



**DOLLAR  
GENERAL**

**RENT  
COMMENCEMENT  
3/25/2022**

## OFFERING MEMORANDUM

Actual Property

**NEW DEVELOPMENT NEW MEXICO DOLLAR GENERAL - 5.35% CAP**

**387 W BLAIR AVE., COLUMBUS, NM 88029**

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TRINITY REAL ESTATE INVESTMENT SERVICES // 917 W VICKERY BLVD., FORT WORTH, TX 76104

**DOLLAR  
GENERAL**

COLUMBUS, NM

**\$1,944,670 | 5.35% CAP**

- New Development Dollar General Build With 14+ Years Remaining on Lease - Rent Commenced March 2022
- Absolute NNN Requiring Zero Landlord Responsibilities
- Larger “Plus” Size 10,640 SF Prototype Built to Accommodate Higher Projected Sales
- Limited Local Retail Competition - Closest Dollar Store is Over 3 Miles Away
- 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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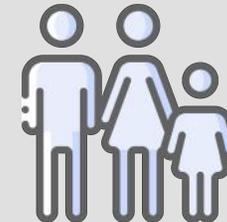
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## INVESTMENT OVERVIEW:

Base Annual Rent:	\$104,040
Rent Per SF:	\$9.78
Rent Commencement Date:	3/25/2022
Lease Expiration Date:	3/31/2037
Lease Term Remaining:	14+ 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:	1.16 AC
Year Built:	2022
Guarantor:	Dollar General Corporation (NYSE: DG)
Price Per SF:	\$182.77

## ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	3/25/2022-3/31/2022	\$104,040	\$9.78	5.35%
Three (3), 5-Year Options 10% Increase	4/1/2022-3/31/2027	\$114,444	\$10.76	5.89%
	4/1/2027-3/31/2042	\$125,880	\$11.83	6.47%
	4/1/2042-3/1/2047	\$138,468	\$13.01	7.12%



# 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

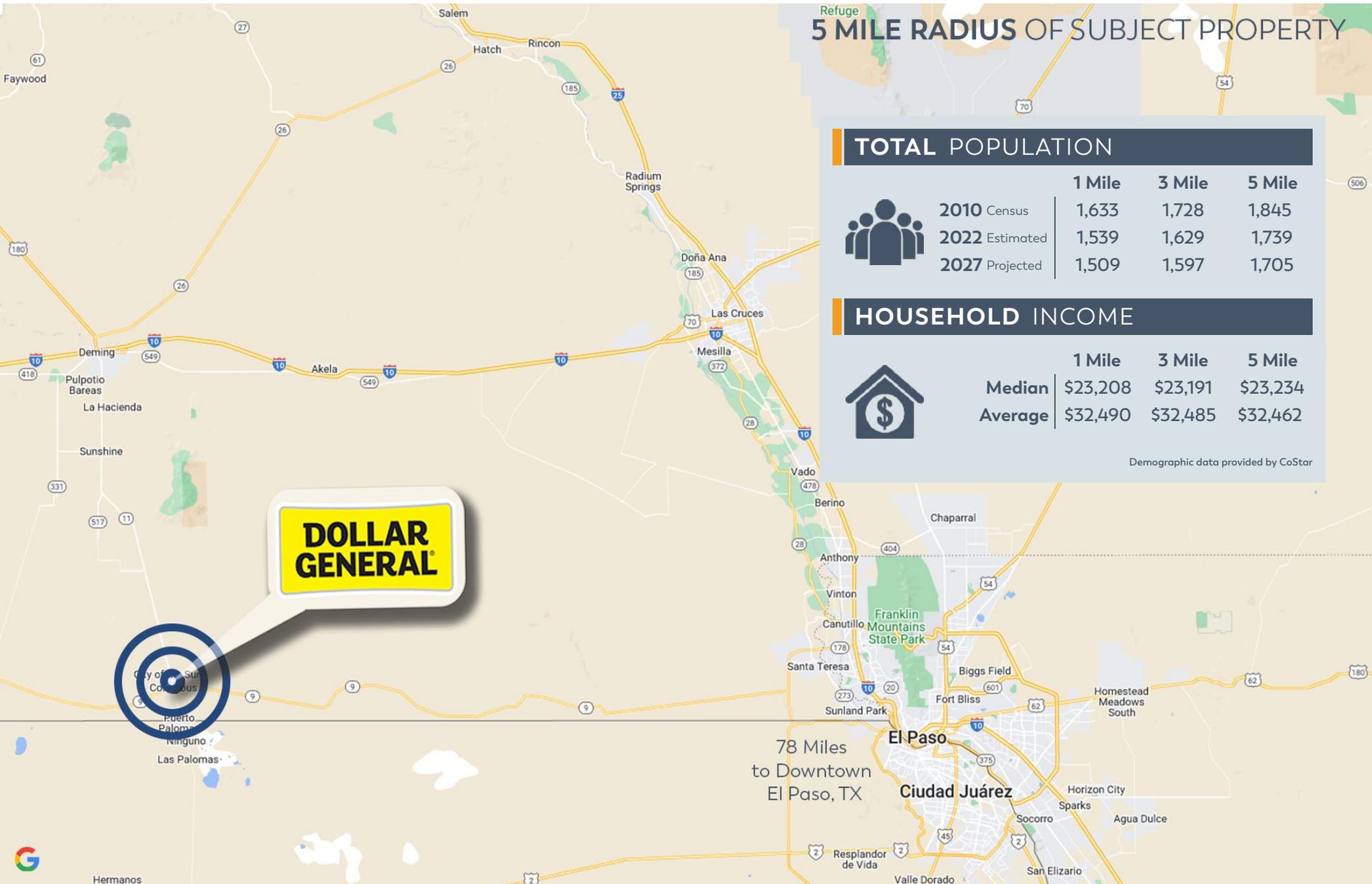
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## HVAC

PAID BY TENANT

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## 5 MILE RADIUS OF SUBJECT PROPERTY

### TOTAL POPULATION

	1 Mile	3 Mile	5 Mile
 2010 Census	1,633	1,728	1,845
2022 Estimated	1,539	1,629	1,739
2027 Projected	1,509	1,597	1,705

### HOUSEHOLD INCOME

	1 Mile	3 Mile	5 Mile
 Median	\$23,208	\$23,191	\$23,234
Average	\$32,490	\$32,485	\$32,462

Demographic data provided by CoStar

**DOLLAR GENERAL**

78 Miles to Downtown El Paso, TX









COLUMBUS, NM



Actual Property



Actual Property



**82 Years**  
of Success



**Publicly  
Traded Co.**  
NYSE: DG



**BBB**  
S&P Rated



**\$49B**  
Market Cap



**17,500+**  
Locations

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# TRINITY

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#### **BROKER OF RECORD**

#### **BRIAN BROCKMAN**

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