



DOLLAR GENERAL - 2010 BUILD NN - 7.75% CAP 1100 VADO RD, VADO, NM 88072

\$1,311,975 7.75% CAP



VADO, NM

\$1,311,975 | 7.75% CAP

- NN Lease Dollar General Built in 2010
- Situated Between El Paso, TX and Las Cruces, NM off I-10 (23K VPD)
- Healthy Demographics 11,000+ 5 Mile Population With Projected Growth
- Landlord Favorable Lease Dollar General Fully Responsible for HVAC Maintenance/Replacement and Fully Reimburses CAM Expenses
- Concrete Parking Lot Less Exposure for Capital Expenditures Than Asphalt

EXCLUSIVELY MARKETED BY:

BRANSON BLACKBURN

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CHANCE HALES

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MATT DAVIS

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DEBBIE HARMS | Broker of Record NAI - Maestas & Ward | NM #12683

PROPERTY DETAILS:

Building Area: 9,014 SF

Land Area: 1.4 AC

Year Built: 2010

Guarantor: Dollar General Inc. (NYSE: DG)

Price (Psf): \$145.55

LEASE OVERVIEW:

Remaining Lease Term:	5+ Years	
Rent Commencement:	11/1/2010	
Lease Expiration:	11/30/2025	
Base Annual Rent:	\$101,678*	
Lease Type:	NN	
Scheduled Rent Increases:	3% to Commence 11/1/2020	
Options & Increases:	Three (3), 5-Year; 10%	
Insurance:	PAID BY Tenant	
Parking Lot Maintenance:	PAID BY Tenant**	
Property Taxes:	PAID BY Tenant	
Roof & Structure:	PAID BY Landlord	
HVAC:	PAID BY Tenant	

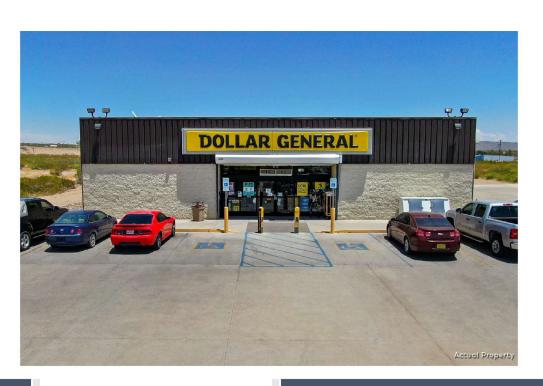
^{*}Rent Based off 3% Increase Commencing in November of 2020.



^{**}Tenant fully reimburses CAM & Parking Lot Maintenance.

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent per SF	Cap Rate
Primary Term	11/01/2010 - 11/30/2025	\$101,678	\$11.28	7.75%
Three (3), 5-Year Options 10% Increase	12/01/2025 - 11/30/2030	\$111,845	\$12.41	8.52%
	12/01/2030 - 11/30/2035	\$123,030	\$13.65	9.38%
	12/01/2035 - 11/30/2040	\$135,333	\$15.01	10.32%



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

BREAKDOWN

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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 & STRCUTURE

PAID BY LANDLORD

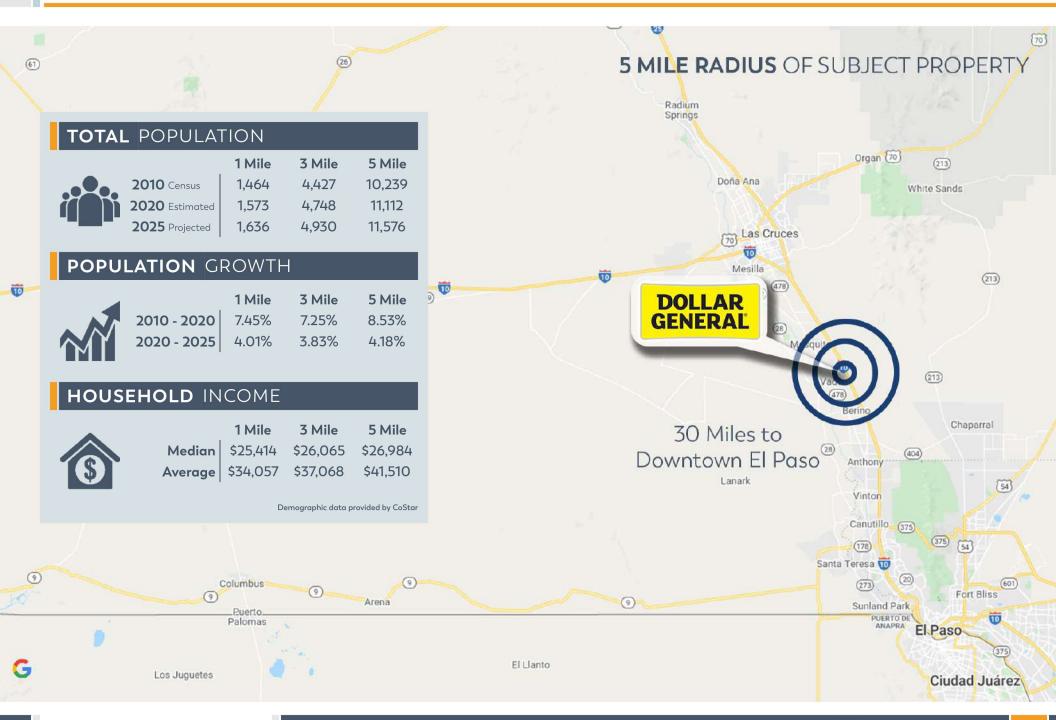
Landlord shall maintain, repair and replace, at its sole cost and expense, all structural and exterior aspects of the Demised Premises.

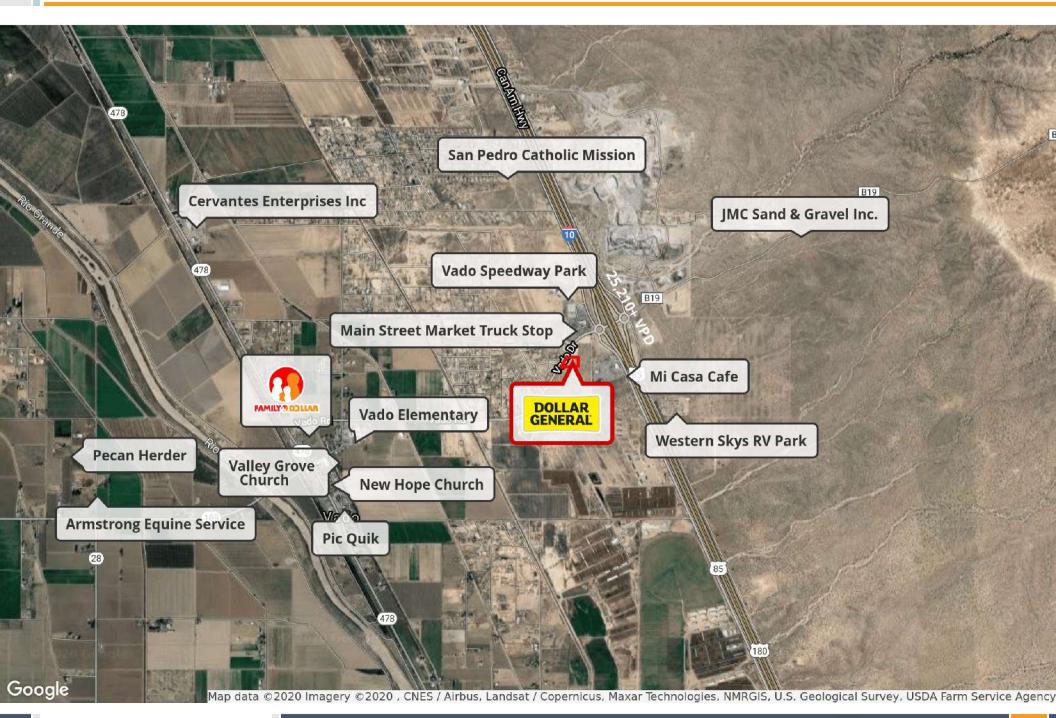
HVAC & PARKING LOT

PAID BY TENANT

HVAC: Tenant will maintain, repair and replace the HVAC equipment at its expense; provided; in the event of a replacement within the last two (2) years of the term of this Lease, the replacement cost will be amortized over ten (10) years and the Tenant shall be responsible for remaining time. **Parking Lot:** Tenant shall reimburse landlord for actual cost of maintenance and repairs of the parking lot.





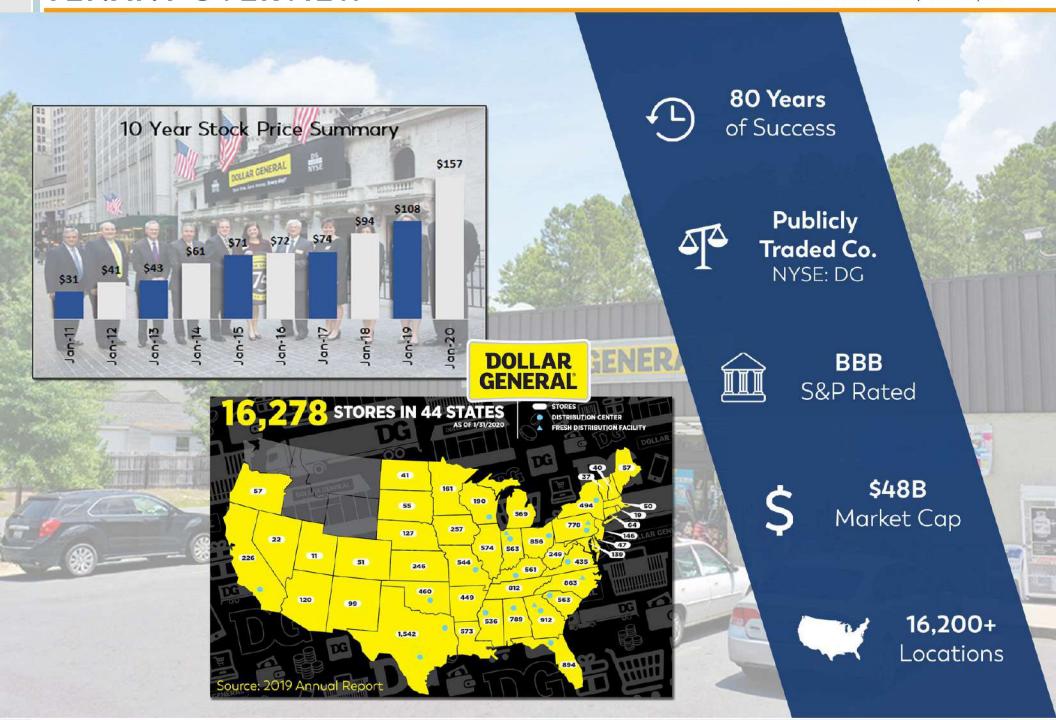












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