



## FAMILY DOLLAR LOCATED IN OPPORTUNITY ZONE!

ACTUAL STORE

70 NM-371, THOREAU, NM 87323

30445 Northwestern Highway, Suite 275  
Farmington Hills, MI 48334  
248.254.3410  
fortisnetlease.com

**BENJAMIN SCHULTZ**  
SENIOR DIRECTOR  
D: 248.254.3409  
BSCHULTZ@FORTISNETLEASE.COM

**BRYAN BENDER**  
MANAGING DIRECTOR  
D: 248.419.3810  
BBENDER@FORTISNETLEASE.COM

## DISCLOSURE :

All materials and information received or derived from Fortis Net Lease (hereinafter collectively referred to as “FNL”), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by FNL its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters.

Neither FNL its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. FNL will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FNL makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FNL does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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:

### BENJAMIN SCHULTZ

SENIOR DIRECTOR

D: 248.254.3409

BSCHULTZ@FORTISNETLEASE.COM

### BRYAN BENDER

MANAGING DIRECTOR

D: 248.419.3810

BBENDER@FORTISNETLEASE.COM

## STATE BROKER OF RECORD:

### BRIAN BROCKMAN

BANG REALTY

11427 REED HARTMAN HWY #236

CINCINNATI, OH 45241

513.898.1551

## INVESTMENT SUMMARY

List Price:	\$1,085,286
Current NOI:	\$75,970.00
Initial Cap Rate:	7.00%
Land Acreage:	+/- 0.96
Year ReBuilt:	2015
Building Size:	9,180 SF
Price PSF:	\$118.22
Lease Type:	Double Net (NN)
Lease Term:	20 Years
Average CAP Rate:	7.00%

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,180 SF. freestanding Family Dollar store located in Thoreau, New Mexico - **located in an Opportunity Zone!** This store was rebuilt in 2015 & completely brand new! The property offers a Double Net (NN) Lease, leaving minimal landlord responsibilities. Tenant is responsible for the HVAC system. There are 5 years remaining on the primary term as there was recently a 5 year extension - proving the success and commitment to this site. The lease contains 4 (5 year) options to renew, each with a 10% rental rate increase. The lease is corporately guaranteed by Dollar Tree Stores, Inc. which holds a credit rating of "BBB-", which is classified as Investment Grade. The store is currently open and has been operating successfully since since July 2008. **It performs in the top 1/3 of all Family Dollar stores in the state.**

This Family Dollar is highly visible as it is strategically positioned off of I-40 which sees 20,010 cars per day, on NM-371 which sees 4,124 cars per day. It is conveniently located on the main thoroughfare surrounded by local schools, residential, & other retailers. The 10 mile population from the site is 3,945 while the 3 mile average household income is \$41,524 per year, making this location ideal for a Family Dollar. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a "passive" investor to attain the fee simple ownership of a Family Dollar. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, one of the nation's top dollar stores. List price reflects a 7.00% cap rate based on NOI of \$77,170. Owner is a license New Mexico Real Estate Broker.



PRICE \$1,085,286



CAP RATE 7.00%



LEASE TYPE Double Net (NN)



TERM REMAINING 5 Years

## INVESTMENT HIGHLIGHTS

- Double Net (NN) Lease | Minimal Landlord Responsibilities
- **Recently Extended Primary Term Proving Commitment to the Site**
- **Located in an Opportunity Zone!**
- 4 (5 Year) Options to Renew | 10% Rental Increases at Each Option
- 5 Years Remaining on Primary Term
- 3 Mile Household Income \$41,524
- 10 Mile Population 3,945
- **4,124 VPD on NM-371**
- **Quick & Convenient Access to I-40 | 20,010 VPD**
- Corporate Guarantee with "BBB-" Credit Rating
- **Essential Retailer | On Main Thoroughfare**
- **Store Operates in the Top 1/3 of all Family Dollars in the State!**
- Tenant is Responsible for the HVAC System



## FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$77,970.00	\$8.49
<b>Gross Income</b>	<b>\$77,970.00</b>	<b>\$8.49</b>
EXPENSE		PER SF
Reserve	\$2,000	\$0.22
<b>Gross Expenses</b>	<b>\$2,000</b>	<b>\$0.22</b>
<b>NET OPERATING INCOME</b>	<b>\$75,970.00</b>	<b>\$8.28</b>

## PROPERTY SUMMARY

Year Built:	2007
Year Renovated:	2015
Lot Size:	0.96 +/- Acres
Building Size:	9,180 SF
Traffic Count 1:	4,124 on NM-317
Traffic Count 2:	20,010 on I-40
Roof:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
Warranties	Construction
HVAC	Ground Mounted

## LEASE SUMMARY

Tenant:	Family Dollar
Lease Type:	Double Net (NN)
Primary Lease Term:	20 Years
Annual Rent:	\$77,970.00
Rent PSF:	\$8.49
Landlord Responsibilities:	Minimal
Taxes, Insurance, CAM & HVAC:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	7/1/2008
Lease Expiration Date:	6/30/2028
Lease Term Remaining:	5 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Four (5 Year)
Lease Guarantor:	Dollar Stores, Inc.
Lease Guarantor Strength:	BBB-
Tenant Website:	www.FamilyDollar.com



**GROSS SALES:**  
\$10.7 BILLION



**STORE COUNT:**  
8,000+



**GUARANTOR:**  
CORPORATE

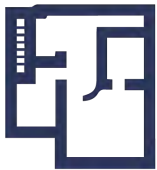


**S&P:**  
BBB-

# FAMILY DOLLAR

70 NM-371, THOREAU, NM 87323 

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Family Dollar	9,180	7/1/2008	6/30/2028	\$77,970	100.0	\$8.49
			Option 1	\$85,767		\$9.34
			Option 2	\$94,343		\$10.27
			Option 3	\$103,778		\$11.30
			Option 4	\$114,155		\$12.43
Totals/Averages	9,180			\$77,970.00		\$8.49



TOTAL SF  
9,180



TOTAL ANNUAL RENT  
\$77,970.00



OCCUPANCY RATE  
100.0%



AVERAGE RENT/SF  
\$8.49



NUMBER OF TENANTS  
1

Family Dollar also pays percentage rent in the amount of 3% of the gross sales in excess of \$2,599,300 each year.



## OVERVIEW

Company:	Family Dollar
Founded:	1959
Total Revenue:	\$10.7 Billion
Net Income:	\$284.5 Million
Net Worth:	\$9.5 Billion
Headquarters:	Mathews, North Carolina
Website:	<a href="http://www.FamilyDollar.com">www.FamilyDollar.com</a>

## TENANT HIGHLIGHTS

- Publicly traded on NASDAQ Ticker symbol: DLTR
- Company Vision: "The best small-format value and convenience retailer serving the needs of customer in the neighborhoods we serve."
- Operates in 44 States with Over 8,000 Store Locations
- Ranked #134 on Fortune 500
- "Strong Grade" S&P Rating of BBBTENANT

## RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
Current	\$77,970	\$6,498.25	-
Option 2	\$85,767	\$7,147.25	10%
Option 3	\$94,343	\$7,861.97	10%
Option 4	\$103,778	\$8,648.17	10%
Option 5	\$114,155	\$9,512.92	10%

## COMPANY BACKGROUND

Family Dollar was founded in 1959 by Leon Levine, a 21-year-old entrepreneur. In November of that year, the company's first store was opened, in Charlotte, North Carolina. In 1961, their first store in South Carolina Opened, followed by stores in Georgia and Virginia, which were opened in 1962 and 1965, respectively.

During the 1960's, the store company was largely a southern United States operation. By 1969, there were fifty stores in Charlotte alone. In addition to offering quality merchandise at low prices, Family Dollar is committed to the communities they service by supporting the non-profit organizations that seek to improve the quality of life for our customers and Team members. Through a grass-roots approach to giving, the FamilyHope Community Foundation aids to give back to organizations that help local families in need.

On July 28, 2014, Dollar Tree announced that it would acquire Family Dollar for \$74.50 per share, a deal valuing Family Dollar at \$8.5 billion, and that Dollar Tree would also assume \$1 billion in debt currently owed by Family Dollar, for a total of \$9.5 billion. Headquartered in Chesapeake, VA, Dollar Tree is the largest and most successful single-price-point retailer in North America, operating thousands of stores across 48 contiguous U.S. states and five Canadian provinces, supported by a solid and scalable logistics network.



# FAMILY DOLLAR

70 NM-371, THOREAU, NM 87323 

 FORTIS NET LEASE™





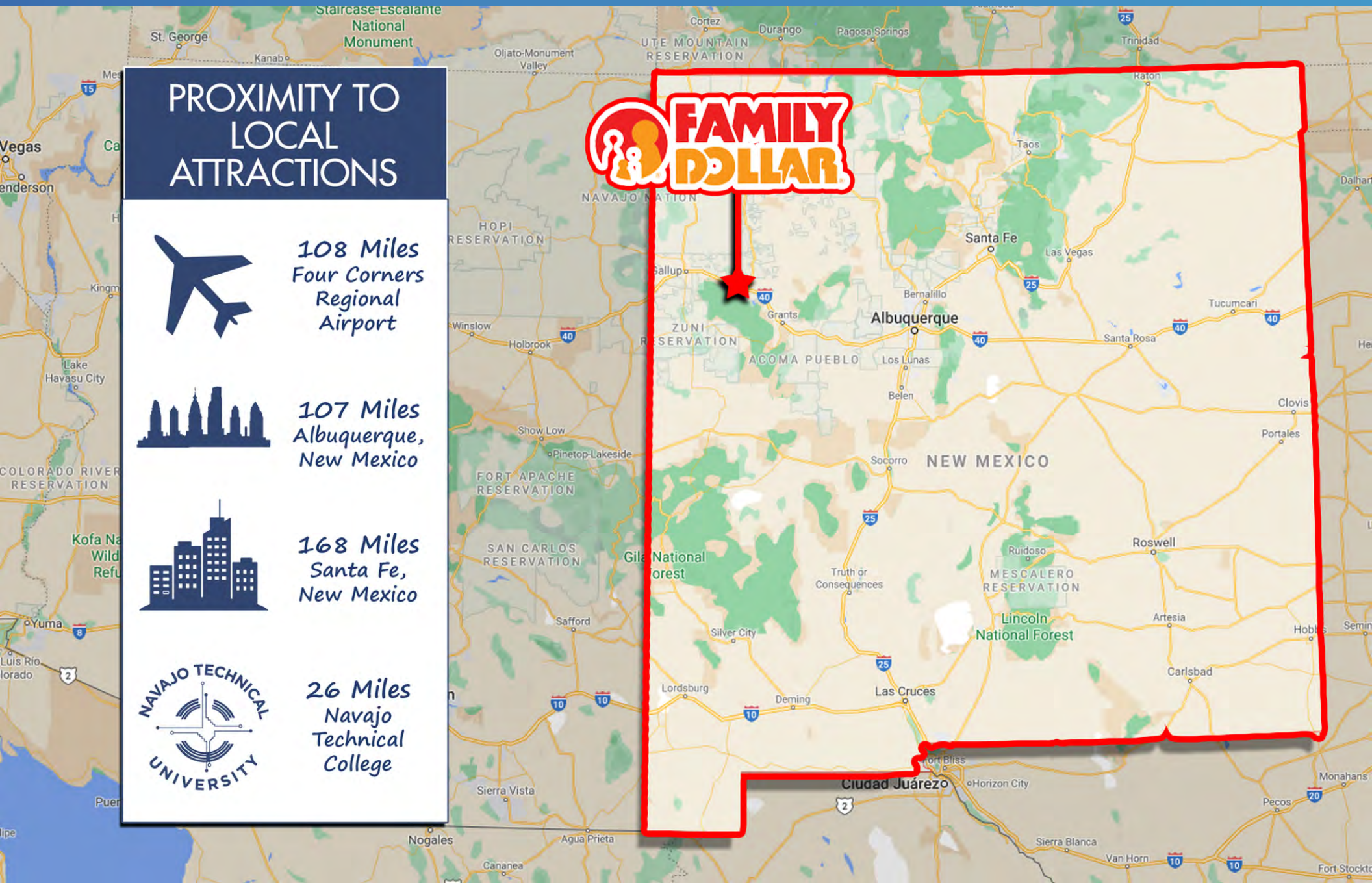
# FAMILY DOLLAR

70 NM-371, THOREAU, NM 87323 

 FORTIS NET LEASE™









# FAMILY DOLLAR

70 NM-371, THOREAU, NM 87323 

 FORTIS NET LEASE™





# FAMILY DOLLAR

70 NM-371, THOREAU, NM 87323

FORTIS NET LEASE™

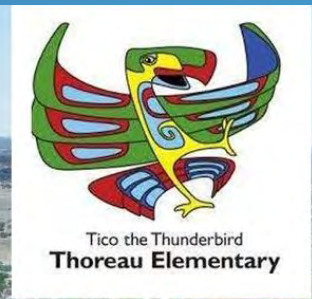




# FAMILY DOLLAR

70 NM-371, THOREAU, NM 87323

FORTIS NET LEASE™



ST. BONAVENTURE SCHOOL





# FAMILY DOLLAR

70 NM-371, THOREAU, NM 87323

FORTIS NET LEASE™







Thoreau is a small town located in McKinley County, nestled amidst the beautiful landscapes of the Southwest United States. Situated in the heart of the Navajo Nation, Thoreau offers a unique blend of natural beauty, cultural heritage, and warm community spirit.

horeau is known for its proximity to the majestic Chaco Culture National Historical Park, a UNESCO World Heritage Site. Just a short drive away, this ancient Puebloan site preserves the remnants of a sophisticated civilization that thrived over a thousand years ago. The park's massive stone buildings and intricate astronomical alignments are a testament to the ingenuity and craftsmanship of the ancestral inhabitants.

Within Thoreau itself, you'll find a welcoming community that embraces both its Native American heritage and the spirit of the Wild West. The town's main street offers a glimpse into its history, with rustic buildings housing local businesses, cafes, and shops. Don't miss the opportunity to sample traditional Navajo cuisine or browse through vibrant Native American arts and crafts.

Whether you're captivated by the rugged beauty of the desert, intrigued by ancient civilizations, or simply seeking a peaceful escape, Thoreau, New Mexico, offers a truly unforgettable experience.

POPULATION	3 MILES	5 MILES	10 MILE
Total Population 2023	2,645	2,645	3,945
Median Age	31.7	31.7	33.1
# Of Persons Per HH	3.5	3.5	3.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILE
Total Households	760	760	1,156
Average HH Income	\$41,524	\$41,524	\$43,061
Median House Value	\$66,538	\$66,538	\$70,606
Consumer Spending	\$21.1 M	\$21.1 M	\$31.9 M







TOTAL SALES VOLUME

\$8.5B

PROPERTIES SOLD

3,750+

BROKER & BUYER REACH

345K

STATES SOLD IN

44

*Click to Meet Team Fortis*

30445 Northwestern Highway, Suite 275  
Farmington Hills, MI 48334  
248.254.3410  
fortisnetlease.com

**BENJAMIN SCHULTZ**

SENIOR DIRECTOR  
D: 248.254.3409

BSCHULTZ@FORTISNETLEASE.COM

**EXCLUSIVELY LISTED BY:**

**BRYAN BENDER**

MANAGING DIRECTOR  
D: 248.419.3810

BBENDER@FORTISNETLEASE.COM