

MATTHEWSTM

REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL®

505 W Hall St | Hatch, NM 87937



INTERACTIVE OFFERING MEMORANDUM

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INVESTMENT HIGHLIGHTS

- Investment Grade Tenant and Corporate Guarantee from Dollar General Corp. (S&P:BBB), a Fortune 500 Company (NYSE:DG)
- Absolute NNN Lease with Zero Landlord Responsibilities
- Limited Competition in a Strong Location
- Attractive Return Providing an Above Average Market Yield
- E-Commerce and Recession Resistant Tenant
- ±6.5 Years of Term Remaining and an Additional Three, 5 Year Options with 10% Increases
- 2016 BTS Construction



FINANCIAL OVERVIEW



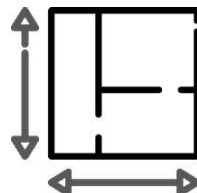
\$1,156,751

PRICE



8.25%

CAP RATE



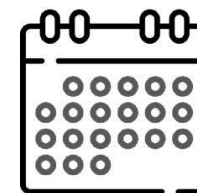
±9,301 SF

GLA



±1.36 AC

LOT SIZE



2016

YEAR BUILT

TENANT SUMMARY

Tenant Trade Name	Dollar General
Lease Guarantor	Corporate
Lease Type	NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	15 Years
Remaining Lease Term	±6.5 Years
Rent Commencement Date	2/21/2016
Lease Expiration Date	2/28/2031
Increases	10% Increase at Each Option
Options	Three, 5 Year Options

ANNUALIZED OPERATING DATA

Term	Monthly Rent	Annual Rent	Cap Rate
Current - 2/28/2031	\$7,952.66	\$95,431.92	8.25%
Option 1	\$8,747.92	\$104,975.52	9.08%
Option 2	\$9,622.71	\$115,472.52	9.98%
Option 3	\$10,584.99	\$127,019.88	10.98%



543

SUBWAY



HATCH VALLEY HIGH SCHOOL
318 STUDENTS

CIRCLE K



HATCH VALLEY ELEMENTARY SCHOOL
191 STUDENTS

HATCH VALLEY PARK

187



FALCON RIDGE APARTMENTS
72 UNITS



VILLAGE MARKET



**UNITED STATES
POSTAL SERVICE**

**Western
Union**



HATCH VALLEY MIDDLE SCHOOL
299 STUDENTS



CAMINO REAL APARTMENTS
40 UNITS



**WELLS
FARGO**

26

NAPA

CARQUEST



HATCH PUBLIC LIBRARY

ICE BOX
Brewing Co.

185

**DOLLAR
GENERAL**



**ST FRANCIS DE SALES
INN & EVENT VENUE**

DOLLAR GENERAL®

TENANT OVERVIEW

Dollar General is the fastest-growing retailer which currently boasts roughly 19,600 neighborhood general stores in 48 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 79.7% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Proctor & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others.

With its small-box store model typically measuring $\pm 8,000$ sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession.



THE OFFERING

PROPERTY NAME	DOLLAR GENERAL
Property Address	505 W Hall St Hatch, NM 87937
SITE DESCRIPTION	
Year Built	2016
GLA	$\pm 9,301$ SF

COMPANY NAME
DOLLAR GENERAL

EMPLOYEES
 $\pm 170,000$

YEAR FOUNDED
1939

HEADQUARTERS
GOODLETTSVILLE, TN

WEBSITE
DOLLARGENERAL.COM

LOCATIONS
19,600+

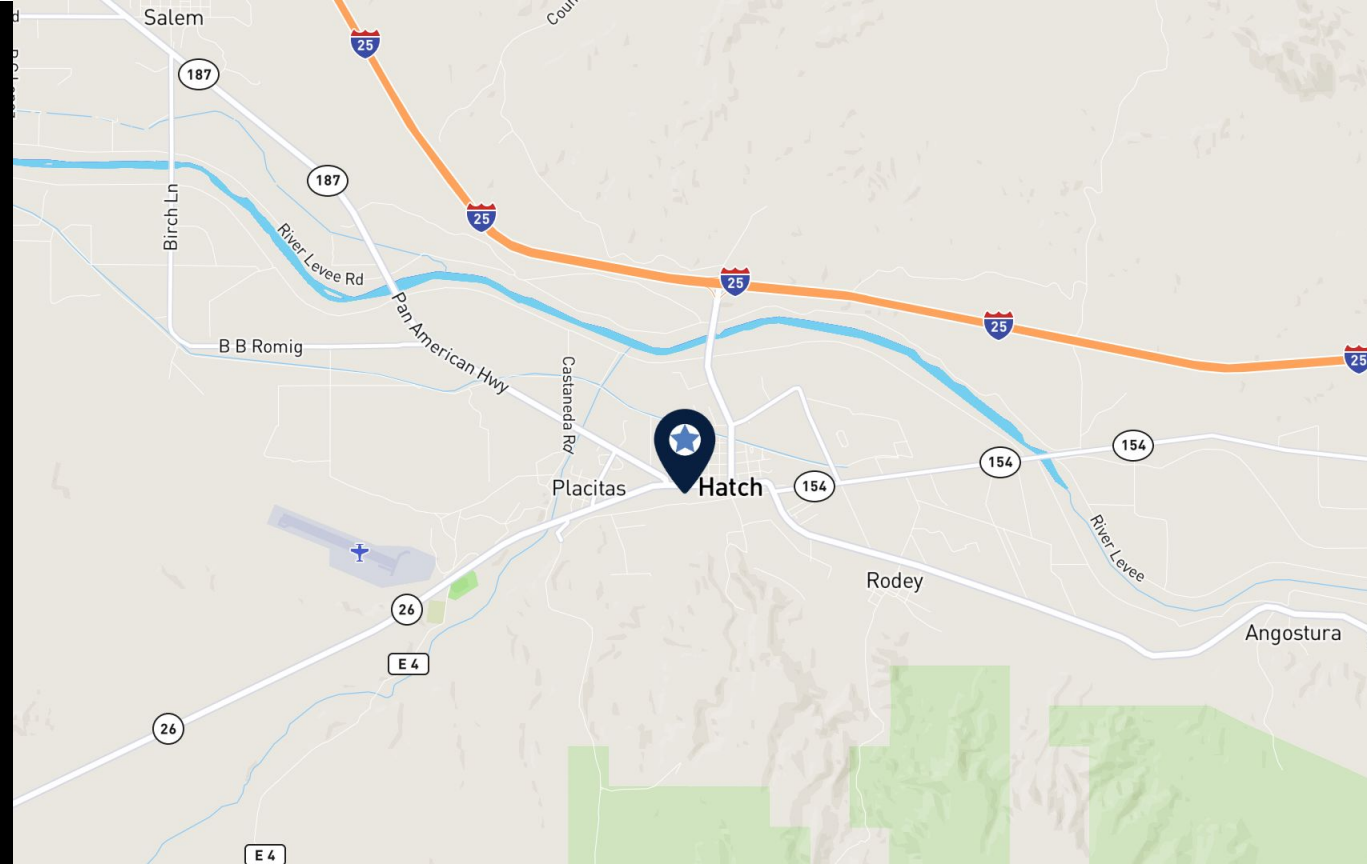
AREA OVERVIEW

Hatch, NM

Hatch, New Mexico, often referred to as the "Chile Capital of the World," is a small village located in Doña Ana County. Nestled in the fertile Rio Grande Valley, Hatch has gained international recognition for its world-famous Hatch chile peppers. The village, with a population of just over 1,600, thrives on its agricultural heritage, with the annual Hatch Chile Festival drawing thousands of visitors each year. This festival, held over Labor Day weekend, celebrates the vibrant chile culture with cooking contests, chile-eating competitions, and a wide array of chile-infused foods.

The history of Hatch dates back to the late 19th century when it was first established as a farming community. The village was named after Indian fighter Edward Hatch, a prominent figure in the region during that time. The rich, sandy soil and favorable climate of the Hatch Valley provide ideal conditions for growing a variety of crops, particularly the iconic green and red chiles. Over the years, Hatch has evolved from a modest farming village to a celebrated hub for chile production, with numerous family-owned farms contributing to its reputation.

Hatch's economy is deeply intertwined with its agricultural output, with chile peppers being the primary crop. The village's unique soil and climate conditions contribute to the distinctive flavor of Hatch chiles, setting them apart from other varieties. Local farmers take great pride in their produce, and many of them offer tours and tastings to visitors eager to learn more about the chile-growing process. The success of Hatch's chile industry has also spurred the growth of related businesses, including processing plants, specialty food shops, and restaurants that showcase the versatility of the Hatch chile.



DEMOGRAPHICS

DEMOGRAPHICS			
POPULATION	3-MILE	5-MILE	10-MILE
Current Year Estimate	2,912	3,922	4,823
2020 Census	2,832	3,829	4,716
Growth 2020-Current Year	2.84%	2.45%	2.25%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Current Year Estimate	931	1,261	1,551
2020 Census	909	1,232	1,517
Growth 2020-Current Year	2.48%	2.32%	2.24%
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$61,771	\$56,545	\$53,859

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **505 W Hall St, Hatch, NM, 87937** (“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. Neither 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:

1. The Offering Memorandum and its contents are confidential;
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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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