

# FAMILY DOLLAR

SINGLE TENANT NET LEASE



1002 S EDDY STREET | PECOS, TX 79772

Offered By:

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**JARED AUBREY**  
CBRE TX Broker of Record

**CBRE**

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## DISCLAIMER

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TENANT OVERVIEW



# FAMILY DOLLAR

SINGLE TENANT NET LEASE



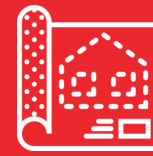
## I. Executive Summary



**ASKING PRICE**  
**\$673,145**



**CAP RATE**  
**8.50%**



**PRICE / SQUARE FOOT**  
**\$60**

## The Offering

Addison Williams from CBRE is pleased to offer for sale an inline single-tenant net leased Family Dollar in Pecos, TX.

Operating at this location since 1994, Family Dollar recently exercised its 6th extended term with over 5 years now remaining on the lease. Family Dollar has three 5-year options remaining, each with 10% rental escalations.

The Lease is on a NN basis, whereby the majority of property expenses are paid for by Tenant.

Landlord perennially collects additional income from the property through the Percentage Rent clause in the Lease.

## Investment Highlights

- Extremely High Performing Store: Family Dollar's gross store sales exceed the Percentage Rent threshold, yielding additional annual income to Landlord
- Long-term Historical Occupancy: Family Dollar has been at this location since 1994
- Commitment to Site: Family Dollar has now executed six extended lease terms
- Extremely below market rent of \$5.40 PSF (NNN market rent is \$16.92)
- NN lease with minimal Landlord responsibilities
- Three 5-year options each with 10% rent increases
- Inline real estate surrounded by complementary businesses bringing daily traffic to the store

## Property Facts

<b>PROPERTY ADDRESS</b>	1002 S Eddy Street Pecos, TX 79772
<b>TOTAL BUILDING AREA</b>	11,200 SF
<b>OCCUPANCY</b>	100%

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## II. Financial Analysis

## Financial Analysis

		Price	\$673,145
		Rentable Square Feet	11,200
		Price per Square Feet	\$60
		CAP Rate	8.50%
Income		Year One NOI	Per SF
		8/2024 - 7/2025	
Family Dollar Stores of Texas, LLC	11,200 SF	\$60,500	\$5.40
Total Base Rent		\$60,500	\$5.40
Scheduled Base Rental Revenue		\$60,500	\$5.40
Expense Reimbursement Revenue			
Real Estate Taxes		\$492	\$0.04
Insurance		\$10,160	\$0.91
Common Area Maintenance		-	-
Total Expense Reimbursement Revenue		\$10,652	\$0.95
Percentage Rent Income Estimate		\$2,500	\$0.22
Gross Potential Income		\$73,652	\$6.58
Vacancy/Collection Allowance	0.0%	-	-
Effective Gross Income		\$73,652	\$6.58
Operating Expense Estimates			
Real Estate Taxes		\$6,275.06	\$0.56
Insurance		\$10,160	-
Common Area Maintenance		-	-
Total Common Area Expenses		\$16,435	\$1.47
Management/Administrational		-	-
Replacement Reserve		-	-
Total Expenses		\$5,783	\$0.52
<b>Net Operating Income</b>		<b>\$57,217</b>	<b>\$5.11</b>



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## III. Location & Property Overview



## Property Overview

### Location Overview

Just 1.8 miles from Pecos Municipal Airport, the subject property is situated on two hard corners, with direct frontage on S Oleander Street. Pecos, TX is the largest city and county seat of Reeves County, TX. Pecos is known as the birthplace of the rodeo, hosting the World's First Rodeo back on July 4, 1883.

The subject property is surrounded by complementary businesses bringing traffic to the site daily. There is a Walmart 3,000 feet from the subject property, neighbored by a United Supermarket, a Starbucks, Burger King, and O'Reilly Auto Parts. The subject property is about 1.25 miles from the intersection of US Hwy 285 and Interstate 20.

### Location Highlights

- 1.8 miles from Pecos Municipal Airport
- Situated on two hard corners with direct frontage on S Oleander Street
- Largest city in & county seat of Reeves County, TX
- Extremely below market rent of \$5.40 PSF (NNN market rent is \$16.92)
- 3,000 feet from a Walmart, United Supermarket, and Starbucks
- Located just over a mile from the convergence of major highways US Hwy 285 and Interstate 20





# Site Aerial



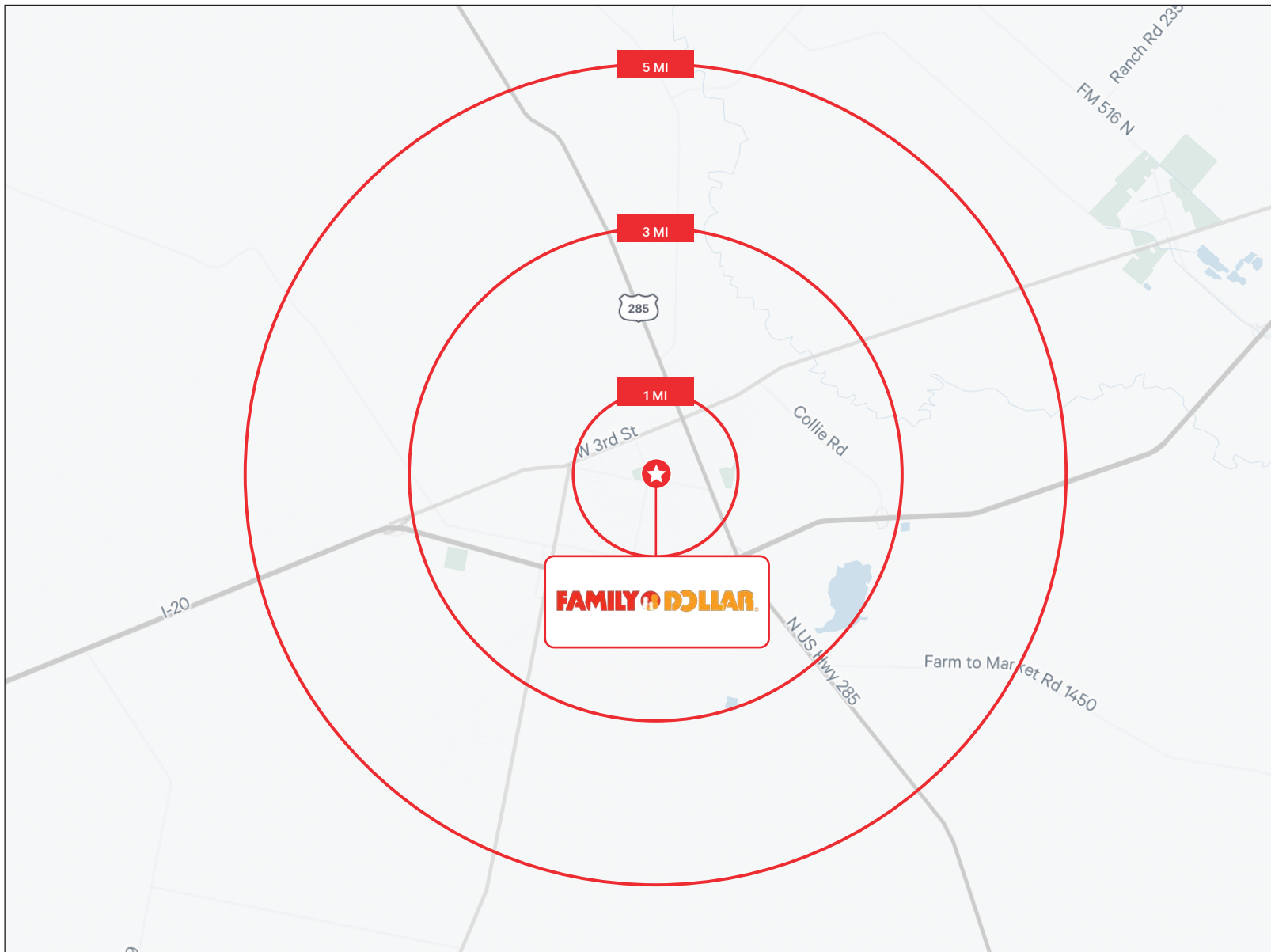


# Location Aerial Map





## 1,3,5-Mile Radius Overview



## Regional Map



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## IV. Tenant Overview



## Lease Abstract

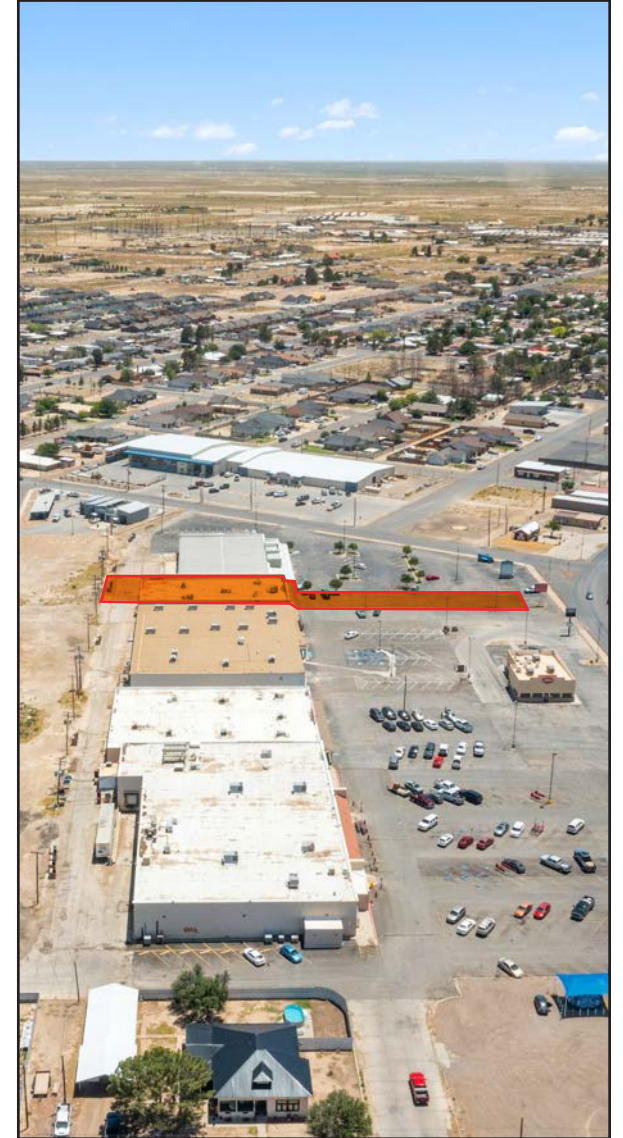
TENANT	Family Dollar Stores of Texas, LLC
SIZE	11,200 SF
LEASE TYPE	NN
EXPIRATION DATE	December 31, 2029
LEASE TERM REMAINING	5.61 years
YEAR ONE RENT	\$60,500.08
ESCALATIONS	10% escalation in next option period
RENEWAL OPTIONS	Three 5-year options remaining, each with a 10% rental escalation
<b>OPERATING EXPENSES</b>	
TAXES	Tenant shall reimburse Landlord for all real estate taxes above the base year amount (see NOI Calc page).
INSURANCE	Tenant shall reimburse for any insurance premiums.
CAM	Tenant shall pay for all common area maintenance directly aside from those exceptions in the Landlord Responsibilities section below.
UTILITIES	Tenant shall pay for all utilities directly.
LANDLORD RESPONSIBILITIES	Landlord shall be responsible for repair and replacement of all exterior portions of the building constituting part of the demised premises, including the roof, exterior walls, canopy, gutters, downspouts, and also all structural portions of the building, as well as any repairs to exterior water, sewer, and electrical lines, and any major (>\$500) repairs and replacements to interior plumbing and interior electrical. Landlord shall maintain parking area.
ASSIGNMENT AND SUBLEASE	Tenant shall remain liable through any assignment / sublease.

## Property Photos





## Property Photos







FOR MORE INFORMATION  
PLEASE CONTACT:

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