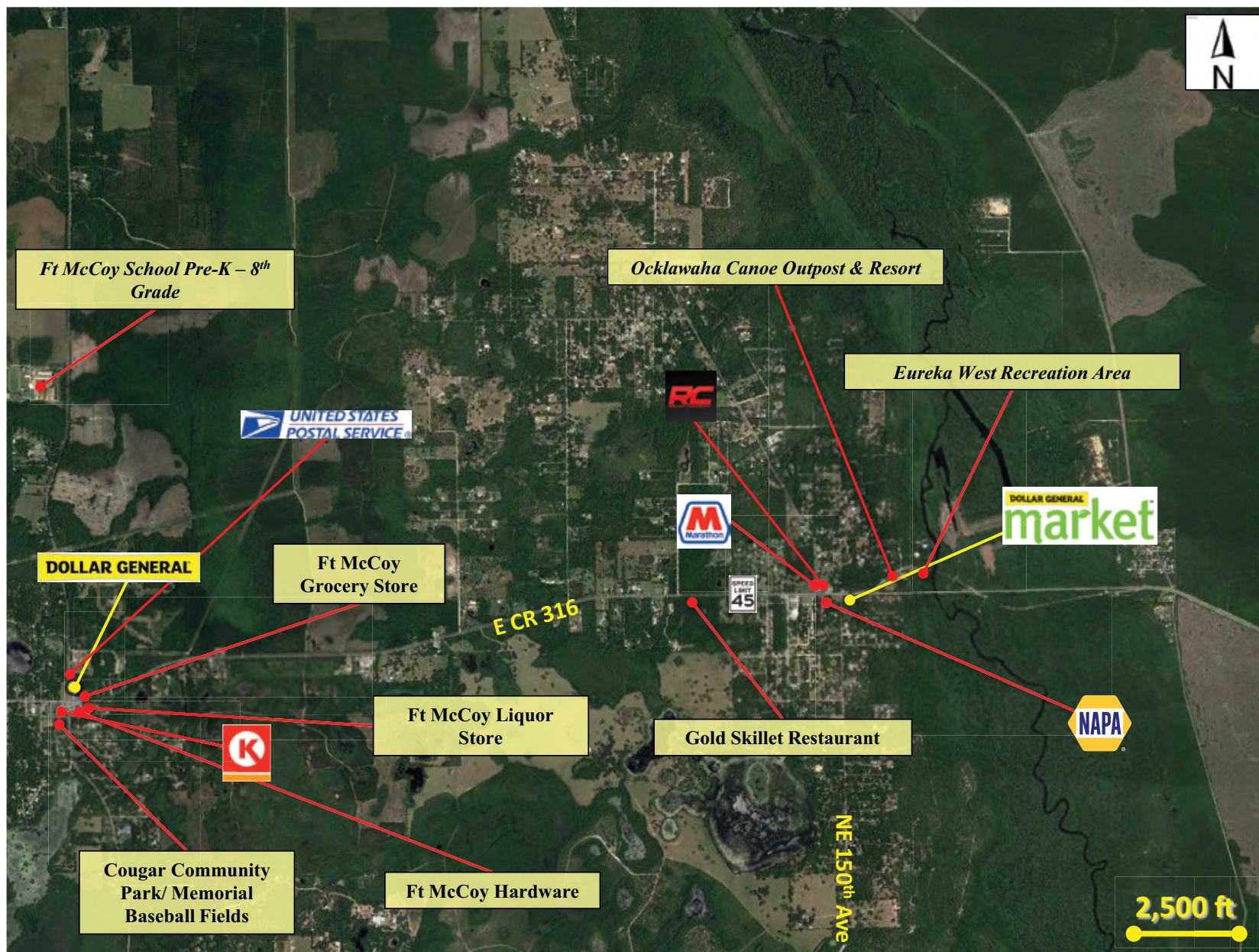
- ✓ NO STATE INCOME TAX
- ✓ 3RD MOST POPULOUS STATE IN AMERICA
- ✓ FLORIDA HAD THE HIGHEST LEVEL OF DOMESTIC MIGRATION IN 2022 OF ANY STATE
- ✓ FLORIDA WAS THE FASTEST GROWING STATE IN 2022, WITH AN ANNUAL POPULATION INCREASE OF 1.9%
- ✓ TOTAL RESIDENT POPULATION OF 22,244,823
- ✓ FLORIDA WELCOMED OVER 137 MILLION OUT OF STATE VISITORS IN 2022
- ✓ HOME TO DISNEY WORLD, UNIVERSAL STUDIOS, SEAWORLD, KENNEDY SPACE CENTER
- ✓ UNIVERSITY OF FLORIDA, UNIVERSITY OF CENTRAL FLORIDA, FLORIDA STATE UNIVERSITY
- ✓ 3 PROFESSIONAL NFL TEAMS, 2 PROFESSIONAL MLB TEAMS AND 2 NBA TEAMS
- ✓ FLORIDA IS HOME TO BEAUTIFUL BEACHES WITH THE LONGEST COASTLINE IN THE CONTIGUOUS U.S. AND 33 SPRINGS, THE EVERGLADES AND HUNDREDS OF OTHER GREAT ATTRACTIONS



# AREA MAP: AERIAL OVERVIEW



DOLLAR GENERAL MARKET | 15 YR NNN LEASE  
TBD E. C.R. 316, FORT McCOY, FL 32134  
29.3711624, -81.9077759





AREA MAP: MID-LEVEL AERIAL



DOLLAR GENERAL MARKET | 15 YR NNN LEASE  
TBD E. C.R. 316, FORT McCOY, FL 32134  
29.3711624, -81.9077759



## AREA MAP: AREA RESIDENTIAL



DOLLAR GENERAL MARKET | 15 YR NNN LEASE  
TBD E. C.R. 316, FORT McCOY, FL 32134  
29.3711624, -81.9077759



RESIDENTIAL  
SURROUNDINGS  
THE SITE

1,811 RESIDENTS  
AND 753  
HOUSEHOLDS  
WITHIN 3 MILES OF  
THE SITE

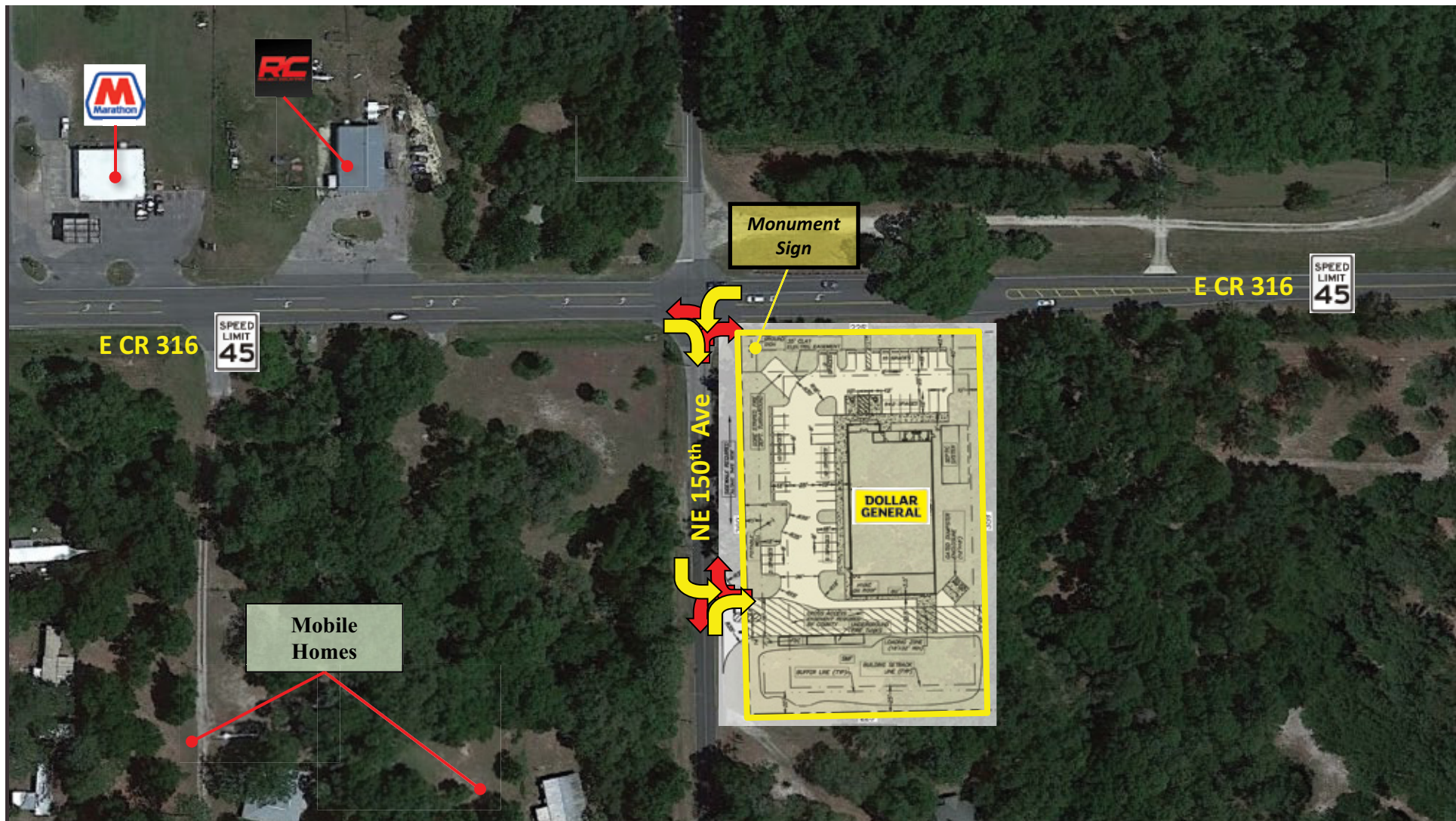




# SITE PLAN: SITE PLAN OVERLAY



DOLLAR GENERAL MARKET | 15 YR NNN LEASE  
TBD E. C.R. 316, FORT McCOY, FL 32134  
29.3711624,-81.9077759







#### ENTREPRENEURIAL SPIRIT. INNOVATIVE SOLUTIONS.

That is the embodiment of Swift Creek Commercial.

#### RELATIONSHIPS.

We are project and account oriented. We have built our business through relationships, one at a time. We service our valued clients in every aspect of their real estate needs. Every relationship receives a uniquely crafted formula for long-term success.

#### GET IT DONE.

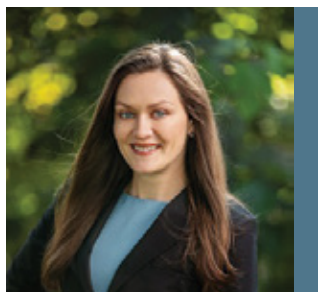
We deliver! Our mindset of "not accepting no as an answer" has allowed us to persevere through many projects which others found too challenging or impossible. This is achieved through our skill, perseverance and understanding of our clients needs and unwavering intent to be excellent and knowledgeable.

#### BREAKING THE NORM.

While many firms strive to get as many listings as possible. We have chosen a different path. Our model is not to park listings, but rather strategically take on deals that allow us to put our skill set to work and to align partners. By being able to bring the right partners and properties to the table, we can ensure the success of any given deal.

#### SUCCESS.

We do not measure success by the number of deals we close. We measure success by the value we bring and the positive lasting effect on our clients, our region, and our team.



**AMBER**  
**CRAWFORD, CCIM**  
 BROKER / OWNER  
 LIC. REAL ESTATE BROKER  
 FLORIDA, GEORGIA, ARKANSAS



## THIS IS SWIFT CREEK

Founded in 2006, Swift Creek serves the North Florida Region through a business philosophy rooted in the values of specialization, connection, grit, and integrity. Swift Creek has a heritage of excellence, building on generations of family-based dedication to service in the real estate sector. When a family's understanding of an industry runs generations deep, there's a preconceived notion of trust and experience in the customer's mind. We never forget that. While Swift Creek is a creation of the current generation, we honor the knowledge, experience and values we have inherited by using them as a springboard to success. Not only have we picked up the gauntlet of innovation, we're chugging ahead with it at full steam. You can see it in our hiring practices of bringing the best talent with the uncanny knowledge for acreage and commercial real estate on board. It's keeping our divisions anything but divided through continued collaboration, which puts creative thoughts on the table and delivers outstanding results to our clients. Mix that with the humble, hard working attitude that's been handed down through the decades, and you're set up for success. Every day we're tackling and overcoming challenges, building relationships and making our clients happy. At Swift Creek we believe in doing something you love. And we're fortunate to be doing just that.

## AT OUR CORE

### COLLABORATIVE

By working together we find out-of-the box solutions and deliver exceptional value to our clients.

### GRIT

Tell us something is impossible. Tell us it can't be done. Our response will always be: We'll see about that.

### EXPERTISE

We are all masters of our individual crafts. Our expertise comes through again and again to the benefit of our customers.

### RESOLUTE

Our obsession with doing right by our clients and each other drives us and is ultimately what makes us successful.

### MULTIFACETED

No two real estate deals or transactions are exactly the same. We have the experience and the knowledge to handle many unique scenarios with a range of variables.

### PASSIONATE

Building relationships and putting mutually beneficial deals together are what inspire us every day.

### FAMILY

While some of us are related by blood, everyone here is bonded together by an overwhelming sense of kinship.

### INTEGRITY

We believe in doing the right thing, the right way, no matter what. We stand for it.

### FEARLESS

We have an extraordinary lineage in the real estate business, but we're not here to coast along. This is about making our own way.

### CONNECTION

We invest in building and maintaining deep networks and a connection to others in our industry. Our network brings irreplaceable value and comes through for our clients, time and time again.

SPECIALIZATION + CONNECTION + GRIT + INTEGRITY =  
SOLVES PROBLEMS & EARNS BIG RESULTS  
AT SWIFT CREEK WE WIN BIG FOR OUR CLIENTS AND OUR TEAM