



TRINITY

REAL ESTATE INVESTMENT SERVICES

**NAI** Maestas & Ward

505.878.0001 [gotSPACEUSA.com](http://gotSPACEUSA.com)

Under  
Construction

**DOLLAR  
GENERAL**



DOLLAR GENERAL - 2020 DEVELOPMENT - 6.3% CAP

102 JUNG SUN LANE, CHAPARRAL, NM 88081

**\$1,540,762**

6.3% CAP

TRINITYREIS.COM

Representative Photo

**DOLLAR  
GENERAL**

CHAPARRAL, NM

**\$1,540,762 | 6.3% CAP**

- New Mexico New Development Dollar General - Rent Commences Sep 2020
- 15 Year Absolute NNN Lease - Zero Landlord Responsibility
- Strong Demographics - 20,000+ 5 Mile Population with Projected Population Growth
- Under Served Market from Retail Standpoint
- Dollar General is an Investment Grade & Recession Proof Tenant - Stock (NYSE: DG) at or Near 52 Week High as of June 2020

## EXCLUSIVELY MARKETING BY:

**BRANSON BLACKBURN**

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**CHANCE HALES**

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**MATT DAVIS**

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**CODY CRIST**

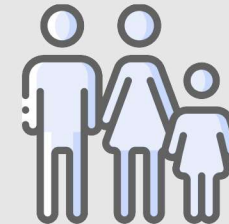
817.584.2000 | cody@trinityreis.com

## INVESTMENT OVERVIEW:

Base Annual Rent:	\$97,068
Rent Per SF:	\$10.75
Rent Commencement Date:	9/14/2020
Lease Expiration Date:	9/30/2035
Lease Term Remaining:	15 Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



Dollar General had  
27.8B in Sales  
in 2019



75% of the US  
Population is  
Within 5 Minutes  
of a Dollar General



Dollar General  
Ranks #119 on the  
Fortune 500 List

## PROPERTY DETAILS:

Building Area:	9,026 SF
Land Area:	1.5 AC
Year Built:	2020
Guarantor:	Dollar General Inc. (NYSE: DG)
Price Per SF:	\$170.70

# LEASE ABSTRACT

102 JUNG SUN LANE | CHAPARRAL, NM

## ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent per SF	Cap Rate
Primary Term	09/14/2020 - 09/30/2035	\$97,068	\$10.75	6.30%
Three (3), 5-Year Options 10% Increase	10/01/2035 - 09/30/2040	\$106,776	\$11.83	6.93%
	10/01/2040 - 09/30/2045	\$117,444	\$13.01	7.62%
	10/01/2045 - 09/30/2050	\$129,192	\$14.31	8.39%



## RESPONSIBILITIES BREAKDOWN

### TAXES

REIMBURSED BY **TENANT**

Tenant shall reimburse Landlord for the ad valorem taxes payable with respect to the Demised Premises within forty-five (45) days after receipt of Landlord's paid receipt or other definitive proof of payment for such taxes.

### INSURANCE

PAID BY **TENANT**

Tenant shall, at its sole cost, carry and maintain commercial general liability insurance, including contractual liability, on the Demised Premises with a combined single limit in an amount sufficient to protect Landlord and Tenant. Tenant further agrees to maintain a "special cause of loss" policy insuring all improvements on the Demised Premises.

### ROOF & STRUCTURE

PAID BY **TENANT**

Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.

### PARKING LOT & HVAC

PAID BY **TENANT**

Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.







## Key Demographics 5 Miles

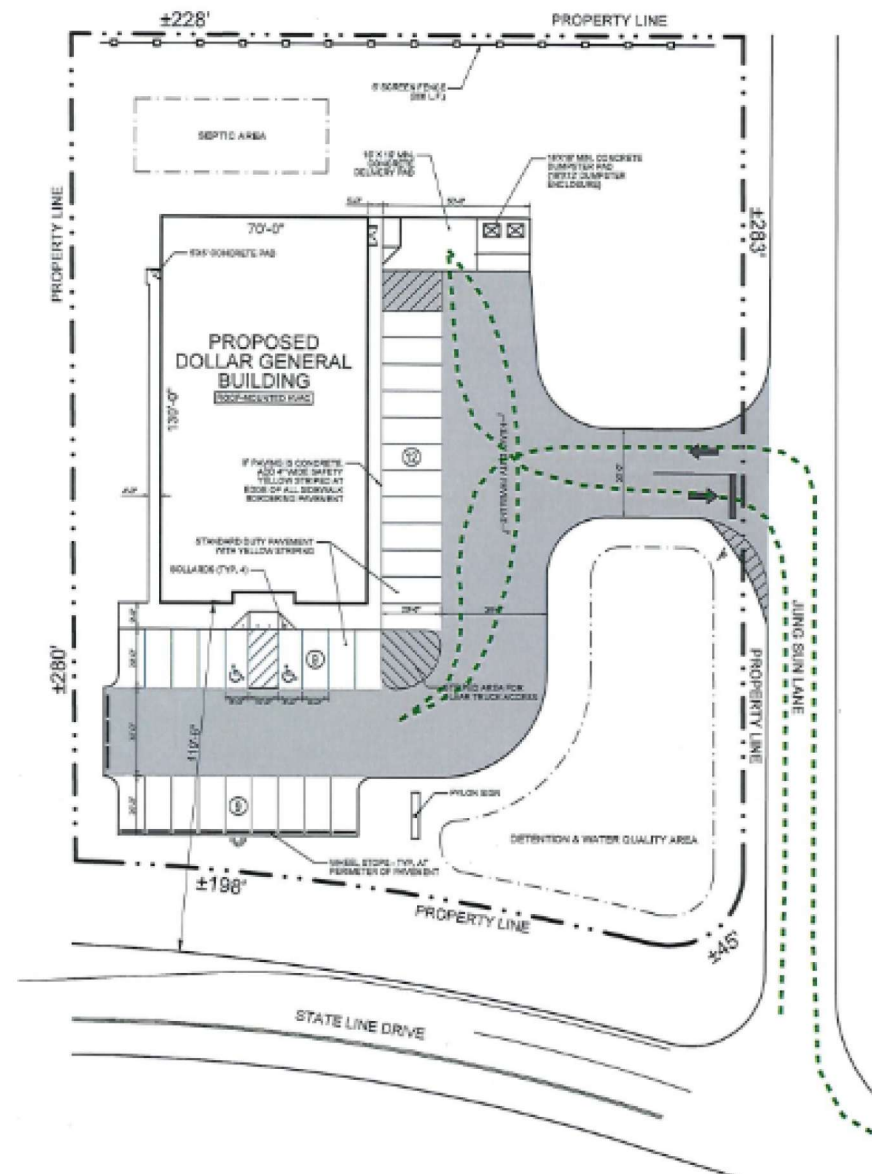


Total Population  
2020  
21,000



Projected Growth  
2020 - 2025  
28.79%







**DOLLAR GENERAL**



**80 Years**  
of Success



**Publicly Traded Co.**  
NYSE: DG



**BBB**  
S&P Rated



**\$48B**  
Market Cap



**16,200+**  
Locations

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