

FAMILY DOLLAR PORTFOLIO

NEW MEXICO



EXCLUSIVELY REPRESENTED BY
CHAD KNIBBE, CCIM
FORESITE REAL ESTATE, INC.

IN COOPERATION WITH NM LICENSEE
DAVID ZACHARIA
DZ NET LEASE REALTY, LLC

OFFERING HIGHLIGHTS

- 10% Rent Escalations Every Five Years in Options
- Stores Benefit from Minimal Competition in the Grocer and Retailer Markets
- Largest National Discount Retailer with Acquisition by Dollar Tree
- Geographic Diversification Across Multiple Markets within New Mexico
- Minimal Landlord Responsibilities – Limited to roof, structure and parking lot.



OFFERING HIGHLIGHTS

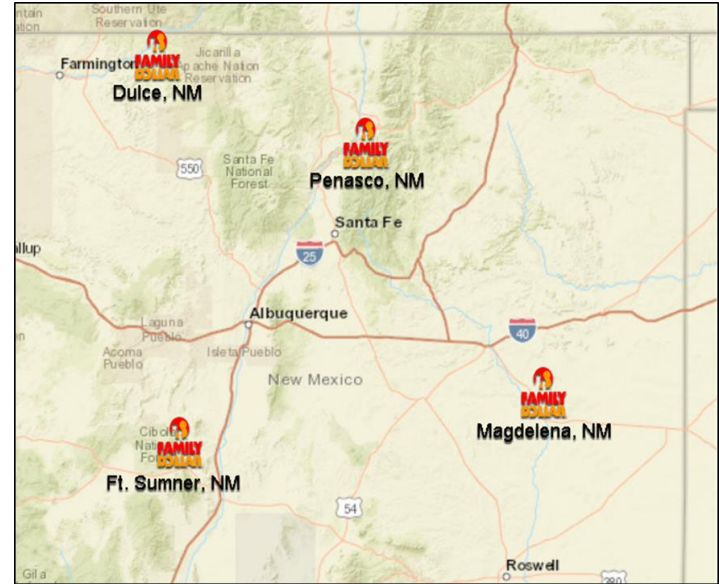
Foresite Real Estate, Inc. exclusively presents a Net Leased Portfolio of four freestanding Family Dollar Stores located in various locations throughout New Mexico. Almost all of the stores are located in areas where Family Dollar is the main provider of daily necessity consumer goods.

Established in 1959 Family Dollar has been in business for more than 50 years. One of the nations' fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family. Dollar Tree, America's leading operator of discount variety stores announced in July 2015 that it acquired Family Dollar Stores, Inc. creating the leading discount retailer in North America. The combined organization will operate more than 13,000 stores in forty eight states and five Canadian provinces, with sales exceeding \$19 billion annually. This acquisition of the leading fixed price point stores, Dollar Tree and the leading operator of multi-price point stores, Family Dollar; will provide enhanced financial performance and improved growth prospects.

PORTFOLIO RENT SUMMARY

OFFERING SUMMARY

Price	\$3,815,000
Down Payment	(100%) \$3,815,000
Cap Rate	8.5%
Rentable Square Feet	34,368 SF
Lease Type	NN – Roof & Structure
Lease Lengths	Rolling 5 Year Options
Term Remaining	2 to 4 Years
Rent Increases	10% every 5 years



	Tenant Name	Square Feet	Pro Rata Share	Lease Begin	Lease End	Annual Rent Per /SF	Monthly Rent	Annual Rent	Next Escalation	Changes to
A	Fort Sumner, NM	8,008	23.3%	11/4/09	6/30/20	\$9.24	\$6,167	\$74,000	Jul-2020	\$6,783
B	Magdalena, NM	8,000	23.3%	6/1/09	1/31/20	\$9.00	\$6,000	\$72,000	Feb-2020	\$6,600
C	Penasco, NM	9,180	26.7%	9/1/09	1/31/20	\$9.94	\$7,606	\$91,267	Feb-2020	\$8,366
D	Dulce, NM	9,180	26.7%	4/1/00	1/31/20	\$9.48	\$7,250	\$87,000	Feb-2020	\$7,975
Total		34,368					\$27,023	\$324,276		

FORT SUMNER, NEW MEXICO

119 S 6TH STREET, FT. SUMNER, NM 88119

01
Property



FORT SUMNER, NEW MEXICO

119 S 6TH STREET, FT. SUMNER, NM 88119

01
Property



MAGDALENA, NEW MEXICO

907 W 1ST STREET, MAGDALENA, NM 87825

02
Property



MAGDALENA, NEW MEXICO

907 W 1ST STREET, MAGDALENA, NM 87825

02
Property



PENASCO, NEW MEXICO

15052 HIGHWAY 75, PENASCO, NM 87553

03
Property



PENASCO, NEW MEXICO

15052 HIGHWAY 75, PENASCO, NM 87553

03
Property



Penasco
Superintendent
Office

Penasco
Elementary

Penasco
Middle
School

State Highway 75

DULCE, NEW MEXICO

13813 US HIGHWAY 64, DULCE, NM 87528

04
Property



DULCE, NEW MEXICO

13813 US HIGHWAY 64, DULCE, NM 87528

04
Property



NEW MEXICO FAMILY DOLLAR PORTFOLIO

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