



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 MARKETED BY:

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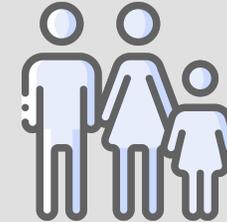
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INVESTMENT OVERVIEW:

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

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

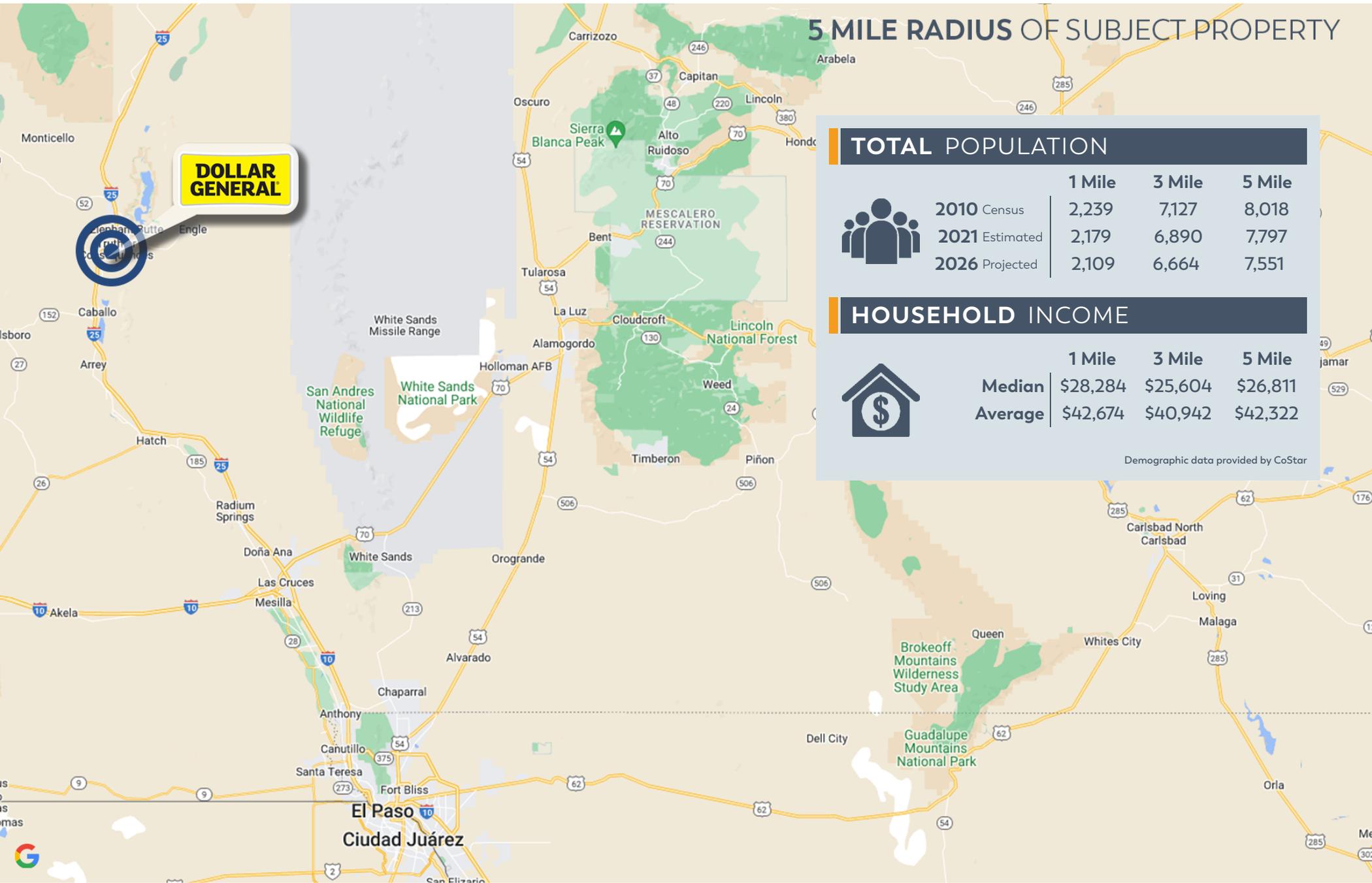
PAID BY TENANT

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HVAC

PAID BY TENANT

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5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



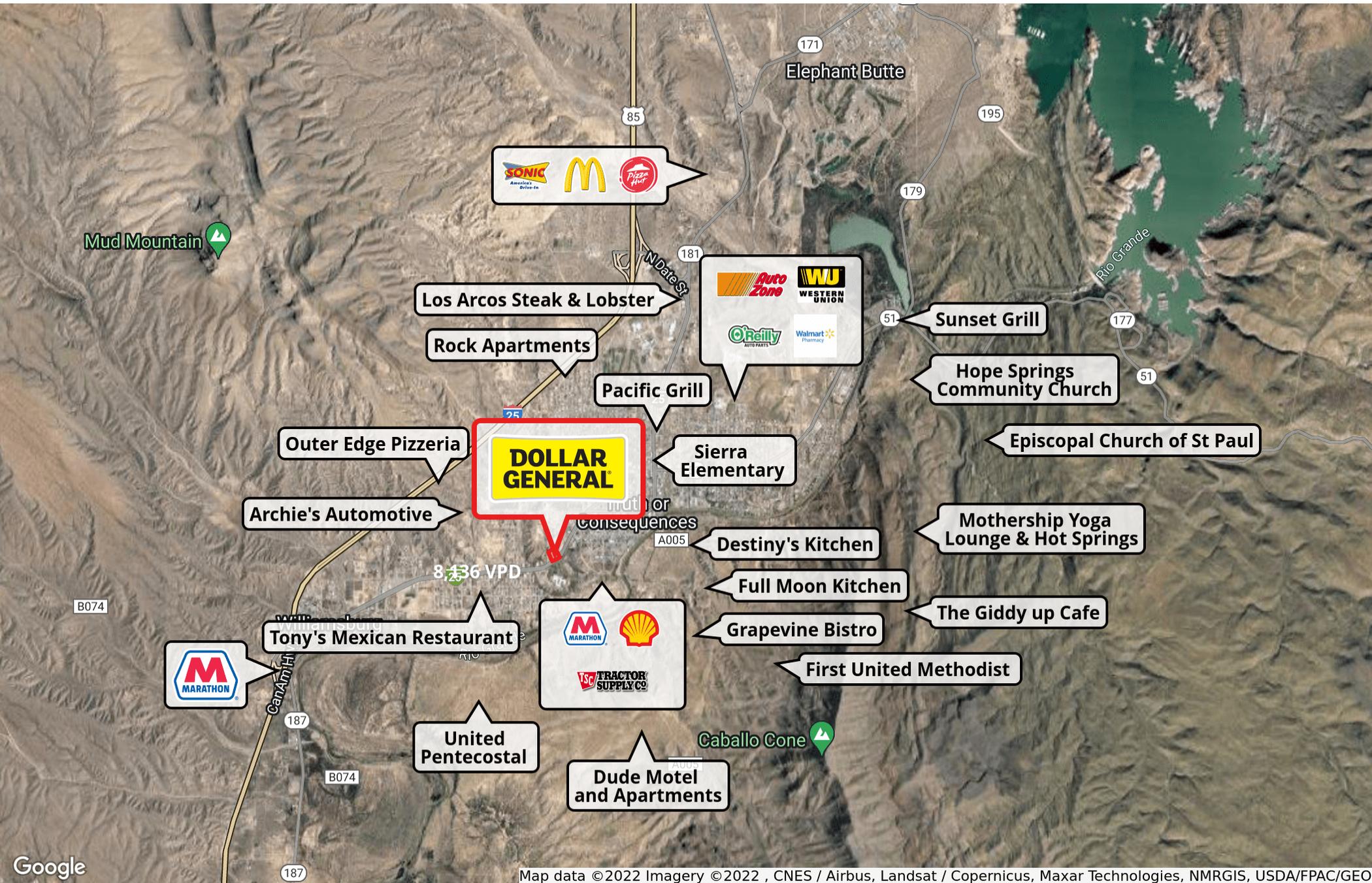
	1 Mile	3 Mile	5 Mile
2010 Census	2,239	7,127	8,018
2021 Estimated	2,179	6,890	7,797
2026 Projected	2,109	6,664	7,551

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$28,284	\$25,604	\$26,811
Average	\$42,674	\$40,942	\$42,322

Demographic data provided by CoStar



Google

Map data © 2022 Imagery © 2022 , CNES / Airbus, Landsat / Copernicus, Maxar Technologies, NMRGIS, USDA/FPAC/Geo

RETAIL MAP

TBD S BROADWAY ST. | TRUTH OR CONSEQUENCES, NM



Under Construction
DOLLAR GENERAL

S Broadway Street - 8,136 VPD

Corona Street

Actual Property

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



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**DOLLAR
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Actual Property

RETAIL MAP

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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