

FAMILY DOLLAR

907 W 1st Street, Magdalena, NM 87825



EXCLUSIVELY LISTED BY

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INVESTMENT HIGHLIGHTS

LEASE AND LOCATION HIGHLIGHTS

- 2010 build-to-suit construction for Family Dollar
- Family Dollar has successfully operated at this location for 14 years, tenant has exercised their first option proving their commitment to the location and market
- Four, 5-Year renewal options remain; all of which include a 10% rent increase
- $\pm 14,068$ vehicles daily at the intersection of W Market St.
- Corporately guaranteed lease
- Average household income ($\pm \$59,000$) considered to be family dollar's "sweet-spot"

TENANT HIGHLIGHTS

- Dollar Tree acquired Family Dollar in 2015 and they are considered to be the second-largest discount retailer in the United States with more than 16,000 locations
- Family Dollar is one of the few retailers that thrived through the COVID pandemic and witnessed a sharp increase in same-store sales/profitability
- Investment Grade Credit Tenant – S&P Rated BBB-



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FINANCIAL OVERVIEW



\$812,308

LIST PRICE



\$79,200

NOI



9.75%

CAP RATE

BUILDING INFO

Address	907 W 1st Street Magdalena, NM 2791
GLA	±8,000 SF
Cap Rate	9.75%
Year Built	2010
Lot Size	±1.95 AC

FINANCIAL OVERVIEW

TENANT SUMMARY

Tenant Trade Name	Family Dollar
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Roof and Structure	Landlord Responsibility
Original Lease Term	10 Years
Rent Commencement Date	8/12/2010
Lease Expiration Date	1/31/2025
Term Remaining on Lease	±1 Year
Increase	10.% Inceases in Options
Options	Four, 5-Year Options

ANNUALIZED OPERATING DATA

Date	Monthly Fixed Rent	Annual Fixed Rent	Increases	Cap Rate
Current - 01/31/2025	\$6,600.00	\$79,200.00	-	9.75%
Option 2	\$7,260.00	\$87,120.00	10%	10.72%
Option 3	\$7,986.00	\$95,832.00	10%	11.80%
Option 4	\$8,784.60	\$105,415.20	10%	12.97%
Option 5	\$9,663.06	\$115,956.72	10%	14.27%

DEBT QUOTE

Please contact a Matthews™ Capital Markets Agent for financing options:

Corey Russell
(972) 636-5280
corey.russell@matthews.com



1ST ST

MAGDALENA PUBLIC LIBRARY

HILL COUNTY LODGE



MAGDALENA MIDDLE SCHOOL
72 STUDENTS

THE ASTRONOMICAL MUSEUM



MAGDALENA STEER FIELD

STATE OVERVIEW

NEW MEXICO

New Mexico, nestled in the American Southwest, offers a tapestry of natural beauty and cultural richness. Its landscape is diverse, ranging from arid deserts dotted with cacti to towering mountain ranges adorned with ancient forests. The state is renowned for its striking geological formations, including the otherworldly beauty of White Sands National Park and the deep caverns of Carlsbad Caverns National Park. Moreover, New Mexico boasts a rich cultural heritage shaped by its indigenous Native American tribes, Spanish colonial history, and the blending of various cultural influences over centuries. This heritage is evident in the state's architecture, art, and vibrant traditions, such as the annual Albuquerque International Balloon Fiesta, which showcases colorful hot air balloons against the backdrop of the Sandia Mountains.

Furthermore, New Mexico is a haven for artists, writers, and musicians drawn to its unique blend of landscapes and cultural diversity. Cities like Santa Fe and Taos are renowned for their thriving arts communities, with numerous galleries, museums, and festivals celebrating local and international talent. Additionally, the state's cuisine reflects its multicultural heritage, with dishes like green chile stew and blue corn enchiladas serving as culinary staples. Beyond its artistic and cultural offerings, New Mexico is also a hub for scientific research and exploration, home to research facilities like Los Alamos National Laboratory and the Very Large Array, contributing to advancements in astronomy, nuclear science, and more.



ECONOMY

New Mexico's economy is diverse, encompassing sectors such as energy, aerospace and defense, tourism, agriculture, and technology. The state is a significant producer of oil and natural gas, with extensive reserves contributing to its energy sector. Additionally, New Mexico is home to key federal installations, including the White Sands Missile Range and the Sandia and Los Alamos National Laboratories, which drive innovation in aerospace, defense, and scientific research.

Tourism plays a vital role in the state's economy, with millions of visitors drawn to its natural wonders, cultural attractions, and outdoor recreational opportunities each year. Iconic destinations like Carlsbad Caverns National Park, Taos Pueblo, and the Santa Fe Plaza attract tourists from around the world. Furthermore, New Mexico's agricultural sector produces a variety of crops, including chile peppers, pecans, and cotton, contributing to the state's economy and culinary traditions.

The technology sector in New Mexico is also growing, particularly in areas such as information technology, semiconductor manufacturing, and renewable energy. The state offers incentives and support for tech startups and innovation, fostering a conducive environment for entrepreneurship and economic growth. However, like many states, New Mexico faces challenges such as poverty, educational disparities, and access to healthcare, which continue to be areas of focus for economic development initiatives and government policies.



TENANT PROFILE

COMPANY NAME

Dollar Tree, Inc.

OWNERSHIP

Public

INDUSTRY

Dollar Stores

HEADQUARTERS

Chesapeake, VA

NO. OF EMPLOYEES

±60,000



A DOLLAR TREE COMPANY

Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores, announced that it would buy Family Dollar for \$8.5 billion. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid.

Dollar Tree, a Fortune 500 Company, now operates more than ±16,000 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar.

FAMILY DOLLAR OVERVIEW

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation's fastest-growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

GEOGRAPHIC REACH

Family Dollar serves families in more than 8,000 neighborhoods in 46 states. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$23 billion annually with more than 15,115 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

STRATEGY

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.



16,000+

LOCATIONS



\$26.3B

2021 REVENUE



1959

FOUNDED

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar** located at **907 W 1st Street, Magdalena, NM 87825** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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