



DOLLAR GENERAL PLUS WITH RENT BUMPS!

ACTUAL STORE

1266 SUMNER AVE, FORT SUMNER, NM 88119

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EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

List Price:	\$1,880,047
Current NOI:	\$127,843.20
Initial Cap Rate:	6.80%
Land Acreage:	+/- 1.32
Year Built	2024
Building Size:	10,640 SF
Price PSF:	\$176.70
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	7.15%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 2024 BTS 10,640 SF. Dollar General **Plus** store located in Fort Sumner, New Mexico. The property is secured with a 15 year Absolute NNN Lease leaving zero landlord responsibilities. The lease contains **5% rental rate increases every 5 years** including at each of the 5 (5 year) options to renew. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of “BBB”, which is classified as Investment Grade. The store has completed construction and successfully opened for business in June 2024.

This Dollar General is highly visible as it is strategically **positioned on the corner** of Avenue G & 16th Street, just off of **Highway 60 seeing 5,925 cars per day**. The store is easily accessible from both streets with **2 points of ingress/egress**. The 10 mile population from the site is 1,322 and the 3 mile average household income is \$45,457 per year, making this location ideal for a Dollar General. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a “passive” investor to attain the fee simple ownership of Dollar General. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, the nation’s top dollar store. List price reflects a 6.80% cap rate based on NOI of \$127,843.20.



PRICE \$1,880,047



CAP RATE 6.80%



LEASE TYPE Absolute NNN



RENT INCREASES 5% Every 5 Years



TERM REMAINING 14.5 Years

INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease | 14.5 Yrs Remaining on Primary Term
- **Zero Landlord Responsibilities**
- 2024 BTS Plus Size Construction
- **5% Rental Rate Increases Every 5 Years!**
- **Now Open | June 2024**
- **2 Points of Ingress/Egress | Accessible from 2 Streets**
- 5 (5 Year) Options | 5% Increases At Each Option
- Three Mile Household Income \$45,457
- 10 Mile Population 1,322
- **5,925 Cars Per Day on Highway 60**
- Investment Grade Dollar Store With "BBB" Credit Rating
- **Dollar General Corporate Guaranty**

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$127,843.20	\$12.02
Gross Income	\$127,843.20	\$12.02
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$127,843.20	\$12.02

PROPERTY SUMMARY

Year Built:	2024
Lot Size:	+/- 1.32 Acre
Building Size:	10,640 SF
Traffic Count:	5,925 VPD
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Plus Size Prototype
Parking Lot:	Asphalt
# of Parking Spaces	40
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$127,843.20
Rent PSF:	\$12.02
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	6/15/2024
Lease Expiration Date:	6/30/2039
Lease Term Remaining:	14.5 Years
Rent Bumps:	5% Every 5 Years Including at Each Option
Renewal Options:	Five (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$38.7 BILLION



STORE COUNT:
20,000+



GUARANTOR:
DG CORP

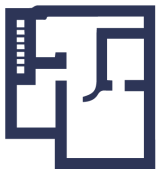


S&P:
BBB

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR		
Dollar General	10,640	6/15/2024	6/30/2039	\$127,843.20	100.0		\$12.02		
				\$134,235.36		7/1/2029	\$12.62		
				\$140,947.20		7/1/2034	\$13.25		
			Option 1	\$147,994.56		7/1/2039	\$13.91		
			Option 2	\$155,394.24		7/1/2044	\$14.60		
			Option 3	\$163,163.88		7/1/2049	\$15.33		
			Option 4	\$171,322.08		7/1/2054	\$16.10		
			Option 5	\$179,888.28		7/1/2059	\$16.91		
Averages	10,640			\$134,341.92			\$12.63		



TOTAL SF
10,640



TOTAL ANNUAL RENT
\$127,843.20



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$12.63



NUMBER OF TENANTS
1

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 FORTIS NET LEASE™



\$1.7 BILLION

2023 TOTAL NET INCOME



800 STORES

OPENING IN 2024



\$38.7 BIL

2023 NET SALES



85 YEARS

IN BUSINESS



FORTUNE 500

ON LIST SINCE 2009

DOLLAR GENERAL is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 20,000+ stores with more than 173,000 employees, located across 48 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets, but now they are expanding into more densely populated areas. Dollar General opened 990 new stores in 2023, and planning to open an additional 800 in 2024. The Dollar General strategy is to deliver a hassle-free experience to customers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.



20,000+ STORES ACROSS 48 STATES

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 FORTIS NET LEASE™

PROXIMITY TO LOCAL ATTRACTIONS



68 Miles
Clovis
Regional
Airport



162 Miles
Albuquerque,
New Mexico



45 Miles
Santa Rosa,
New Mexico



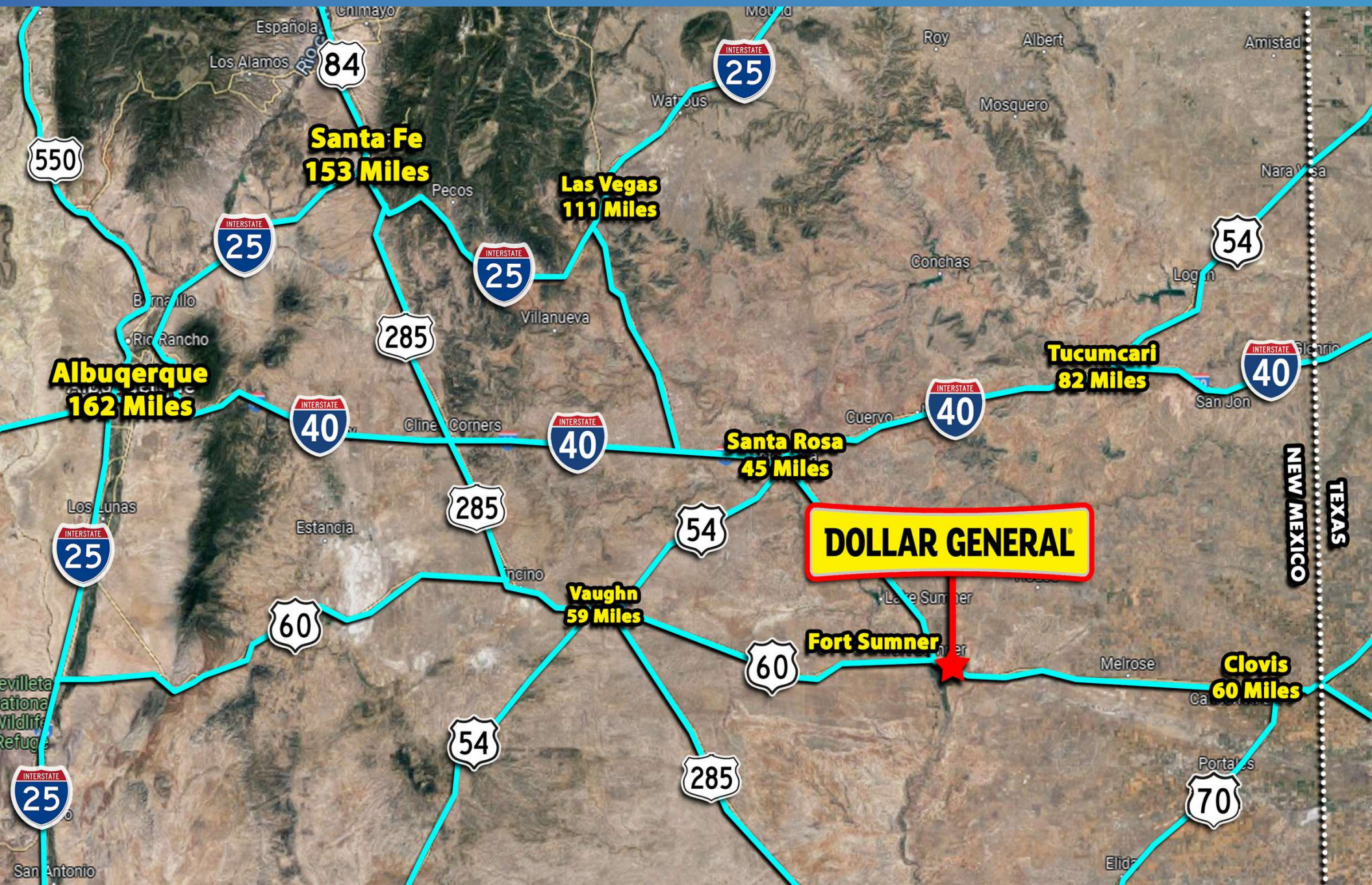
62 Miles
Clovis
Community
College

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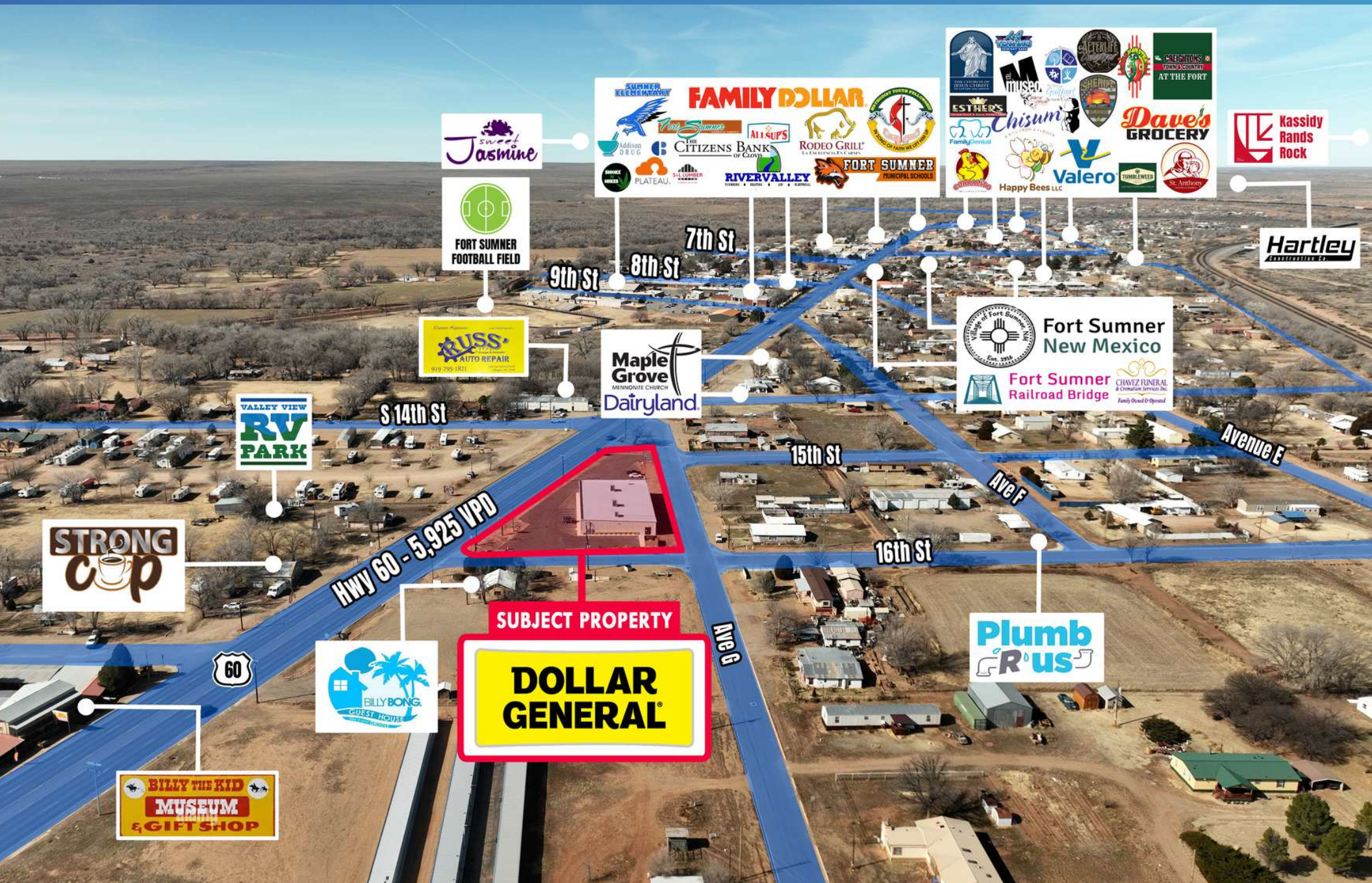
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Fort Sumner, New Mexico, is a small, historically significant town in De Baca County, located in the eastern part of the state. Nestled along the Pecos River, it sits amid the vast, open plains of the high desert, characterized by rolling grasslands, sparse vegetation, and wide, unobstructed skies that offer stunning sunrises and sunsets.

Originally established as a military fort in the 1860s, Fort Sumner is best known for its role in the tragic history of the Navajo and Mescalero Apache during the forced Long Walk and as the final resting place of the legendary outlaw Billy the Kid. The town is home to the Billy the Kid Museum and the Old Fort Sumner Historic Site, both of which draw visitors interested in the Wild West and Native American history.

Despite its small population, Fort Sumner retains a deep connection to its past while serving as a quiet, rural community. It offers a peaceful, remote atmosphere with a rugged Western charm, making it a unique destination for history buffs and those seeking solitude in New Mexico’s wide-open landscapes.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2024	1,128	1,269	1,322
Median Age	52.5	52.4	52.4
# Of Persons Per HH	2.2	2.2	2.2
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	524	587	610
Average HH Income	\$45,457	\$46,541	\$46,888
Median House Value	\$172,222	\$177,450	\$178,301
Consumer Spending	\$12.7 M	\$14.4 M	\$15.0 M





TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

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