



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Dollar Tree
3901 N Prince Street
Clovis, NM 88101

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 27,260 SF Dollar Tree at 3901 N Prince Street in Clovis, New Mexico. This Opportunity Includes 4 Years Remaining on the Lease With a Strong Corporate Guarantee From Dollar Tree, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$2,500,000
CAP	7.63%
NOI	\$190,820
PRICE PER SF	\$91.71
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	3901 N Prince Street Clovis, NM 88101
COUNTY	Curry
BUILDING AREA	27,260 SF
LAND AREA	1.56 AC
BUILT	2003



HIGHLIGHTS

- Strong Corporate Guarantee From Dollar Tree
- Tenant Has Been at the Same Location Since 2003 – Showing Commitment to the Site
- Located Along a Strong Corridor With Great Retail Synergy; Including a Walmart Supercenter, Lowe's, PetSmart, GameStop, Supercuts, Verizon, Big 5, Chili's and Buffalo Wild Wings
- Excellent Demographics With a Population of Over 34,504 Residents Making an Average Household Income of \$57,185 Within a 3-Mile Radius
- Backs Up to the Colonial Park Golf Course (Par 75) and Several Neighborhoods Including Pueblo Point and Pheasant Run
- Cannon Airforce Base is 8-Miles West of Clovis and Approximately 5,800 Military and Civilian Personnel Make Up the Workforce
- BNSF Railway (the Largest Freight Railroad Network in North America) and Southwest Cheese Company (the Largest Cheddar Cheese Producer in North America) Have Their Hub of Operations in Clovis
- Clovis is the 8th Largest City in New Mexico Seeing a 20% Increase in Population Since 2000
- Clovis is Just North of Highways 60/84 That Leads Southeast Into Lubbock, TX (2 Hours) and Northeast Into Albuquerque (3.5 Hours)
- Nearby Tenants Include: UPS, Wells Fargo, Del Taco, Applebee's, Planet Fitness, Stripes, Pizza Hut, Starbucks, Fairfield Inn, La Quinta, Marriott and Holiday Inn Express

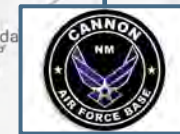


LEASE SUMMARY

TENANT	Dollar Tree
PREMISES	A Building of Approximately 27,260 SF
LEASE COMMENCEMENT	September 1, 2003
LEASE EXPIRATION	August 31, 2023
LEASE TERM	4 Years Remaining
RENEWAL OPTIONS	None
RENT INCREASES	None
LEASE TYPE	Double Net (NN)
PERMITTED USE	Dollar Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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27,260 SF	\$190,820	\$7.00
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Plains Regional Medical Center

Barry Elementary School

Llano Self Storage

FedEx Ship Center

PENFED CREDIT UNION

FEC Farmers' Electric Cooperative, Inc. Of New Mexico

FJ FARNSWORTH ORTHODONTICS

Llano Estacado Blvd

AMERICAN SELF STORAGE



Applebee's GRILL & BAR

APEX Collision Center



Overhead Door

FARM BUREAU FINANCIAL SERVICES



Prairie Lake Veterinary Clinic

Otero Center

PETSMART

AspenDental

North Pointe Auto

Walmart

cricket

SUPERCUTS

Papa Murphy's

Payless SHOESOURCE

All Pets Animal Hospital

DEL TACO

SALLY BEAUTY

CATO

verizon

Denny's

RibCrib SMOKIN' THE GOOD STUFF



N Price St



chili's GRILL & BAR

petsense

metro by T-Mobile

familia Dental dentistry for kids & adults

BIG 5 SPORTING GOODS



James Polk Stone Community Bank



Laurelwood Dr

Goodwill
Industries of New Mexico
HOBBY LOBBY
Super Savings, Super Selection!
HARBOR FREIGHT TOOLS
Quality Tools at Remarkably Low Prices
DOLLAR GENERAL

Albertsons
BIG LOTS!

Colonial Park
Golf Course



Llano Estacado Blvd



North Plains Mall

OfficeMax

Maria's Montessori
School

A to Z
Storage

LOWE'S



Walgreens

Wendy's

Ashley
HOMESTORE

BURGER KING

boost
mobile

O'Reilly
AUTO PARTS

American Heritage
Bank

RE/MAX

Pizza
hut

conoco

stripes

Fire Station

Chevron

AMERICAN
SELF STORAGE

RODEN-SMITH
PHARMACY

Applebee's
GRILL & BAR

BUFFALO
WILD WINGS

McDonald's

chili's
(GRILL & BAR)

Fazio's

WINGS 'N' MORE

FARM BUREAU
FINANCIAL SERVICES

AspenDental

Otero Center

Prairie Lake
Veterinary Clinic

North Pointe Auto

PET SMART

Payless
SHOESOURCE

Papa Murphy's
TAKE 'N' BAKE PIZZA

All Pets Animal Hospital

DEL TACO



BIG 5
SPORTING GOODS

petsense
metro
by T-Mobile

familia
Dental
dentistry for kids & adults



Walmart Supercenter Payless
PETSMART WINGSTORY DELTACO
First Community Bank SALLY BEAUTY Denny's
SUBWAY Papa Murphy's TAKE 'N BAKE PIZZA CATO
verizon AspenDental cricket

BIG 5 SPORTING GOODS
metroPCS

FAIRFIELD INN & SUITES Marriott
LA QUINTA INNS & SUITES
TOWNEPLACE SUITES MARRIOTT

Llano Estacado Blvd

planet fitness

SHERWIN-WILLIAMS
O'Reilly AUTO PARTS

Ashley HOMESTORE
BURGER KING
Do it Best

Walgreens Kentucky Fried Chicken

SONIC SUBWAY
Heartland FINANCIAL USA, INC.

AutoZone Aaron's

N Prince St



McDonald's

Pizza Hut

LOWE'S
BUFFALO WILD WINGS
CHIPOTLE MEXICAN GRILL

Arby's BIG LOTS!
Advance Auto Parts

HOBBY LOBBY
DOLLAR GENERAL
IHOP HARBOR FREIGHT TOOLS
Brown's SHOE FIT CO. Sprint

Dillard's JCPenney THE CHILDREN'S PLACE
OfficeMax rue21 HIBBETT SPORTS
Bath&BodyWorks maurices
Buckle B claire's
SHOE DEPT. STAGE
Foot Locker GNC LIVE WELL
TACO BELL usbank RED LOBSTER

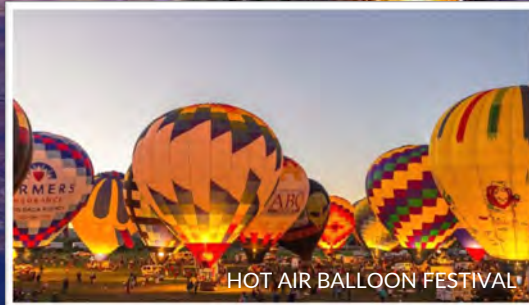
Clovis is a town in the state of New Mexico located in the portion of the Llano Estacado, in the eastern part of the state. The town is located in Curry County and has a population of around 40,000 people. The town is only 9 miles from the Texas border, and Fort Sumner and Roswell are in driving distance within 100 miles. The town is a 3 hour drive to Albuquerque and Santa Fe, the state's capital. Clovis is a largely agricultural community that is noted for its role in early rock music history and for the nearby Cannon Air Force Base. After the discovery of several "Clovis culture" sites in eastern North America in the 1930s, the Clovis people came to be regarded as the first human inhabitants who created a widespread culture in the New World. Clovis people are considered to be the ancestors of most of the indigenous cultures of the Americas. The Atchison, Topeka, & Santa Fe Railway system helped to establish Clovis over a hundred years ago, and for that railroad and its successor BNSF Railway continues to be a major hub of operations. Clovis is the principal city of the Clovis Micropolitan Statistical Area, which is part of the larger Clovis-Portales CSA.

The Cannon Air Force Base and the Clovis Municipal airport are two of the town's most important form of employment that employ hundreds of workers for various jobs. As railways across the U.S. are slowly dwindling, Clovis is still a pioneer in freight. The BNSF Railway monitors a 235-mile corridor, which is the largest freight traffic area in the U.S. The city of Clovis also has a booming agricultural community. Ranches comprise mostly of meat and dairy products, and the town's crops are plentiful with peanuts and cotton. Additionally, Clovis recently obtained a cheese factory that processes Southwest Cheese, which is the largest cheddar cheese producer in North America. This gave a large boost to the economic growth by employing over 200 workers.

The art culture in Clovis is extraordinary. There are several art galleries to view and follow local artists. The Lyceum Arts Theatre and the State Theatre often have live shows such as music performers and stand-up comedy. Museums, like the extensive train museum and a Rock and Roll Hall of Fame museum, are a must-see. The area is home to the St. Bernard Farms which is a large water and activity park with rides, zip lines, and mazes. The area is also home to the Hillcrest Zoo, which is a fantastic way to spend the day learning about tigers, reptiles and other animals.

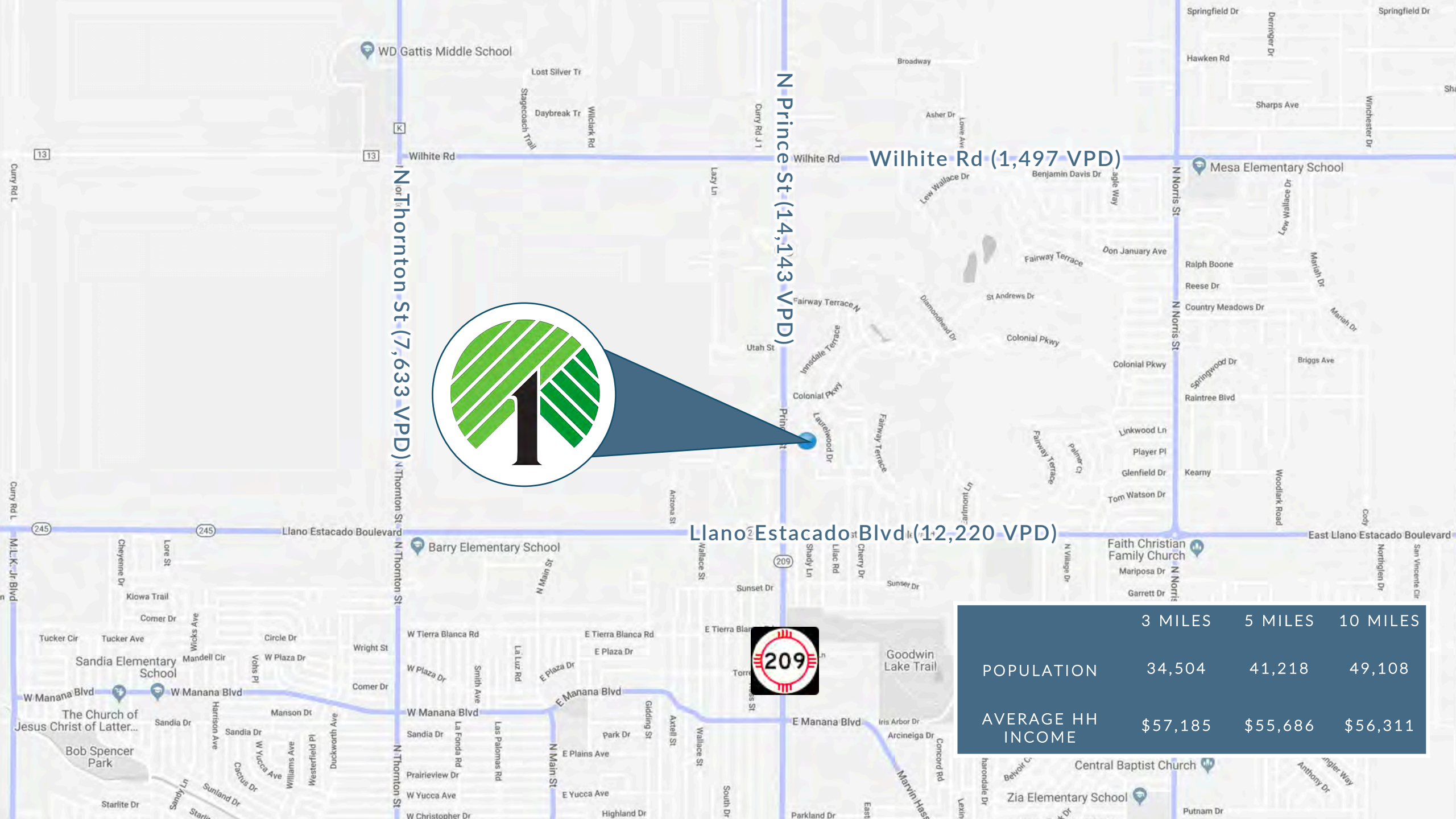


CANNON AIR FORCE BASE



HOT AIR BALLOON FESTIVAL





N Prince St (14,143 VPD)

Wilhite Rd (1,497 VPD)

N Thornton St (7,633 VPD)

Llano Estacado Blvd (12,220 VPD)



	3 MILES	5 MILES	10 MILES
POPULATION	34,504	41,218	49,108
AVERAGE HH INCOME	\$57,185	\$55,686	\$56,311

DOLLAR TREE

TENANT PROFILE



DOLLAR TREE

Dollar Tree Stores, Inc., is an American chain of discount variety stores that sells items for \$1 or less. Headquartered in Chesapeake, Virginia, it is a Fortune 500 company and operates over 15,237 stores throughout the 48 contiguous U.S. state and five provinces in Canada. Its stores are supported by a nationwide logistics network of eleven distribution centers. The company operates one-dollar stores under the names of Dollar Tree and Dollar Bills. The company also operates a multi-price-point variety chain under Family Dollar.

Dollar Tree competes in the dollar store and low-end retail markets. Each Dollar Tree stocks a variety of products including national, regional, and private-label brands. Departments found in a Dollar Tree store include health and beauty, food and snacks, party, seasonal décor, housewares, glassware, dinnerware, household cleaning supplies, candy, toys, gifts, gift bags and wrap, stationery, craft supplies, teaching supplies, automotive, electronics, pet supplies, and books. Most Dollar Tree stores also sell frozen foods and dairy items such as milk, eggs, pizza, ice cream, frozen dinners, and pre-made baked goods. In August 2012, the company began accepting manufacturer's coupons at all of its store locations.



COMPANY TYPE
NASDAQ:DLTR



FOUNDED
1986



OF LOCATIONS
15,237+



HEADQUARTERS
Chesapeake, VA



WEBSITE
dollartree.com
familydollar.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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