



SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS



Family Dollar

5901 Isleta Blvd SW
Albuquerque, NM 87105

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 8,320 SF Family Dollar at 5901 Isleta Blvd SW in Albuquerque, New Mexico. This Opportunity Includes a Long-Term 11 Year Triple Net (NNN) Lease With Zero Landlord Responsibilities, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$2,190,661
CAP	5.75%
NOI	\$125,963
PRICE PER SF	\$263.30
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	5901 Isleta Blvd SW Albuquerque, NM 87105
COUNTY	Bernalillo
BUILDING AREA	8,320 SF
LAND AREA	0.95 AC
BUILT	2016



HIGHLIGHTS

- Corporate Guarantee
- Long-Term 11 Year Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Rare 10% Rental Increase in Base Term
- Strategically Located at the Corner of Mayflower Rd and Isleta Blvd Providing Dual Access From Each Road
- Isleta Blvd is the Main Thoroughfare Into Downtown Albuquerque - Which is Located 8-Miles From the Property
- Minutes From Polk Middle School, Mountain View Elementary School, Los Padillas Elementary School and Pajarito Elementary School
- Adjacent to the Central New Mexico South Valley Community College Campus Which is One of 6 Campuses That Services Over 22,000 Students; This Location Boasts Their Child Development Center and Storytime Programs
- Just 10 Minutes From the Isleta Resort & Casino Which Includes a Spa, Golf Courses, Restaurants, Pools and Live Entertainment; This Location Was Previously Known as the Albuquerque Hard Rock Casino & Hotel and is Located About 8-Miles From the International Airport



LEASE SUMMARY

TENANT	Family Dollar
PREMISES	A Building of Approximately 8,320 SF
LEASE COMMENCEMENT	February 18, 2016
LEASE EXPIRATION	March 31, 2031
LEASE TERM	11+ Years Remaining
RENEWAL OPTIONS	6 x 5 Years
RENT INCREASES	10% in Year 11 (April 1, 2026)
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Discount Retailer
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes

SQUARE
FOOTAGE

ANNUAL
BASE RENT

RENT
PER SF

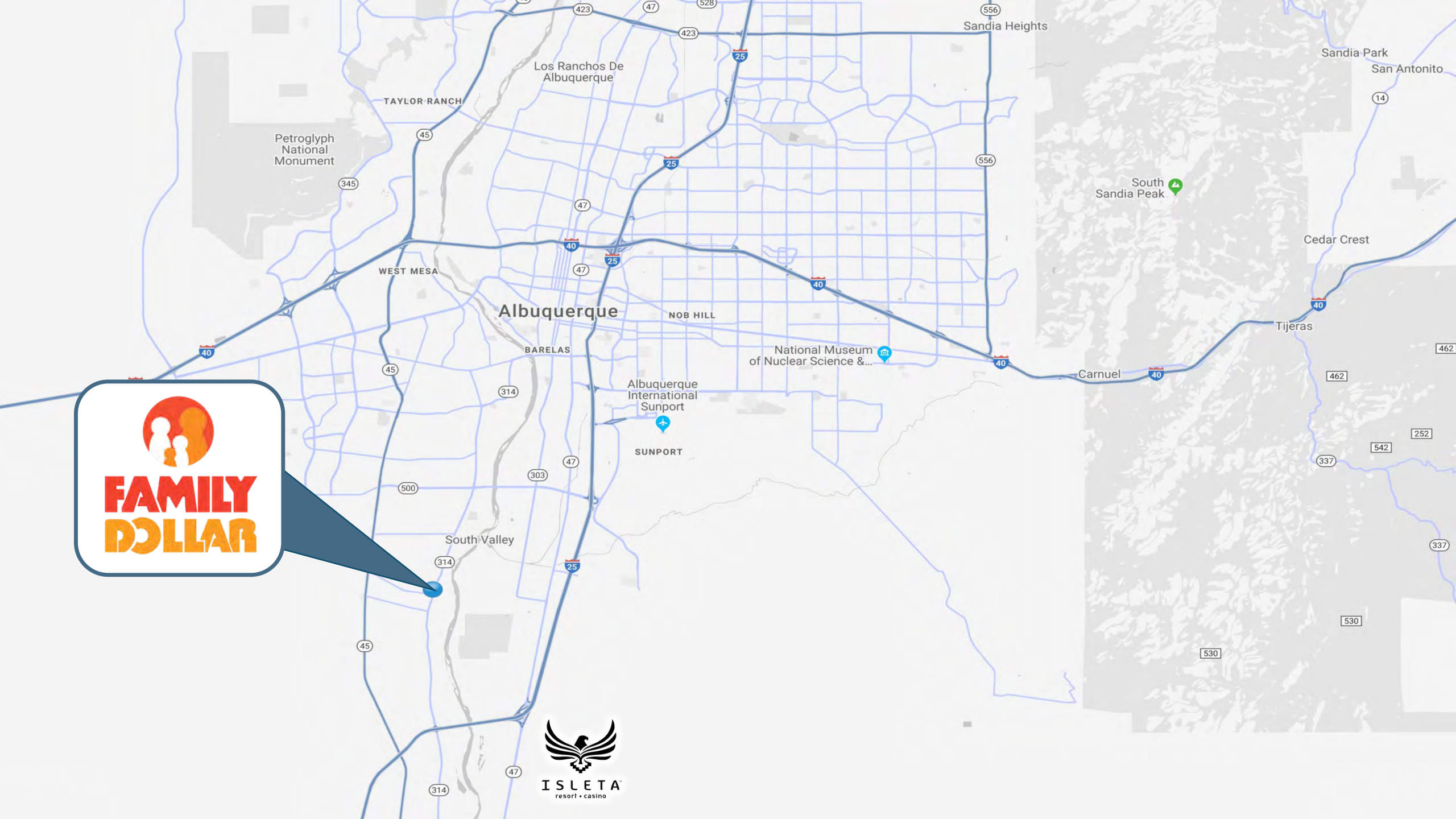
8,320 SF

\$125,963

\$15.14



ACTUAL PROPERTY IMAGES



Pajarito
Elementary School

Casa Angelica



Mayflower Rd



Isleta Blvd SW



Polk Middle School

Abuelita's New
Mexican Restaurant

Pajarito Store



Isleta Blvd SW

Mayflower Rd



dd's DISCOUNTS DOLLAR TREE Pizza hut goodwill SUBWAY SALLY BEAUTY cricket AutoZone

FAMILY DOLLAR SUBWAY Bank of America Walgreens Church's Chicken Sinclair metro by T-Mobile

Walmart Supercenter Panda Express McDonald's First Community Bank

BURGER KING corner store

NM GOLF COURSES



planet fitness Starbucks AMC T Baskin Robbins ROSS DRESS FOR LESS HOBBY LOBBY Great Clips ULTA BEAUTY Papa Murphy's TAKE 'N' BAKE PIZZA WHATABURGER GNC LIVE WELL PACIFIC DENTAL SERVICES SHOE DEPT. ENCORE

BIG TIRES usbank O'Reilly AUTO PARTS Little Caesars TACO BELL metro by T-Mobile LONG JOHN SILVER'S McDonald's Kentucky Fried Chicken BANK OF THE WEST BNP PARIBAS

SUBWAY corner store

ABQ INTERNATIONAL SUNPORT



FAMILY DOLLAR

ALBUQUERQUE | BERNALILLO COUNTY | NM

Albuquerque is the most populous city in the U.S. state of New Mexico, and the 32nd-most populous city in the United States. The city's population is estimated to have 560,218 residents in 2018 and it is the principal city of the Albuquerque metropolitan area, which has 915,927 residents as of July 2018. The metropolitan population includes Rio Rancho, Bernalillo, Placitas, Zia Pueblo, Los Lunas, Belen, South Valley, Bosque Farms, Jemez Pueblo, Cuba, and part of Laguna Pueblo. This metro is included in the larger Albuquerque-Santa Fe-Las Vegas combined statistical area, with a population of 1,178,664 as of 2018.

The economy of Albuquerque centers on science, medicine, technology, commerce, education, entertainment, and culture outlets. The city is home to Kirtland Air Force Base, Sandia National Laboratories, Lovelace Respiratory Research Institute, Presbyterian Health Services, and both the University of New Mexico and Central New Mexico Community College have their main campuses in the city. Albuquerque is the center of the New Mexico Technology Corridor, a concentration of high-tech institutions, including the metropolitan area being the location of Intel's Fab 11X In Rio Rancho and a Facebook Data Center in Belen. Albuquerque was also the founding location of MITS and Microsoft. The city is the location of a horse racing track and casino called The Downs Casino and Racetrack, and the Pueblos surrounding the city feature resort casinos, including Sandia Resort, Santa Ana Star, Isleta Resort, and Laguna Pueblo's Route 66 Resort.

The city hosts the International Balloon Fiesta, the world's largest gathering of hot-air balloons, taking place every October at a venue referred to as Balloon Fiesta Park, with its 47-acre launch field. Another large venue is Expo New Mexico where other annual events are held, such as North America's largest pow wow at the Gathering of Nations, as well as the New Mexico State Fair. Its modern Downtown core contrasts with Old Town Albuquerque, dating to the city's 1706 founding as a Spanish colony. Old Town is filled with historic adobe buildings, such as San Felipe de Neri Church, 5 museums, and shops selling Native American handicrafts. Nearby, The Indian Pueblo Cultural Center traces the area's tribal history. Located in Downtown Albuquerque are historic theaters such as the KiMo Theater, and near the Civic Plaza is the Al Hurricane Pavilion and Albuquerque Convention Center with its Kiva Auditorium.



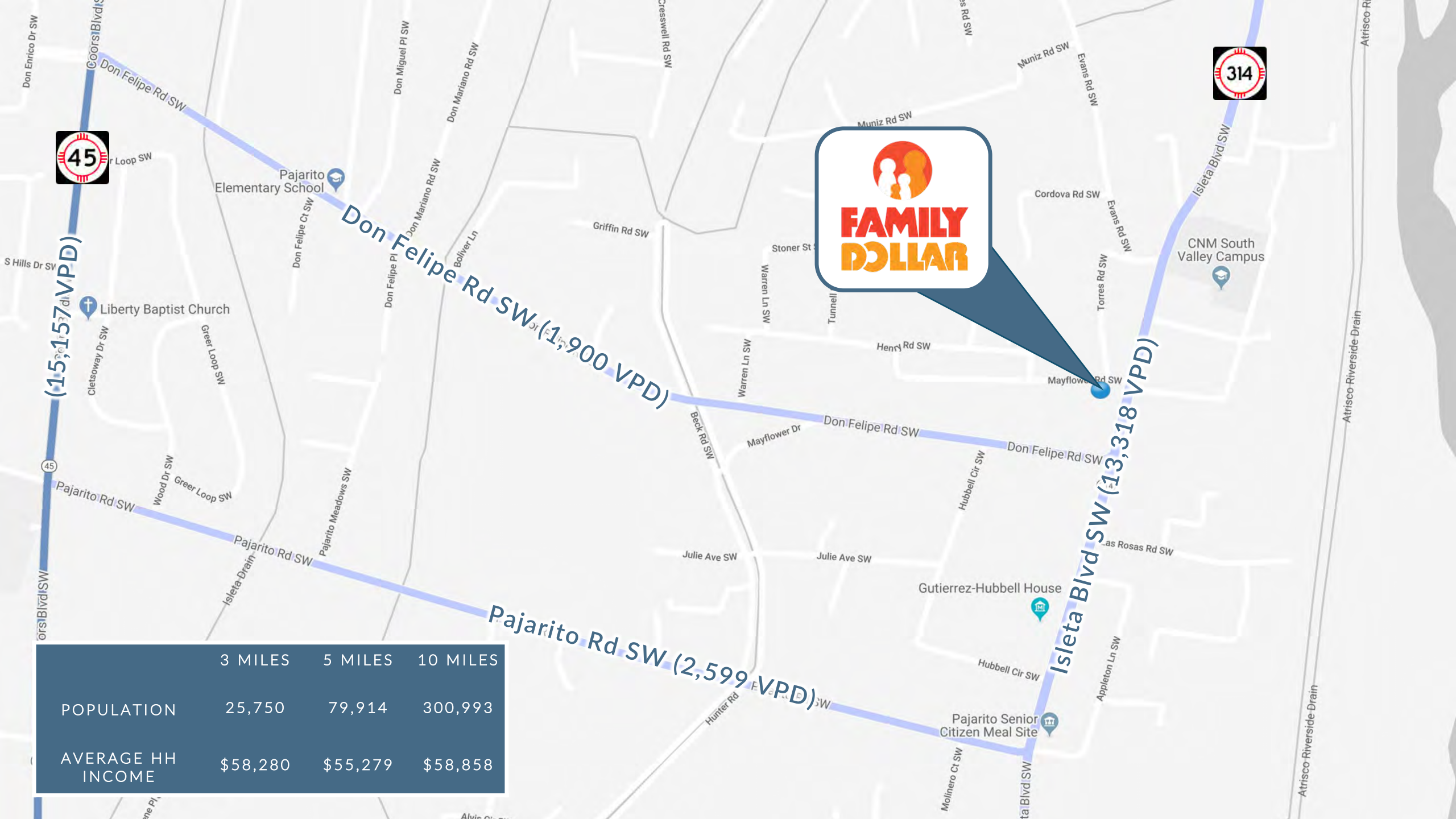
ALBUQUERQUE, NM



KIRTLAND AIR FORCE BASE



INTERNATIONAL BALLOON FIESTA



	3 MILES	5 MILES	10 MILES
POPULATION	25,750	79,914	300,993
AVERAGE HH INCOME	\$58,280	\$55,279	\$58,858

TENANT PROFILE

CHESAPEAKE, VA. July 6, 2015, Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores selling everything for \$1 or less, announced that it has completed the acquisition of Family Dollar Stores, Inc., a leading national discount retailer offering name brands and quality, private brand merchandise. Dollar Tree, a Fortune 200 Company, now operates more than 15,262 stores across 48 states and five Canadian provinces as of November 2, 2019. Stores operate under the brands of Dollar Tree, Family Dollar and Dollar Tree Canada.

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods, health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.

The average size of a Family Dollar store is approximately 7,000 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small town, as well as in large urban neighborhoods. Within these markets, the stores are located in shopping centers or as free-standing building and all are convenient to the Company's customer base.



COMPANY TYPE
NASDAQ: DLTR



FOUNDED
1953



OF LOCATIONS
15,262+



HEADQUARTERS
Chesapeake, VA



WEBSITE
familydollar.com
dollartree.com

CONFIDENTIALITY AGREEMENT

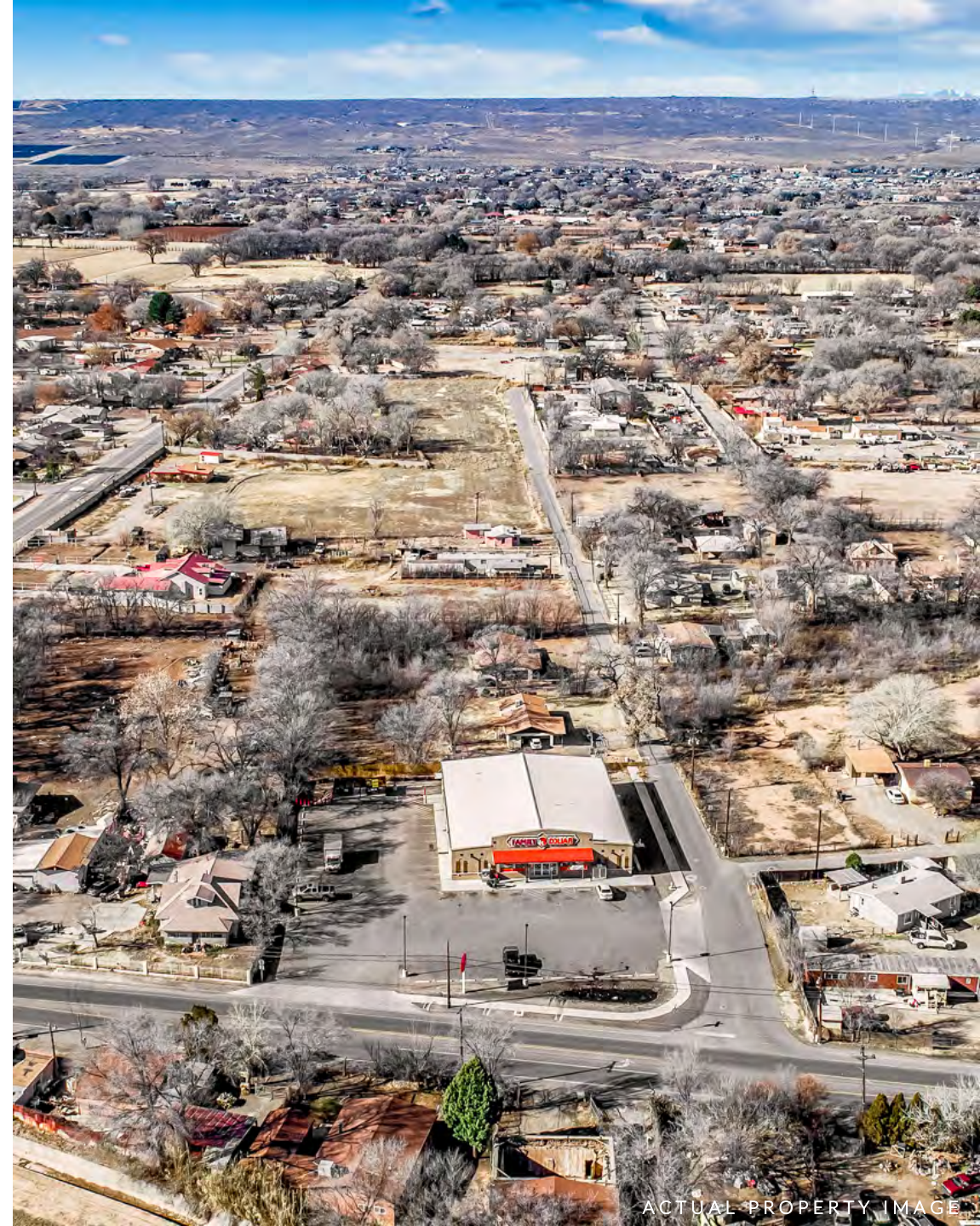
The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment 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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BoR: Andrew Ackerman Lic. # 20310

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