

# Family Dollar

13813 US-64 | Dulce, NM 87528



 Offering Price:  
**\$1,417,000**

 Cap Rate:  
**6.75%**

## Offered Exclusively by

### Point of Contact



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In Association with

**Shan Gastineau**

NM Broker #20172

## Property Overview

**Stan Johnson Company** is pleased to offer for sale to qualified investors, the opportunity to purchase a fee simple interest in the Family Dollar property located in the City of Dulce, County of Rio Arriba, State of New Mexico (the "Property").

Family Dollar is operating under a NN lease with few landlord responsibilities, allowing investors the opportunity to acquire a passive asset in which the tenant has exercised their 1st renewal option of 5 years. The lease features 10% rent increases in each of the remaining 4, 5-year option periods. The lease is fully guaranteed by Family Dollar Stores, Inc.

## Investment Highlights

- **Essential Retail Tenant**
- **Established Store Location**
- **Corporate Guaranty**
- **No Competition**
- **Extended Lease With Rent Increases**

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**Stan Johnson Co.**