



BRAND NEW 2022 BTS DOLLAR GENERAL PLUS

SIMILAR STYLE STORE

400 W. BROADWAY, MOUNTAINAIR, NM 87036

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

BRIAN BROCKMAN

BANG REALTY
AL #119315
11427 REED HARTMAN HWY #236
CINCINNATI , OH 45241
513.898.1551

INVESTMENT SUMMARY

List Price:	\$1,713,809
Current NOI:	\$98,544.00
Initial Cap Rate:	5.75%
Land Acreage:	+/- 1.0
Year Built	2022
Building Size:	10,640 SF
Price PSF:	\$161.07
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	5.75%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this new 10,640 SF. Dollar General Plus store located in Mountainair, New Mexico. The property is secured with a 15 year Absolute NNN Lease leaving zero landlord responsibilities. The lease contains 4 (5 year) options to renew, each with a 10% rental rate increase. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of “BBB”, which is classified as Investment Grade. The store just completed construction and successfully opened for business on 9/29/2022.

This Dollar General is highly visible as it is strategically positioned on W Broadway Street seeing 9,200 cars per day, adjacent to a Family Dollar store. The 10 mile population from the site is 1,646 and the 3 mile average household income is \$67,185 per year, making this location ideal for a Dollar General. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a “passive” investor to attain the fee simple ownership of Dollar General. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, the nation’s top dollar store. List price reflects a 5.75% cap rate based on NOI of \$98,544.



PRICE \$1,713,809



CAP RATE 5.75%



LEASE TYPE Absolute NNN



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- Brand New 15 Year Absolute NNN Lease
- Zero Landlord Responsibilities
- **Now Open | September 2022**
- **2022 BTS Plus Size Construction**
- **Adjacent to a Family Dollar Store**
- 4 (5 Year) Options | 10% Increases At Each Option
- **Three Mile Household Income \$67,185**
- Ten Mile Population 1,646
- **9,200 VPD on W Broadway Street**
- Investment Grade Dollar Store With “BBB” Credit Rating
- DG Reported 32 Consecutive Quarters of Same Store Sales Growth
- Located on a Main Thoroughfare

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$98,544.00	\$9.26
Gross Income	\$98,544.00	\$9.26
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$98,544.00	\$9.26

PROPERTY SUMMARY

Year Built:	2022
Lot Size:	+/- 1.0 Acre
Building Size:	10,640 SF
Traffic Count:	9,200
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Plus Size Prototype
Parking Lot:	Asphalt
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$98,544.00
Rent PSF:	\$9.26
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	9/29/2022
Lease Expiration Date:	9/30/2037
Lease Term Remaining:	15 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Four (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$34.2 BILION



STORE COUNT:
18,000+

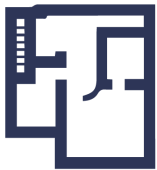


GUARANTOR:
DG CORP



S&P:
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	10,640	9/29/2022	9/30/2037	\$98,544	100.0	\$9.26
			Option 1	\$108,398		\$10.18
			Option 2	\$119,238		\$11.20
			Option 3	\$131,162		\$12.33
			Option 4	\$144,278		\$13.56
Totals/Averages	10,640			\$98,544.00		\$9.26



TOTAL SF
10,640



TOTAL ANNUAL RENT
\$98,544.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$9.26



NUMBER OF TENANTS
1



DOLLAR GENERAL

400 W. BROADWAY, MOUNTAINAIR, NM 87036

 FORTIS NET LEASE™



2.8% INCREASE
IN NET SALES Q4



1,110 STORES
OPENING IN 2022



\$34.2 BIL
IN SALES

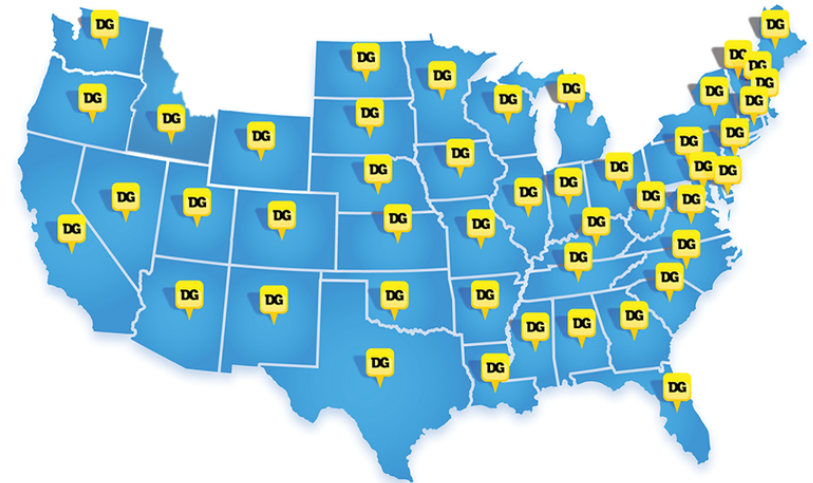


83 YEARS
IN BUSINESS



31 YEARS
SAME STORE GROWTH

DOLLAR GENERAL is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 18,000+ stores with more than 140,000 employees, located across 47 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets, now they are expanding into more densely populated areas. Opened 1,050 new stores in 2021, and planning to open an additional 1,110 in 2022. The Dollar General strategy is to deliver a hassle-free experience to consumers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.



18,000+ STORES ACROSS 47 STATES



DOLLAR GENERAL

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 FORTIS NET LEASE™



PROXIMITY TO LOCAL ATTRACTIONS



70 Miles
Albuquerque
International
Sunport



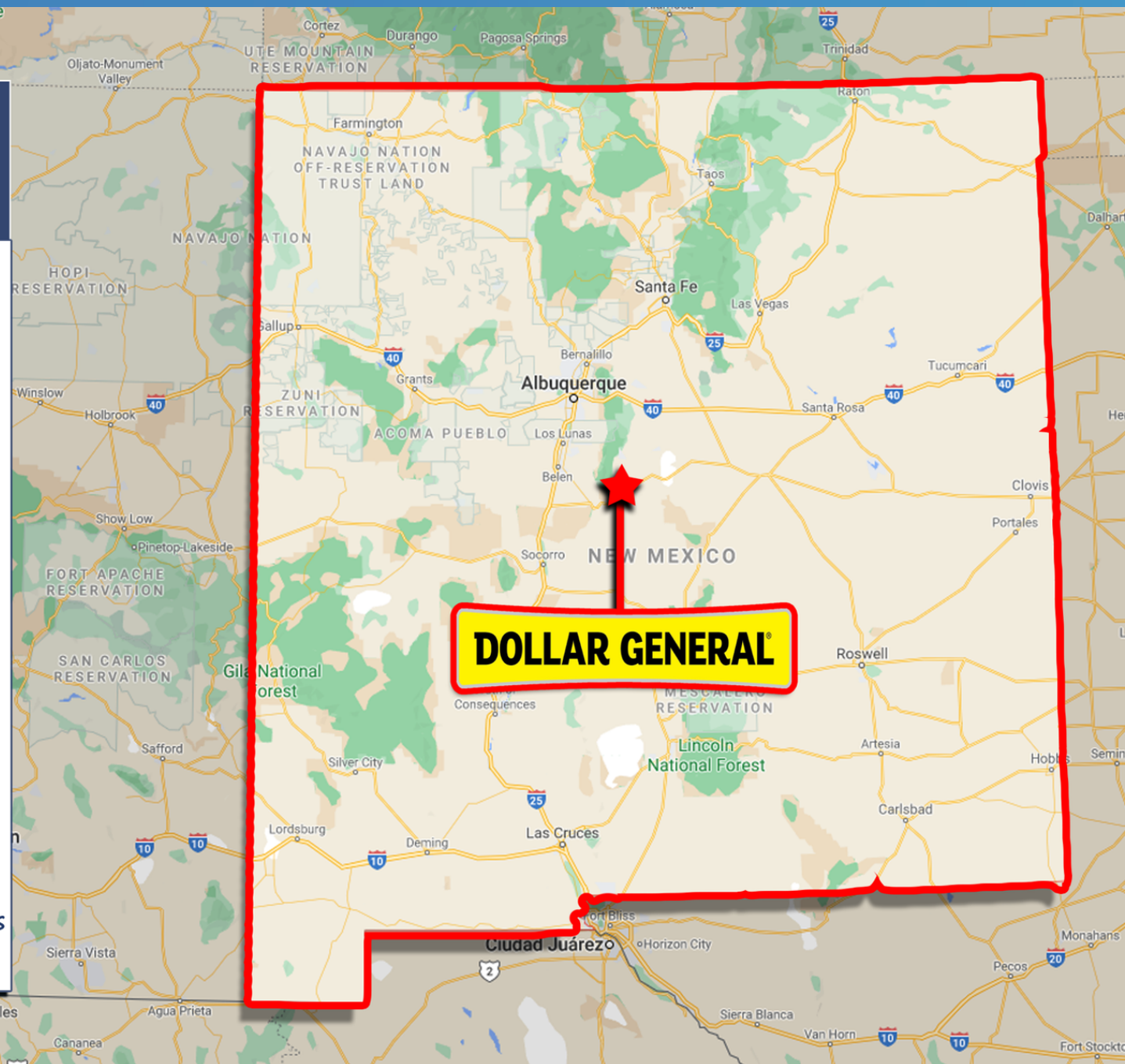
67 Miles
Albuquerque,
New Mexico



92 Miles
Santa Fe,
New Mexico



47 Miles
Univeristy of
New Mexico
Valencia Campus

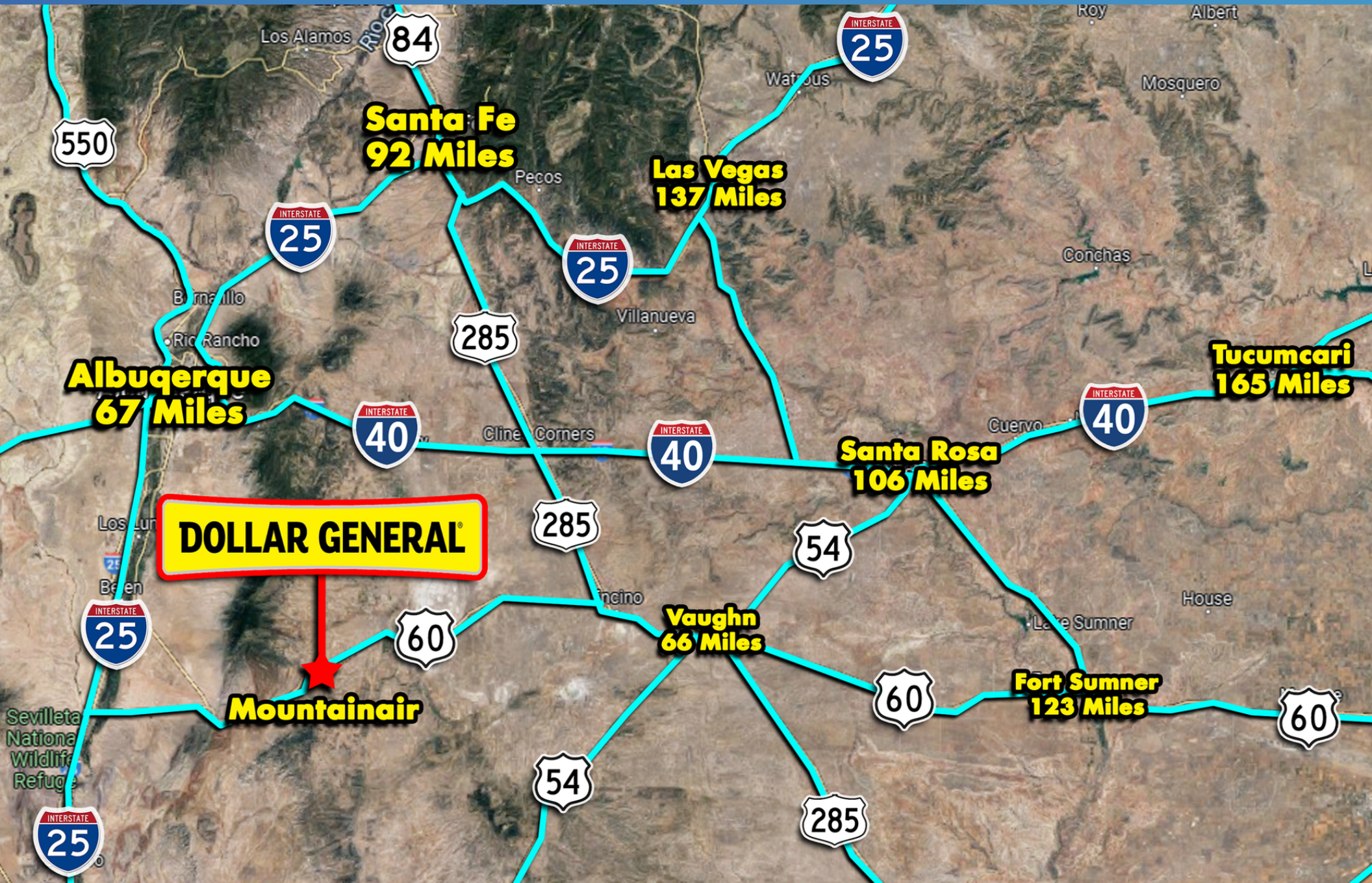


DOLLAR GENERAL®

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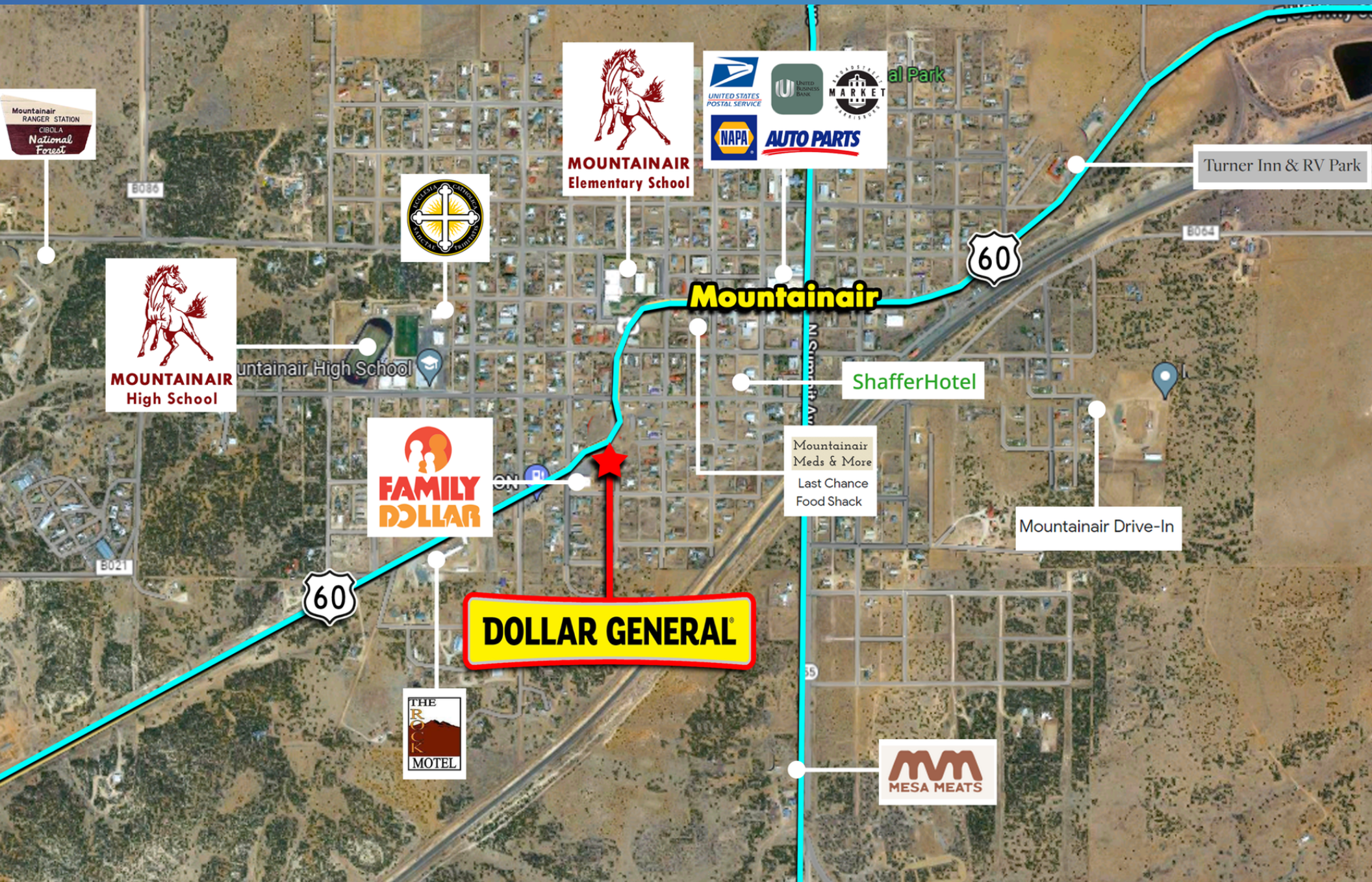
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FORTIS NET LEASE™





Mountainair is a town in Torrance County, New Mexico. It was founded in 1902 by John Corbett, Colonel E. C. Manning, and Elias S. Stover. It is part of the Albuquerque Metropolitan Statistical Area. The main visitor center for Salinas Pueblo Missions National Monument is located within the town. At an altitude of 6495 feet, the climate consists of cool summer nights and Indian Summer days. Winter snows are mild and are lasting only in the mountain areas.

Mountainair is appreciated by residents for its “Small Town” feel. Mountainair has maintained many of its historic elements from pre-colonization and from the Railroad days. The aesthetic has remained the same in the Town. It is important to the residents of the Town to maintain this same aesthetic and feel as they move forward in the future. There are numerous art pieces on the main street including murals, art pieces and façade art.

The Town also has a few Community events. The Sunflower Festival is an annual festival that happens in the Town. It attracts over 100 artists and numerous visitors. It features Arts and Crafts, live music, walking tours, a hat competition and the Town's sunflowers. This event encourages community pride and attracts visitors. Events like this should be encouraged in the Town as they will improve quality of life.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	1,028	1,179	1,646
Median Age	54.0	54.0	53.6
# Of Persons Per HH	2.2	2.2	2.2
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	447	512	713
Average HH Income	\$67,185	\$66,871	\$67,345
Median House Value	\$102,940	\$102,940	\$106,853
Consumer Spending	\$20.49 M	\$23.5 M	\$32.22 M





TOTAL SALES VOLUME

\$7.5B

PROPERTIES SOLD

3,600+

BROKER & BUYER REACH

345K

STATES SOLD IN

44

Click to Meet Team Fortis

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