



FAMILY DOLLAR®

NEW MEXICO PORTFOLIO

511 STATE HWY 518 | MORA, NM
401 S 1ST ST | CLAYTON, NM

REPRESENTATIVE PHOTO

EXCLUSIVELY LISTED BY

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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TENANT OVERVIEW

REPRESENTATIVE PHOTO

INVESTMENT HIGHLIGHTS

- **Unwavering Commitment** – Family Dollar’s unwavering commitment to this site is underscored by their recent exercise of the first of four, five-year extension periods, ensuring long-term stability and income predictability.
- **Market Dominance** – Enjoying a market monopoly, this Family Dollar property stands as the sole contender within an ±82-mile radius in New Mexico, securing a captive customer base and eliminating competitive threats.
- **Prime Tenant Rating** – With an impressive Baa2/BBB investment-grade tenant rating, investors can trust in the financial strength and stability of Family Dollar, providing a secure foundation for sustained returns.
- **Retail Powerhouse** – Dollar Tree’s acquisition of Family Dollar in 2015 fortifies this investment, backed by a nationwide presence of over 15,115 stores, emphasizing the strength and reputation of the retail giant.
- **Enduring Site Commitment** – Family Dollar’s recent exercise of the first of four, five-year extension periods solidifies their enduring commitment to this property, providing investors with a secure income stream and long-term stability.
- **Strategic Location** – Boasting zero competition within a ±32-mile radius to the north and ±30 miles to the south, this Family Dollar property strategically positions itself as the go-to destination for residents, ensuring a steady flow of customers.
- **Top-Notch Tenant Rating** – With an investment-grade rating of Baa2/BBB, the tenant’s financial stability adds a layer of security to this investment, assuring investors of reliable and consistent returns.
- **National Retail Force** – Backed by Dollar Tree’s acquisition in 2015 and a nationwide presence exceeding 15,115 stores, this Family Dollar property taps into the strength of a retail giant, enhancing its position in the market.



PORTFOLIO FINANCIAL OVERVIEW



\$2,501,855
LIST PRICE



\$212,657
NOI



8.50%
CAP RATE

BUILDING INFO

BUILDING INFO	
ADDRESS	Family Dollar Portfolio
YEAR BUILT	2013
TOTAL GLA OF BUILDINGS	±16,320 SF
TOTAL LOT SIZE	±1.66 AC

FINANCIAL OVERVIEW

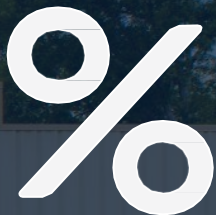
511 STATE HWY 518 | MORA, NM 8773



\$1,223,265
LIST PRICE



\$103,977
NOI



8.50%
CAP RATE

BUILDING INFO

ADDRESS	511 State Hwy 518, Mora, NM 87732
YEAR BUILT	2013
GLA OF BUILDING	±8,320 SF
LOT SIZE	±44,404 AC

TENANT SUMMARY

TENANT NAME	Family Dollar (Mora)
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
LEASE TYPE	NN
ROOF AND STRUCTURE	Owner Responsibility
TERM REMAINING	±3.9 Years
ORIGINAL LEASE TERM	5 Years
RENT COMMENCEMENT	9/30/2013
LEASE EXPIRATION DATE	10/1/2028
INCREASES	10% In Options
OPTIONS	Four, 5-Year Options

ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP
CURRENT	\$8,664.80	\$103,977.60	\$13.00	8.50%
OPTION 1	\$9,531.28	\$114,375.36	\$14.30	9.35%
OPTION 2	\$10,484.41	\$125,812.90	\$15.73	10.29%
OPTION 3	\$11,532.85	\$138,394.19	\$17.30	11.31%
OPTION 4	\$12,686.13	\$152,233.60	\$19.03	12.44%



518

± 2,541 VPD

SUBJECT
PROPERTY



L J PACHECO AUTO/TOWING

MORA HIGH SCHOOL
125 STUDENTS

AREA OVERVIEW

MORA, NM

Mora, New Mexico, is a historic town within the Sangre de Cristo Mountains, approximately ±30 miles north of Las Vegas, New Mexico. Established in the early 19th century, Mora is known for its cultural heritage and natural surroundings, featuring dense forests, rivers, and mountain landscapes.

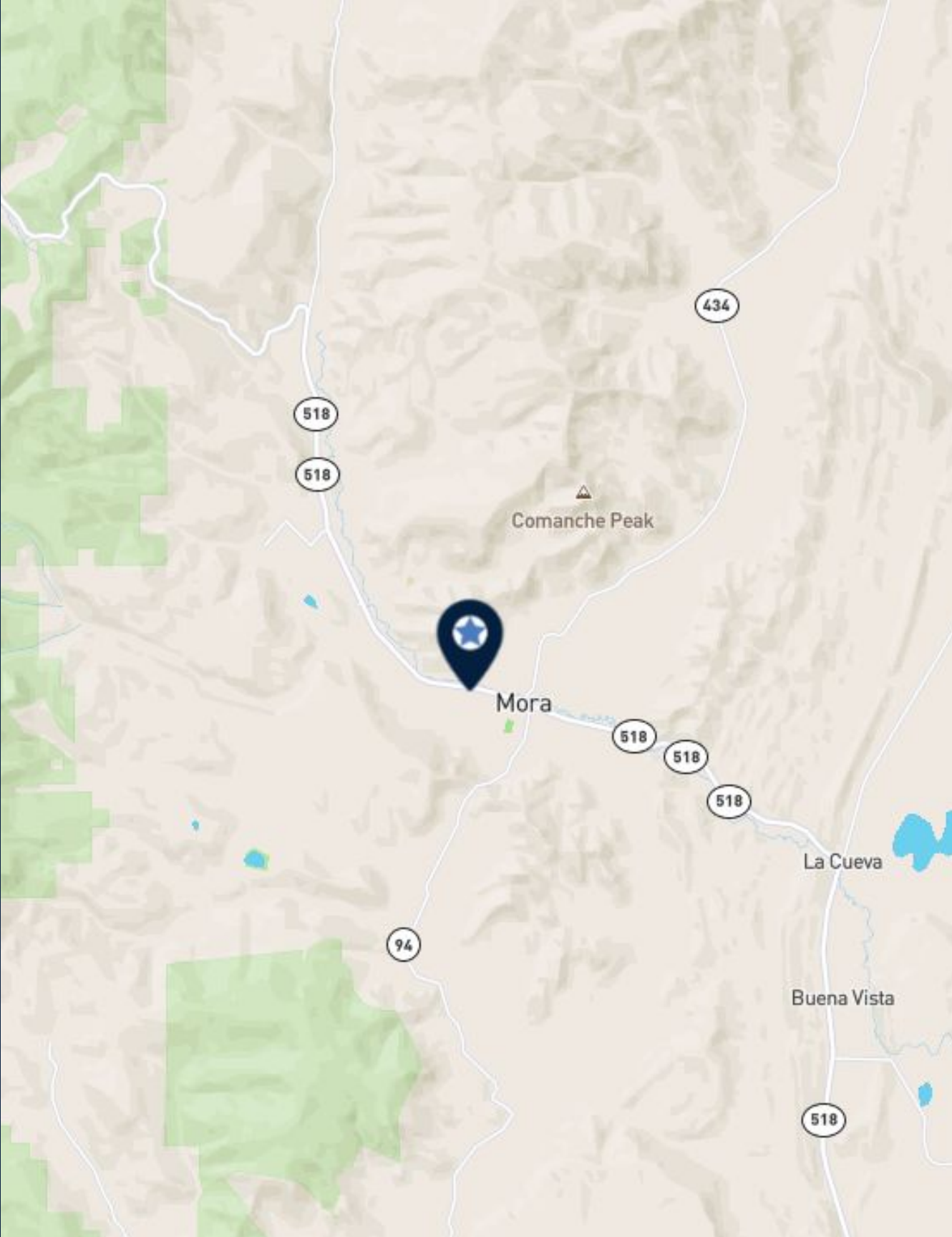
The town maintains a close-knit community atmosphere, reflecting the traditions and values of Northern New Mexico. Visitors to Mora are drawn to its peaceful environment and outdoor recreational opportunities, such as hiking, fishing, and historical sites, including the notable St. Vrain Mill.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Current Year Estimate	395	1,310	1,586

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
Current Year Estimate	182	601	726

INCOME	1 MILE	3 MILE	5 MILE
Average Household Income	\$49,434	\$49,726	\$48,412



FINANCIAL OVERVIEW

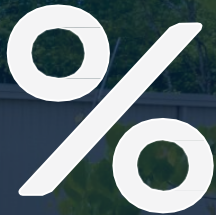
401 S 1ST ST | CLAYTON, NM 884152



\$1,278,589
LIST PRICE



\$108,680
NOI



8.50%
CAP RATE

BUILDING INFO

ADDRESS	401 S 1st St, Clayton, NM 884152
YEAR BUILT	2013
GLA OF BUILDING	±8,320 SF
LOT SIZE	±44,404 AC

TENANT SUMMARY

TENANT NAME	Family Dollar (Clayton)
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
LEASE TYPE	NN
ROOF AND STRUCTURE	Owner Responsibility
TERM REMAINING	±3.9 Years
ORIGINAL LEASE TERM	5 Years
RENT COMMENCEMENT	9/30/2013
LEASE EXPIRATION DATE	10/1/2028
INCREASES	10% In Options
OPTIONS	Four, 5-Year Options

ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP
CURRENT	\$9,056.67	\$108,680.04	\$13.59	8.50%
OPTION 1	\$9,962.34	\$119,548.04	\$14.94	9.35%
OPTION 2	\$10,958.57	\$131,502.85	\$16.44	10.28%
OPTION 3	\$12,054.43	\$144,653.13	\$18.08	11.31%
OPTION 4	\$13,259.87	\$159,118.45	\$19.89	12.44%



MAIN ST

CLAYTON HIGH SCHOOL
131 STUDENTS

CLAYTON GOLF CLUB



CLAYTON MUNICIPAL
AIRPORT

UNION COUNTY GENERAL HOSPITAL
25 BEDS



SUBJECT
PROPERTY



CLAYTON JUNIOR HIGH SCHOOL
71 STUDENTS

UNION COUNTY FAIR COMPLEX



S 45TH ST ± 1820 VPD



AREA OVERVIEW

CLAYTON, NM

Clayton, New Mexico, is a historic town located in northeastern New Mexico and serves as the county seat of Union County. Situated near the borders of Texas, Oklahoma, and Colorado, Clayton has long held strategic importance as a crossroads in the region. Known for its expansive plains and rustic charm, Clayton is home to several historic sites such as the Eklund Hotel and the Herzstein Memorial Museum, which reflect its rich history as a former cattle trade and railroad center.

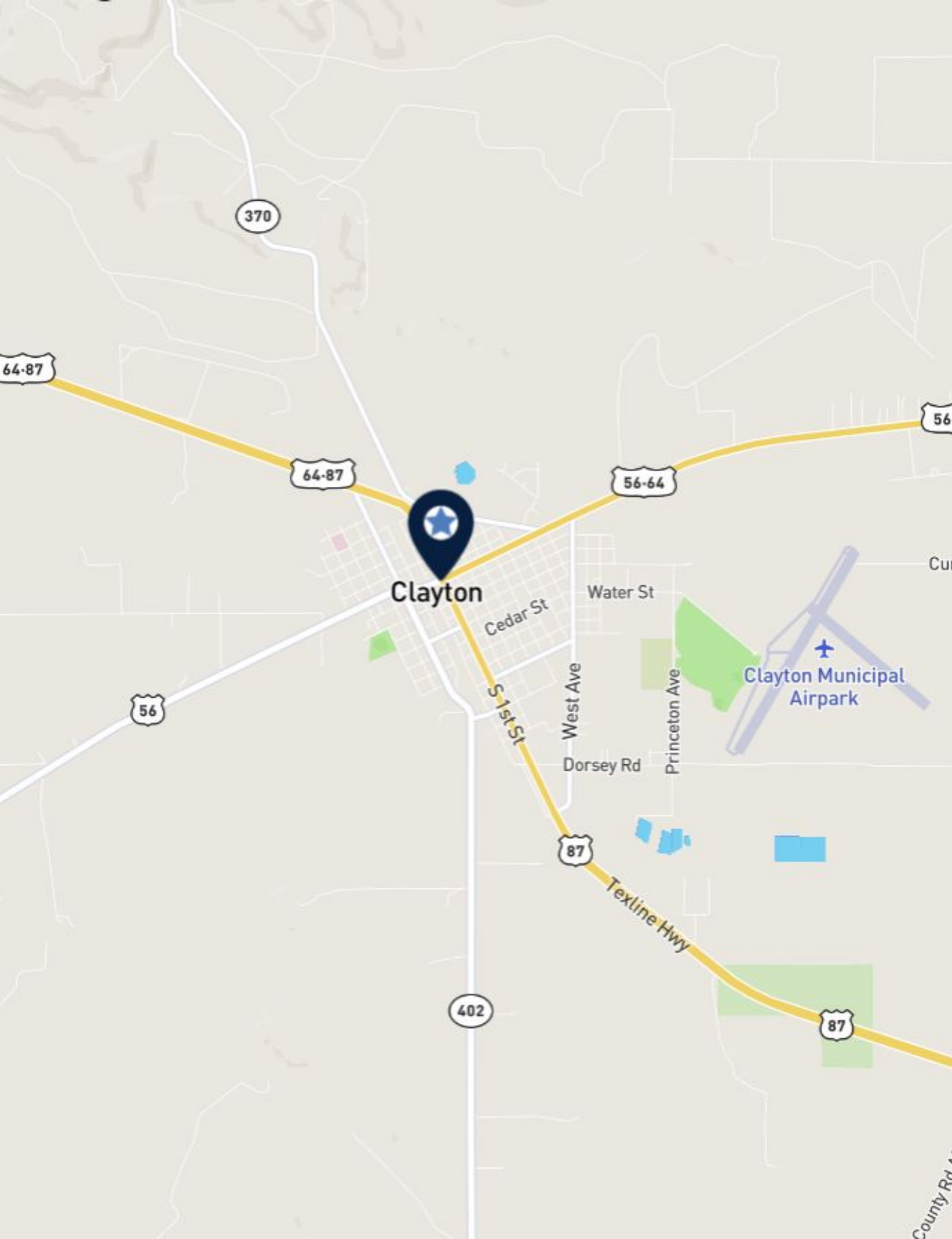
The town's proximity to natural landmarks, including the Capulin Volcano National Monument and Clayton Lake State Park, draws visitors interested in outdoor activities, geology, and paleontology, with the latter site known for its preserved dinosaur tracks.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Current Year Estimate	2,329	2,496	2,549

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
Current Year Estimate	1,029	1,100	1,112

INCOME	1 MILE	3 MILE	5 MILE
Average Household Income	\$51,637	\$51,410	\$51,423



TENANT OVERVIEW

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 ±15,115 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.



15,115+

LOCATIONS



\$23B

2019 REVENUE



1959

FOUNDED

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 **511 State Hwy 518, Mora, NM, 87732** and **401 S 1st St, Clayton, NM, 88415** (“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.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



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