



OFFERING MEMORANDUM

Actual Property

NEW DEVELOPMENT DOLLAR GENERAL - LAS CRUCES, NM

131 WONDER LN, LAS CRUCES, NM 88001

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**DOLLAR
GENERAL**

LAS CRUCES, NM

\$2,046,855 | 5.6% CAP

- New Development Dollar General With Over 14.5 Years Remaining on Primary Term
- Absolute NNN Requiring Zero Landlord Responsibilities
- Strong 5 Mile Demographics With Over 77,000 Residents
- Located 2 Miles From New Mexico State University - the Second Largest University in New Mexico With an Enrollment of Over 25,000 Students
- Located Only 40 Miles North of El Paso, TX With a Population of 680,000 Residents
- Dollar General is an Investment Grade Tenant With an S&P Credit Rating of BBB (the Same as Walgreens)

EXCLUSIVELY MARKETING BY:

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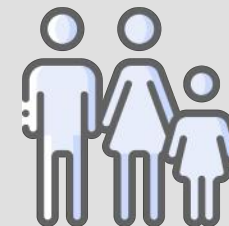
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INVESTMENT OVERVIEW:

Base Annual Rent:	\$114,624
Rent Per SF:	\$12.70
Rent Commencement Date:	6/27/2022
Lease Expiration Date:	6/30/2037
Lease Term Remaining:	14.5 Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



As of April 2022, Dollar General Operates 18,200+ Stores in the Continental United States



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



As a Recession Proof Tenant, Dollar General is #106 on the Fortune 500 List

PROPERTY DETAILS:

Building Area:	9,026 SF
Land Area:	1.28 AC
Year Built:	2022
Guarantor:	Dollar General Corporation (NYSE: DG)
Price Per SF:	\$226.77

LEASE ABSTRACT

131 WONDER LN | LAS CRUCES, NM

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	6/27/2022-6/30/2037	\$114,624	\$12.70	5.60%
Three (3), 5-Year Options 10% Increase	7/1/2037-6/30/2042	\$126,096	\$13.97	6.16%
	7/1/2042-6/30/2047	\$138,708	\$15.37	6.78%
	7/1/2047-6/30/2052	\$152,568	\$16.90	7.45%



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

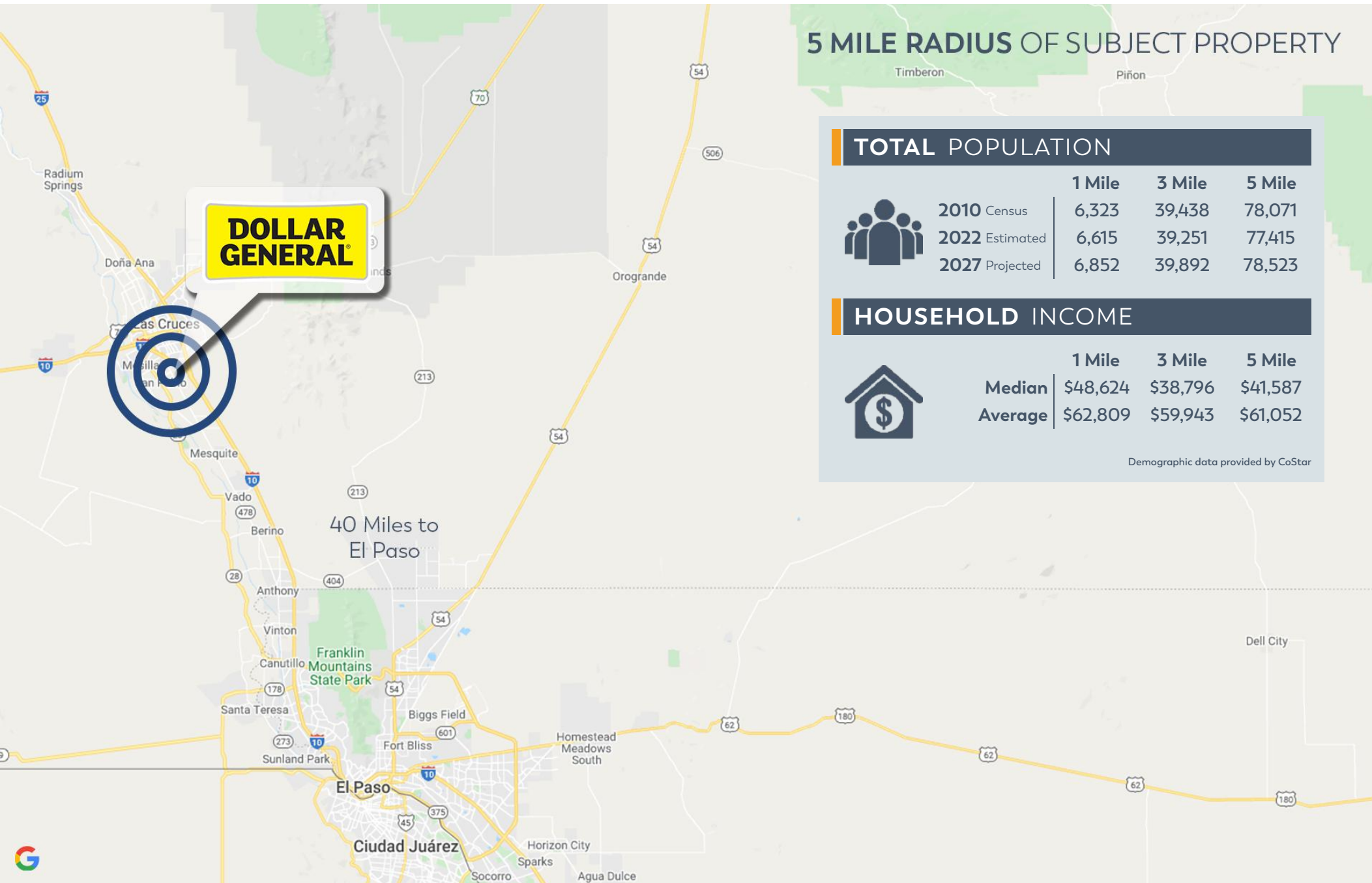
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HVAC

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LAS CRUCES

Las Cruces is the second-largest city in New Mexico and is the economic and geographic center of the Mesilla Valley. The city is home to New Mexico State University, with 21,600+ students. Las Cruces is known for its national parks, unique culinary experiences, and vibrant culture. In addition, Las Cruces is one of the nation's top aerospace research, testing, and development locations.

1.2% Annually
2022 Population Growth

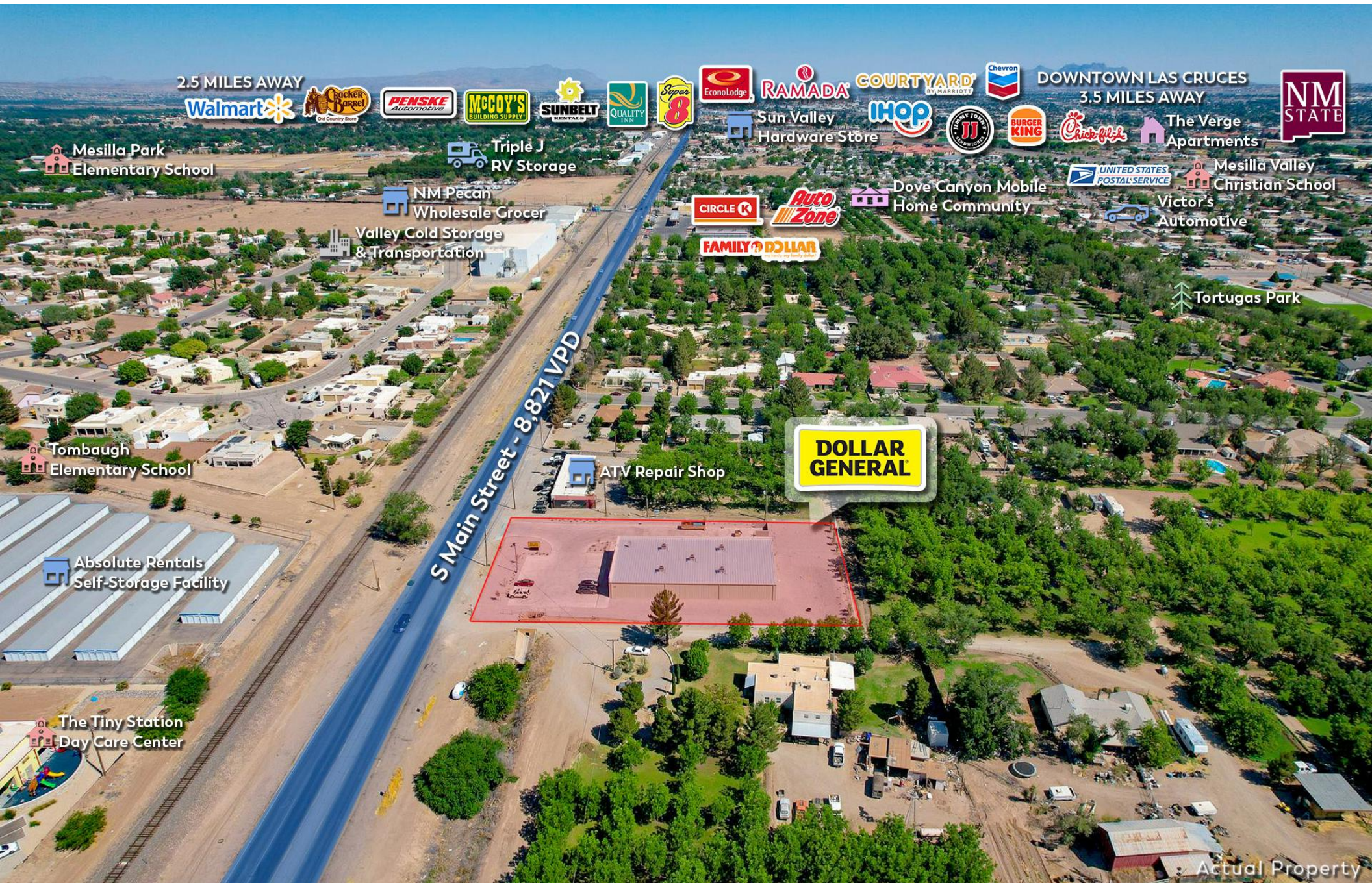


114,139
2022 Total Population



\$60,116
2022 Average Household Income





RETAIL MAP

131 WONDER LN | LAS CRUCES, NM

NMSU Golf Course
& Player's Grill

Vista Del Monte
Apartments

Our Lady of Guadalupe
Elementary School



NEW MEXICO STATE UNIVERSITY
11,575 STUDENTS ENROLLED
1.5 MILES AWAY



Arrowhead Park Early
College High School



26,836 VPD



Las Cruces Real Estate
Home Developer
Burrell
Medical School

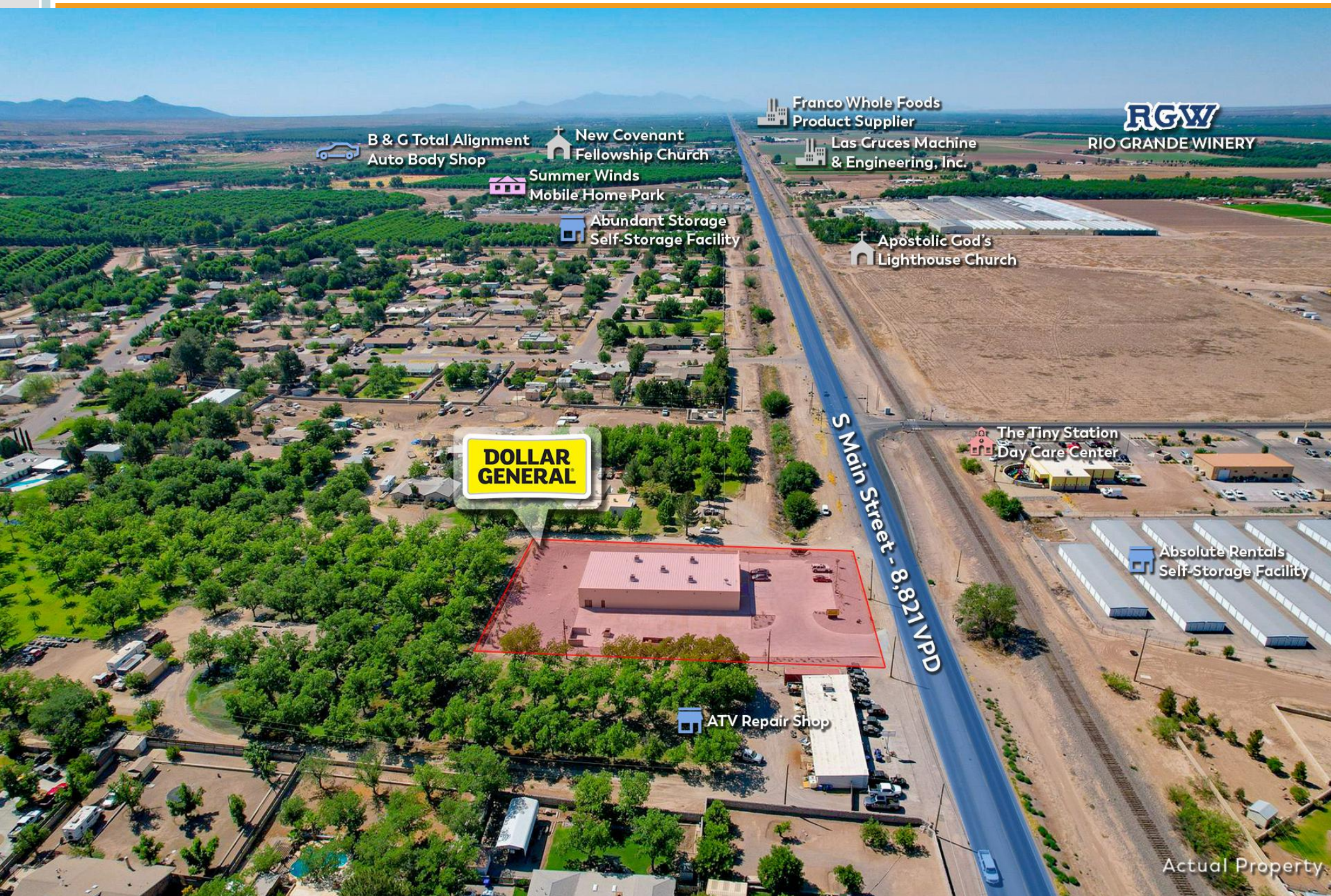
Tortugas Park

DOLLAR
GENERAL

ATV Repair Shop

S Main Street - 8,821 VPD

Actual Property





Key Demographics 2022



Total Population
3-Mile Radius
39,251



Total Population
5-Mile Radius
77,415

Actual Property



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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TRINITY

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BROKER OF RECORD

BRIAN BROCKMAN

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NM#20241

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