

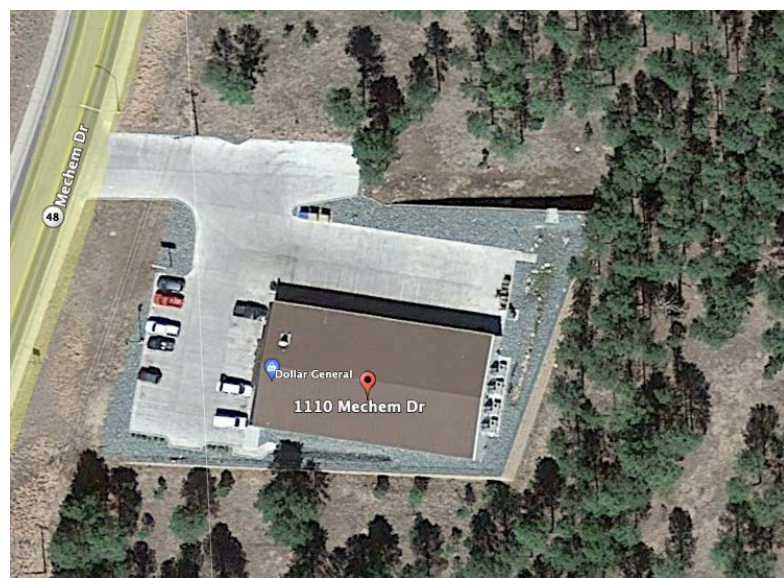
DOLLAR GENERAL INVESTMENT SALE

1110 Mechem Dr, Ruidoso, NM 88345



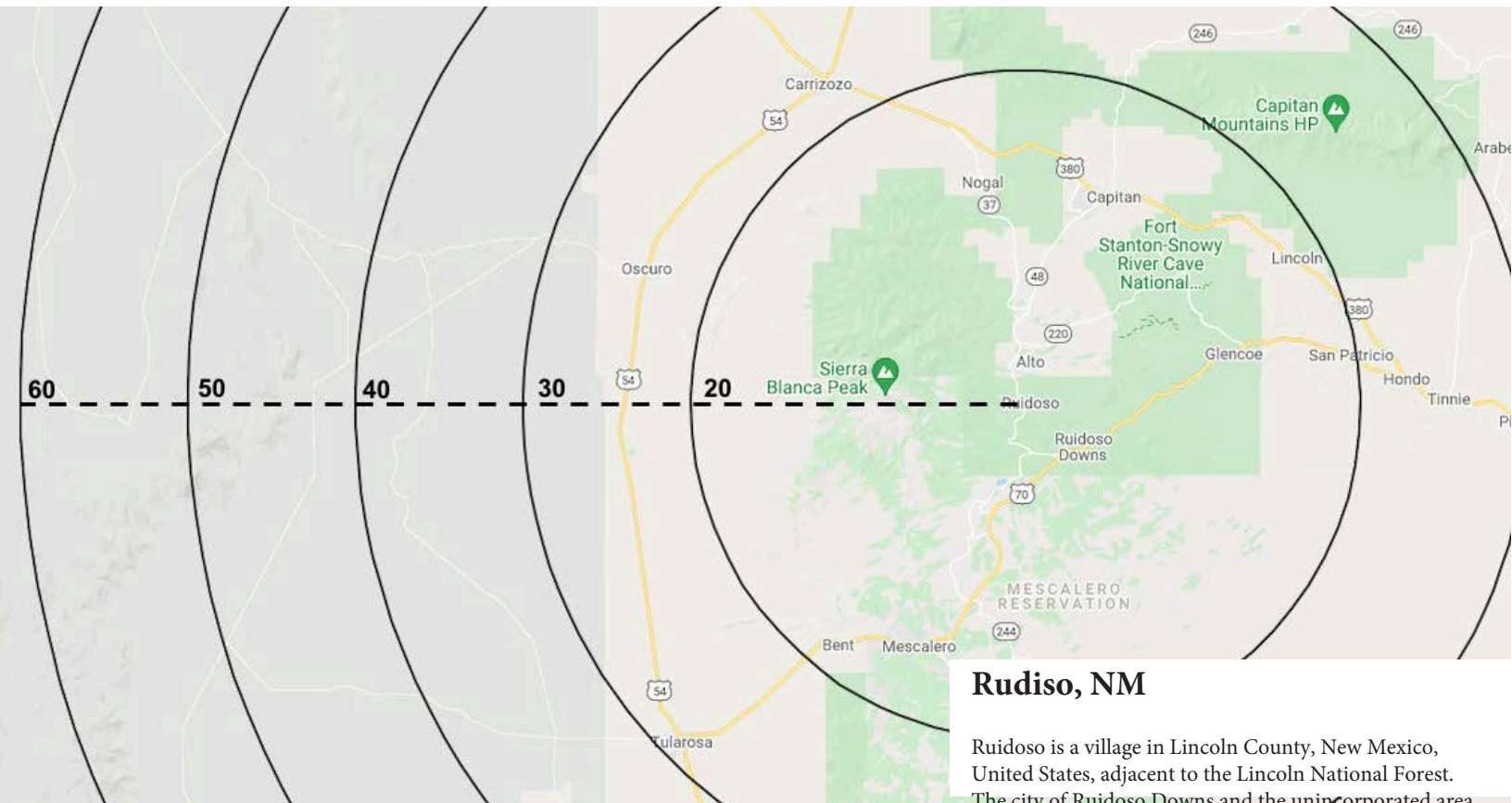
SALE OVERVIEW:

Bldg. Size:	9,100± SF
YOC:	2013
Lot Size:	1± Acres
Parking Spaces:	30
Taxes:	\$10,231.35 (2020) Tenant pays
Monthly Rent:	\$8,140.42
Lease Type:	NNN abasolute
Rent Escalations	3% in 2023 and 10% each option
Lease Expiration	04/30/2028 + Five - 5 year options
Income:	\$97,685.04
Expenses:	\$0
NOI:	\$97,685.04
Cap Rate:	5.85%
SALE PRICE:	\$1,669,744



Jason File

303-720-4293 mobile
jasonf@filefco.com



Rudiso, NM

Ruidoso is a village in Lincoln County, New Mexico, United States, adjacent to the Lincoln National Forest. The city of Ruidoso Downs and the unincorporated area of Alto are suburbs of Ruidoso, and contribute to the Ruidoso Micropolitan Statistical Area's population of 21,223.

A mountain resort town, Ruidoso lies in the Sierra Blanca mountain range of south-central New Mexico, where it merges with the Sacramento Mountains to the south. Ruidoso is a resort community close to the slopes of Ski Apache, the Mescalero Apache Tribe-owned ski resort on Sierra Blanca, an almost 12,000-foot (3,700 m) mountain. [The tribe also operates the Inn of the Mountain Gods resort in the area, which includes a casino, hotel, arcade room and golf course. Ruidoso is the largest community in Lincoln County, and serves as the regional economic hub.

Source: https://en.wikipedia.org/wiki/Ruidoso,_New_Mexico

Dollar General - Tenant

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$27 billion in 2019.

DEMOGRAPHICS

1 Mile 3 Miles 5 Miles



Population 1,911 7,665 12,513



Households 901 3,626 5,542



Medium Income \$53,541 \$58,276 \$55,391



Businesses 141 604 937



Employees 874 3,355 6,909



Medium Age 56.9 52.8 50.9



Traffic 1,314 vpd @ Mechem Dr. and White Mt. Dr.