

INVESTMENT SUMMARY

INVESTMENT HIGHLIGHTS

PROPERTY DESCRIPTION

FINANCIAL OVERVIEW

TENANT SUMMARY

MARKET OVERVIEW

Family Dollar is a subsidiary of Dollar Tree (NASDAQ: DLTR) and is a leading discount variety store chain. This Family Dollar is located just blocks from the Mexico border. This strategic location allows the store to attract customers from both the United States and Mexico with approximately **110,000 Vehicles and 50,000 Pedestrians** entering El Paso through the Stanton Street bridge monthly just blocks away.

The store has been at this location for over 19 years opening in 2000. This store is one of the few Family Dollar stores in the country required by the lease to report store sales. This offers an investor the ability to earn a very attractive return with complete transparency and reduced risk.

As a testament to the strength of this location the store recently executed their next 5- year extension over 18 months early. The current term expires 12/31/2025 with two additional 5-year options each with 10% rent increases.

This investment opportunity is exclusively listed by CBRE.

