



TRINITY

REAL ESTATE INVESTMENT SERVICES

Under  
Construction

**DOLLAR  
GENERAL**



NEW DEVELOPMENT "PLUS" SIZE DOLLAR GENERAL - NEW MEXICO

TBD S BROADWAY ST., TRUTH OR CONSEQUENCES, NM 87901

**\$1,975,723**

**5.35% CAP**

TRINITYREIS.COM

Representative Photo

**DOLLAR  
GENERAL**

TRUTH OR CONSEQUENCES, NM

**\$1,975,723 | 5.35% CAP**

- New Development Dollar General - Rent to Commence October 2022
- 15-Year Absolute NNN Lease Requiring Zero Landlord Responsibilities
- Located in Directly off Interstate I-25 in the City of Truth or Consequences - Population Near 8,000
- Several Nearby Traffic Generators, Including New Mexico State Veteran's Senior Home and Several Residential Neighborhoods
- Great Visibility Along Broadway Street With Daily Traffic Counts Exceeding 8,000 Vehicles - Main Thoroughfare Through the City of Truth or Consequences
- "Plus" Size Location - 10,640 Square Foot Prototype - Dollar General's Most Recent Prototype

## EXCLUSIVELY MARKETING BY:

**BRANSON BLACKBURN**

682.233.5223 | b.blackburn@trinityreis.com

**CHANCE HALES**

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**ERIC KELLEY**

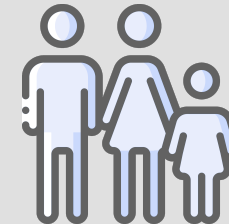
281.610.5011 | eric.kelley@trinityreis.com

## INVESTMENT OVERVIEW:

Base Annual Rent:	\$105,701
Rent Per SF:	\$9.93
Rent Commencement Date:	10/10/2022
Lease Expiration Date:	10/31/2037
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:	10,640 SF
Land Area:	2.2 AC
Year Built:	2022
Guarantor:	Dollar General Corporation (NYSE: DG)
Price Per SF:	\$185.69



# LEASE ABSTRACT

TBD S BROADWAY ST. | TRUTH OR CONSEQUENCES, NM

## ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	10/10/2022-10/31/2037	\$105,701.16	\$9.93	5.35%
Five (5), 5-Year Options 10% Increase	11/1/2037-10/31/2042	\$116,271.24	\$10.93	5.88%
	11/1/2042-10/31/2047	\$127,898.40	\$12.02	6.47%
	11/1/2047-10/31/2052	\$140,688.24	\$13.22	7.12%
	11/1/2052-10/31/2057	\$154,757.04	\$14.54	7.83%
	11/1/2057-10/31/2062	\$170,232.72	\$16.00	8.62%



## 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

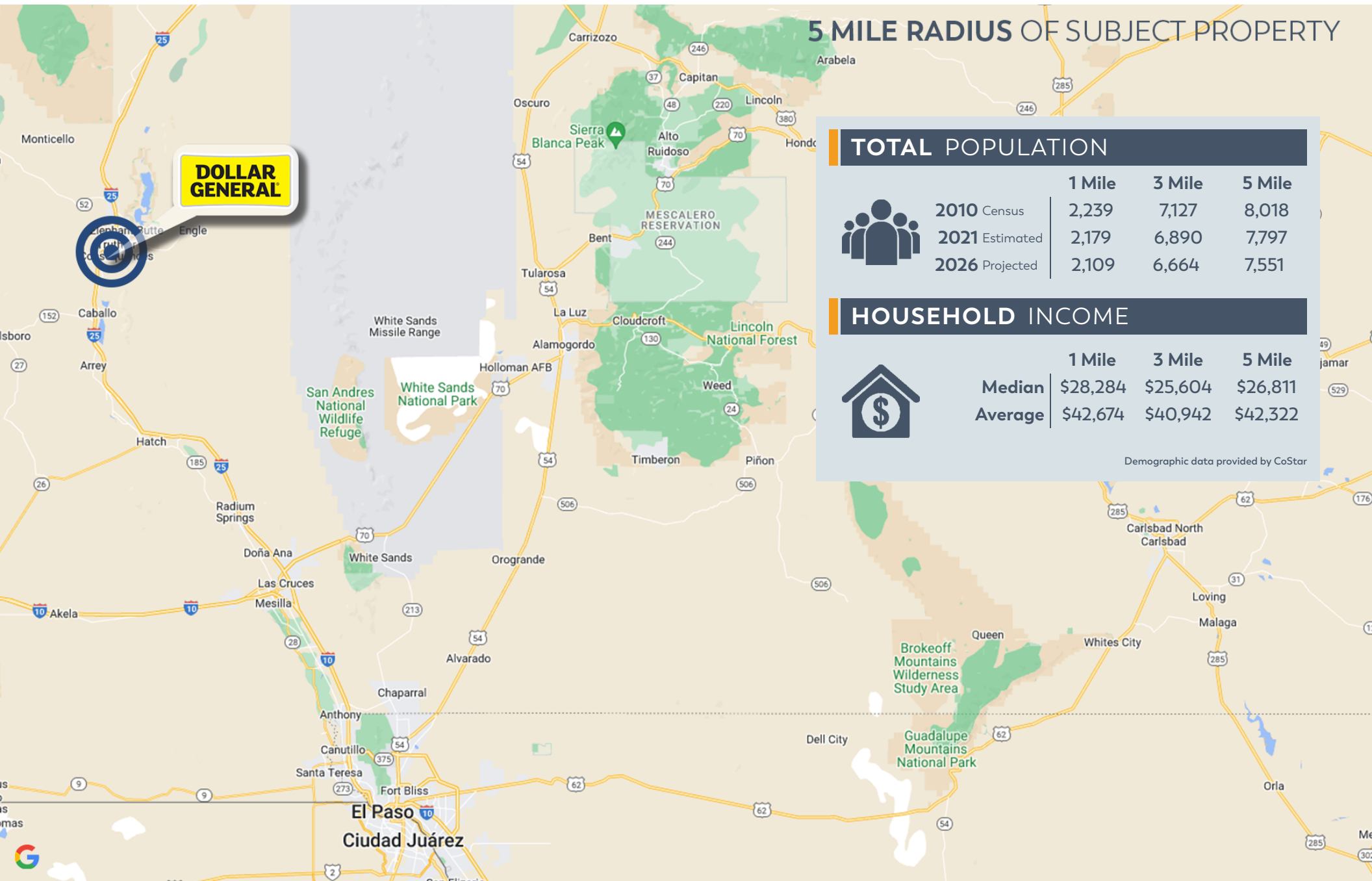
PAID BY **TENANT**

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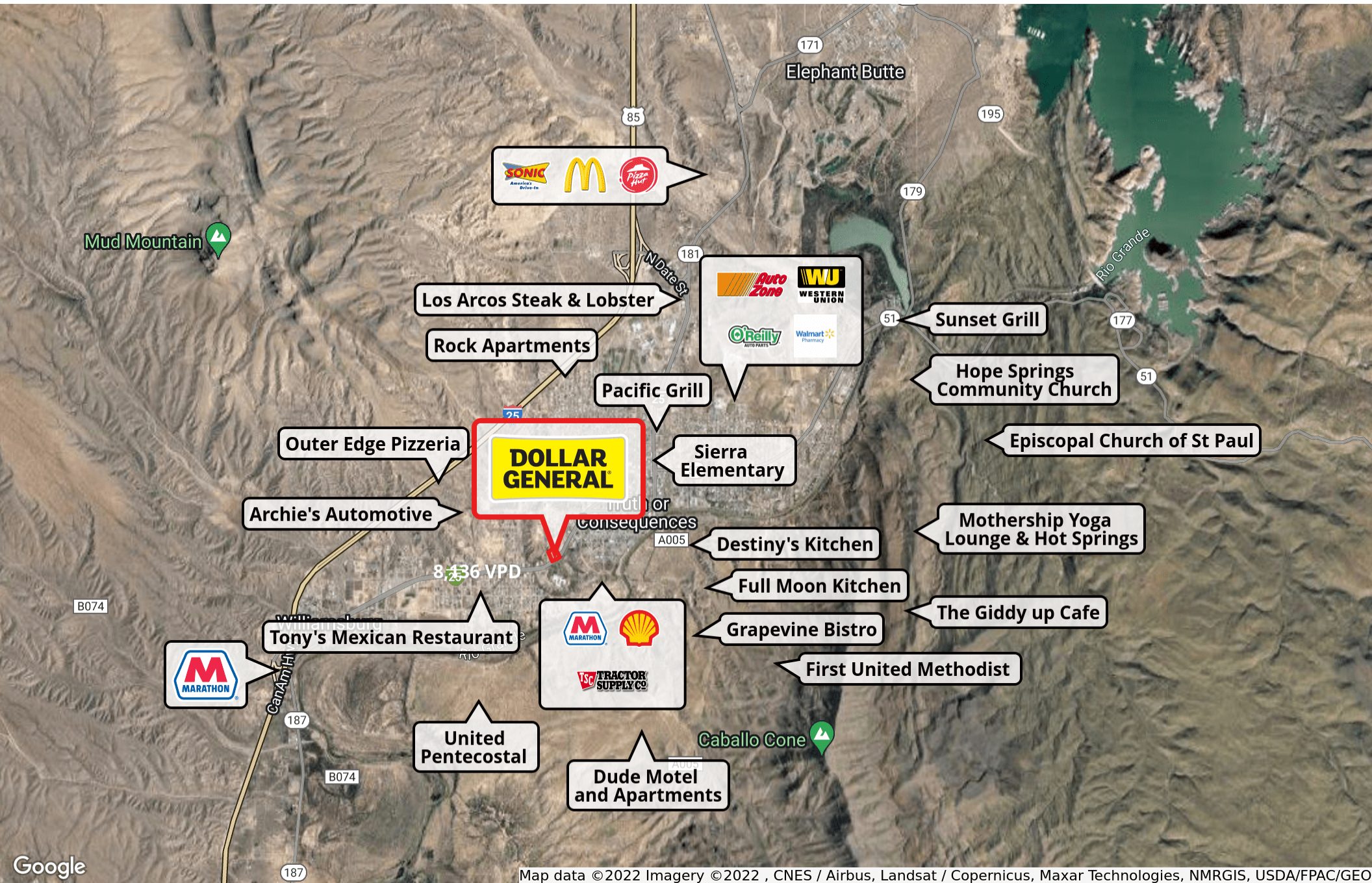
### HVAC

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# RETAIL MAP

TBD S BROADWAY ST. | TRUTH OR CONSEQUENCES, NM





# RETAIL MAP

TBD S BROADWAY ST. | TRUTH OR CONSEQUENCES, NM

Key  
Demographics  
5 Miles



Total Population  
2021  
7,797



New Mexico State  
Veterans' Senior Home



Walk of Education  
Veterans Memorial Park



Veterans  
Memorial Park

S Broadway Street - 8,136 VPD

Corona Street

Under  
Construction

**DOLLAR  
GENERAL**

Actual Property



# RETAIL MAP

TBD S BROADWAY ST. | TRUTH OR CONSEQUENCES, NM



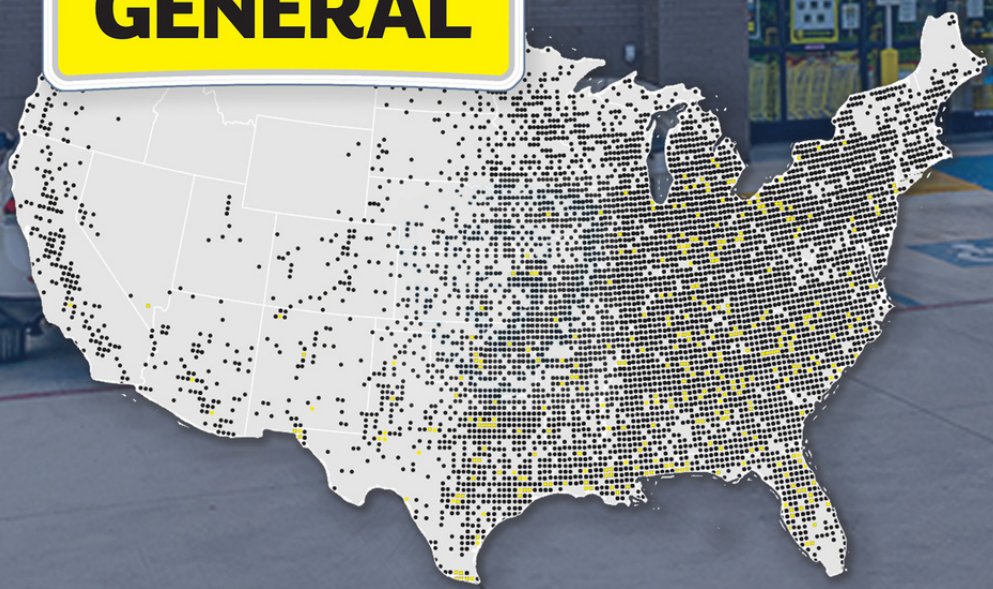


# TENANT OVERVIEW

TBD S BROADWAY ST. | TRUTH OR CONSEQUENCES, NM



**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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**BROKER OF RECORD**

**BRIAN BROCKMAN**

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