



TRINITY
REAL ESTATE INVESTMENT SERVICES



RUIDOSO, NM DOLLAR GENERAL - 20 MILES FROM SKI RESORT

TBD SMOKEY BEAR BLVD, CAPITAN, NM 88316

\$2,058,720

5.25% CAP

**DOLLAR
GENERAL**

CAPITAN, NM

\$2,058,720 | 5.25% CAP

- 2022 Build Dollar General - Rent Projected to Commence October of 2022
- Absolute NNN Requiring Zero Landlord Responsibilities
- “Plus” Size 10,566 SF Prototype to Accommodate Higher Projected Sales
- Less Than 25 Miles From Ski Apache - The Southernmost Major Ski Resort in the Continental U.S.
- Capitan is Home to the Smokey Bear Historical Park - Established in 1976 to Honor Smokey the Bear and to Continue to Educate the Public on Forest Health, Wildfires, the Science of Fire Ecology, and a Historical Look at Wildfire Prevention
- Dollar General is an Investment Grade Tenant With an S&P Credit Rating of BBB (the Same as Walgreens)

EXCLUSIVELY MARKETED BY:

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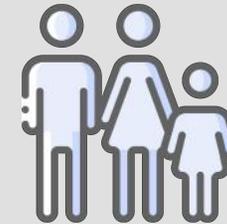
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INVESTMENT OVERVIEW:

Base Annual Rent:	\$108,083
Rent Per SF:	\$10.23
Projected Rent Commencement Date:	10/1/2022
Lease Expiration Date:	9/30/2037
Lease Term Remaining:	15 Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



In 2021, Dollar General Plans to Continue Expansion by Opening 1,050 Stores & Remodeling 1,750 Stores



Dollar General, an Essential Business, is Located Within 5 Minutes of 75% of the US Population



As a Recession Proof Tenant, Dollar General is #119 on the Fortune 500 List Operating 17,000+ Stores

PROPERTY DETAILS:

Building Area:	10,566 SF
Land Area:	1.25 AC
Year Built:	2022
Guarantor:	Dollar General Corporation (NYSE: DG)
Price Per SF:	\$194.84

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	10/1/2022-9/30/2037	\$108,082.92	\$10.23	5.25%
Five (5), 5-Year Options 10% Increase	10/1/2037-9/30/2042	\$118,891.20	\$11.25	5.77%
	10/1/2042-9/30/2047	\$130,780.32	\$12.38	6.35%
	10/1/2047-9/30/2052	\$143,858.28	\$13.62	6.99%
	10/1/2052-9/30/2057	\$158,244.12	\$14.98	7.69%
	10/1/2057-9/30/2062	\$174,068.52	\$16.47	8.46%



RESPONSIBILITIES BREAKDOWN

TAXES & INSURANCE

PAID BY TENANT

Taxes: 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...

Insurance: Tenant further agrees to maintain a "special cause of loss" policy (formerly an "all risk" policy) insuring all improvements on the Demised Premises (the "Property Insurance").

PARKING LOT

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.

ROOF & STRUCTURE

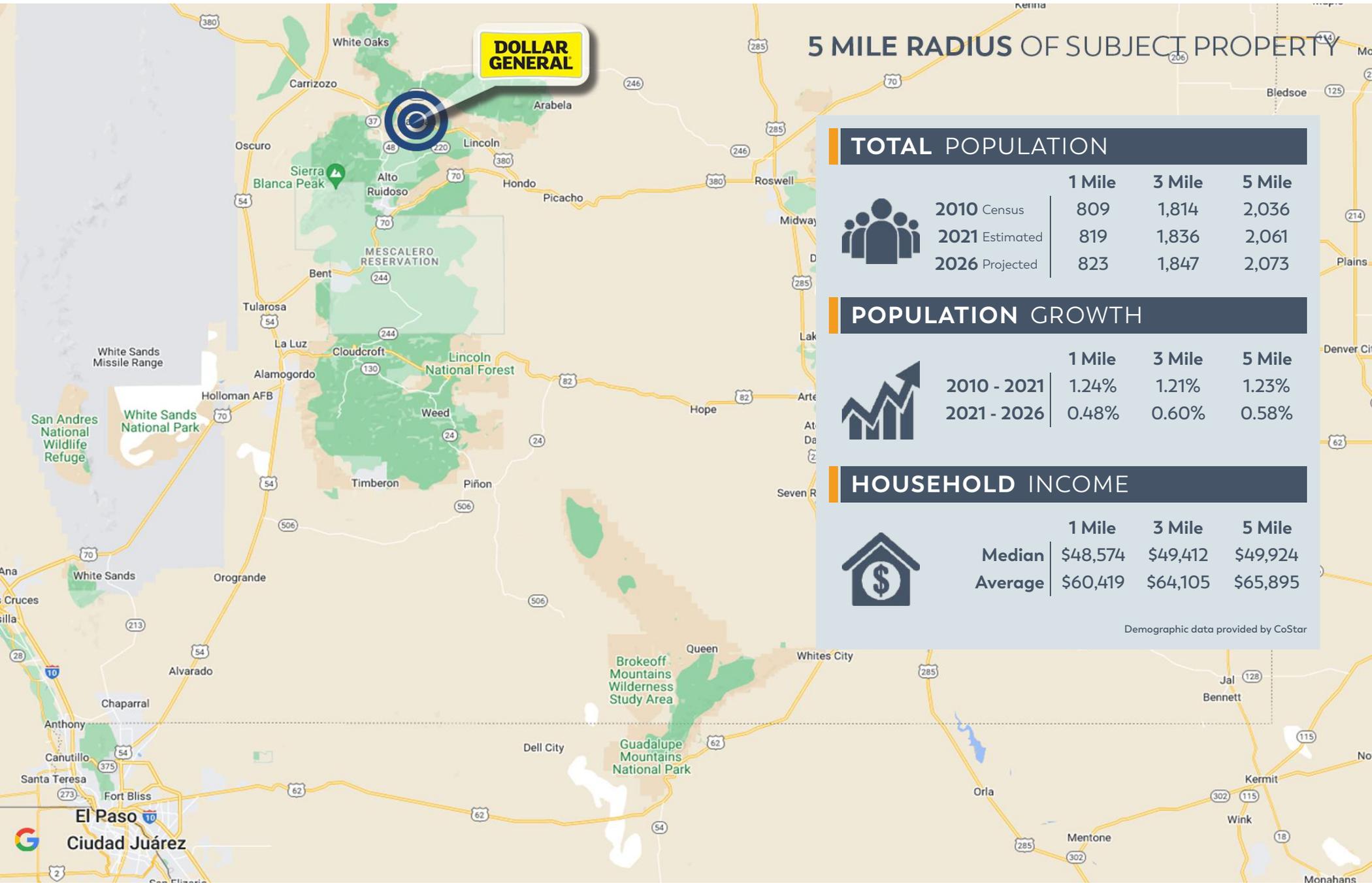
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HVAC

PAID BY TENANT

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5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	809	1,814	2,036
2021 Estimated	819	1,836	2,061
2026 Projected	823	1,847	2,073

POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
2010 - 2021	1.24%	1.21%	1.23%
2021 - 2026	0.48%	0.60%	0.58%

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$48,574	\$49,412	\$49,924
Average	\$60,419	\$64,105	\$65,895

Demographic data provided by CoStar





Under Construction

DOLLAR GENERAL

Smokey Bear Blvd.

Actual Property



Pinnacle Propane Bulk Self-Storage

Jared's Garage Auto-Body Shop

Wall of Enchantment Shopping Boutique

Phillip Wall Electrical Services, LLC

Smokey Bear Blvd.



Under Construction

DOLLAR GENERAL

Actual Property



**DOLLAR
GENERAL®**



82 Years
of Success



**Publicly
Traded Co.**
NYSE: DG



BBB
S&P Rated



\$49B
Market Cap



17,500+
Locations

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