



FAMILY DOLLAR LOCATED IN OPPORTUNITY ZONE!

ACTUAL STORE

701 5TH ST, ESTANCIA, NM 87016

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410
fortisnetlease.com

BRYAN BENDER
MANAGING DIRECTOR
D: 248.419.3810
BBENDER@FORTISNETLEASE.COM

COREY BUNCH
SENIOR ADVISOR
D: 248.419.3627
CBUNCH@FORTISNETLEASE.COM

ANDY BENDER
SENIOR ADVISOR
D: 248.419.3657
ABENDER@FORTISNETLEASE.COM

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

BRIAN BROCKMAN

BANG REALTY
AL #119315
2939 VERNON PLACE
CINCINNATI, OH 45219
513.898.1551

INVESTMENT SUMMARY

List Price:	\$619,994
Current NOI:	\$61,994.00
Initial Cap Rate:	10.00%
Land Acreage:	+/- 1.0
Year Built	2007
Building Size:	9,180 SF
Price PSF:	\$67.54
Lease Type:	Double Net (NN)
Lease Term:	10 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,180 SF. freestanding Family Dollar store located in Estancia, New Mexico - **located in an Opportunity Zone in the Albuquerque Market!** The property offers a Double Net (NN) Lease, leaving minimal landlord responsibilities. Tenant is responsible for HVAC system. The lease contains 4 (5 year) options to renew, each with a 10% rental rate increase. The lease is corporately guaranteed, which holds a credit rating of "BBB", which is classified as Investment Grade. The store is currently open and has been operating successfully since July 2008.

This Family Dollar is highly visible as it is strategically positioned on 5th Street which sees 3,911 cars per day. It is conveniently located on the main thoroughfare through town, next to the High School & across the street from Estancia Municipal Airport. The 10 mile population from the site is 3,029 while the 3 mile average household income is \$46,605 per year, making this location ideal for a Family Dollar. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a "passive" investor to attain the fee simple ownership of a Family Dollar. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, one of the nation's top dollar stores. List price reflects a 9.23% cap rate based on NOI of \$59,978. Owner is a licensed New Mexico Real Estate Broker.



PRICE \$619,994



CAP RATE 10.00%



LEASE TYPE Double Net (NN)



TERM REMAINING 28 Months

INVESTMENT HIGHLIGHTS

- **Double Net (NN) Lease | Minimal Landlord Responsibilities**
- **Additional Vacant Land North of Paved Parking Lot**
- **Recently Extended Primary Term Proving Commitment to the Site**
- **Located in an Opportunity Zone!**
- 4 (5 Year) Options to Renew | 10% Rental Increases at Each Option
- 3 Mile Household Income \$46,605
- 10 Mile Population 3,029
- **3,911 VPD on 5th Street**
- Corporate Guarantee with "BBB-" Credit Rating
- **Essential Retailer | On Main Thoroughfare**
- Adjacent to Estancia High School
- Tenant Responsible for HVAC System

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$74,940.00	\$8.16
Gross Income	\$74,940.00	\$8.16
EXPENSE		PER SF
Property Tax	\$4,204	\$0.46
Insurance (Hazard & Flood)	\$8,742	\$0.95
Gross Expenses	\$12,946	\$1.41
NET OPERATING INCOME	\$61,994.00	\$6.75

PROPERTY SUMMARY

Year Built:	2007
Lot Size:	0.96 +/- Acres
Building Size:	9,180 SF
Traffic Count 1:	3,911 on 5th Street
Roof Style:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
Warranties	Construction
HVAC	Ground Mounted

LEASE SUMMARY

Tenant:	Family Dollar
Lease Type:	Double Net (NN)
Primary Lease Term:	10 Years
Annual Rent:	\$74,940.00
Rent PSF:	\$8.16
Landlord Responsibilities:	Minimal
Taxes, Insurance, CAM & HVAC:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	7/1/2008
Lease Expiration Date:	6/30/2028
Lease Term Remaining:	28 Months
Rent Bumps:	10% at Each Option
Renewal Options:	Four (5 Year)
Lease Guarantor:	Dollar Tree Stores, Inc.
Lease Guarantor Strength:	BBB-
Tenant Website:	www.FamilyDollar.com



GROSS SALES:
\$10.7 BILLION



STORE COUNT:
8,000+



GUARANTOR:
CORPORATE



S&P:
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Family Dollar	9,180	7/1/2008	6/30/2028	\$74,940	100.0	\$8.16
Totals/Averages	9,180			\$74,940.00		\$8.16



TOTAL SF
9,180



TOTAL ANNUAL RENT
\$74,940.00



OCCUPANCY RATE
100.0%



RENT/SF
\$8.16



NUMBER OF TENANTS
1

Family Dollar also pays percentage rent in the amount of 3% of the gross sales in excess of \$2,079,406.67 each year.





OVERVIEW

Company:	Family Dollar
Founded:	1959
Total Revenue:	\$10.7 Billion
Net Income:	\$284.5 Million
Net Worth:	\$9.5 Billion
Headquarters:	Mathews, North Carolina
Website:	www.FamilyDollar.com

TENANT HIGHLIGHTS

- Publicly traded on NASDAQ Ticker symbol: DLTR
- Company Vision: "The best small-format value and convenience retailer serving the needs of customer in the neighborhoods we serve."
- Operates in 44 States with Over 8,000 Store Locations
- Ranked #134 on Fortune 500
- "Strong Grade" S&P Rating of BBBTENANT

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
Current	\$74,940	\$6,245	-

COMPANY BACKGROUND

Family Dollar was founded in 1959 by Leon Levine, a 21-year-old entrepreneur. In November of that year, the company's first store was opened, in Charlotte, North Carolina. In 1961, their first store in South Carolina Opened, followed by stores in Georgia and Virginia, which were opened in 1962 and 1965, respectively.

During the 1960's, the store company was largely a southern United States operation. By 1969, there were fifty stores in Charlotte alone. In addition to offering quality merchandise at low prices, Family Dollar is committed to the communities they service by supporting the non-profit organizations that seek to improve the quality of life for our customers and Team members. Through a grass-roots approach to giving, the FamilyHope Community Foundation aids to give back to organizations that help local families in need.

On July 28, 2014, Dollar Tree announced that it would acquire Family Dollar for \$74.50 per share, a deal valuing Family Dollar at \$8.5 billion, and that Dollar Tree would also assume \$1 billion in debt currently owed by Family Dollar, for a total of \$9.5 billion. Headquartered in Chesapeake, VA, Dollar Tree is the largest and most successful single-price-point retailer in North America, operating thousands of stores across 48 contiguous U.S. states and five Canadian provinces, supported by a solid and scalable logistics network.

FAMILY DOLLAR

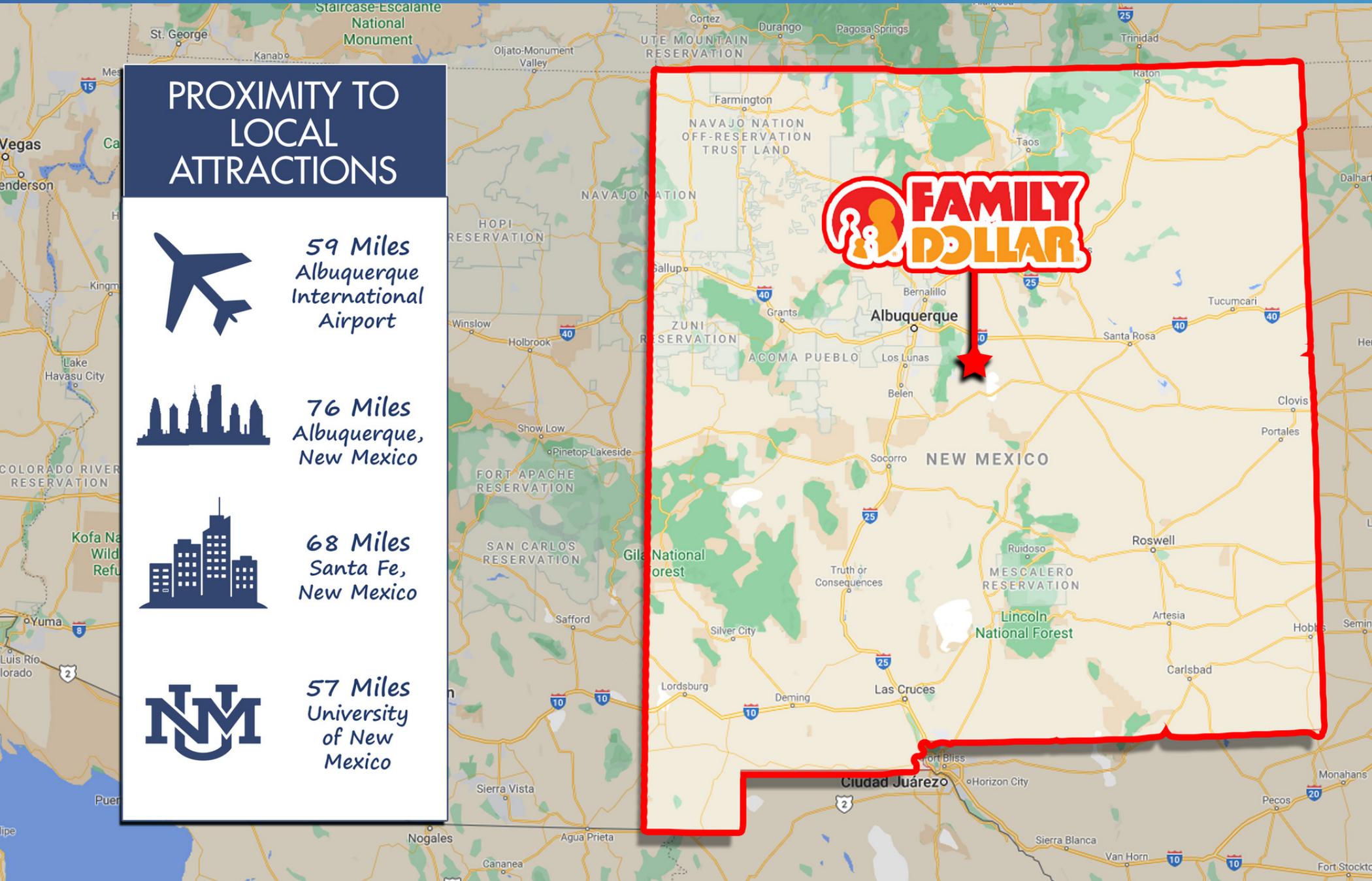
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FORTIS NET LEASE™





3,911 VPD 41 5TH STREET



PROXIMITY TO LOCAL ATTRACTIONS



59 Miles
Albuquerque
International
Airport



76 Miles
Albuquerque,
New Mexico



68 Miles
Santa Fe,
New Mexico



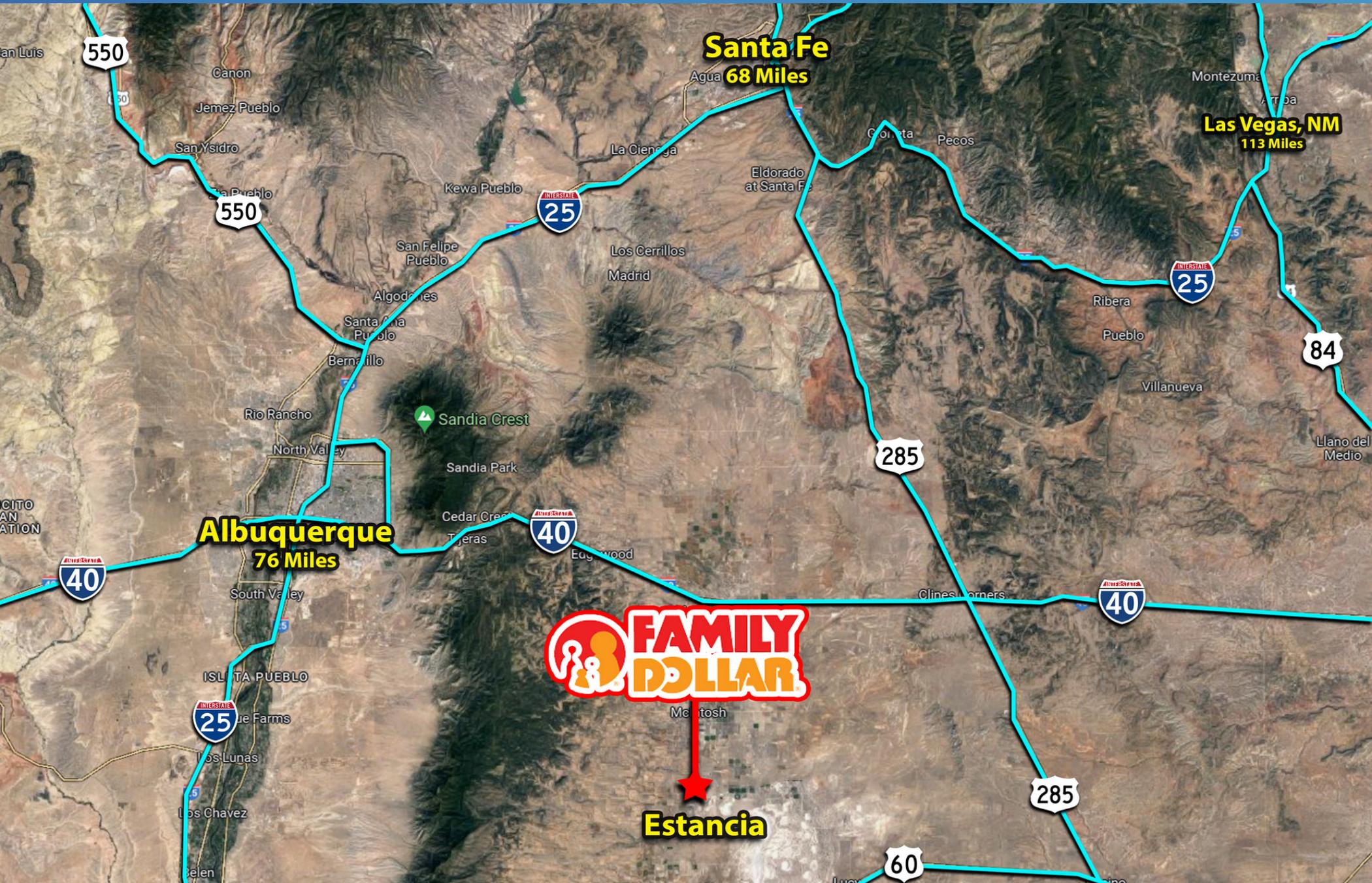
57 Miles
University
of New
Mexico



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FORTIS NET LEASE™



ESTANCIA CAPITAL PARTNERS

- Speedway
- PG
- Mayflower
- Valley Express
- THE OLD MILL
- NAPA

DLMG
MARCA Y GESTION
First Baptist Church
TORRANCE COUNTY ESTANCIA
PUBLIC HEALTH OFFICE

Estancia High School
ESTANCIA ELEMENTARY SCHOOLS
Estancia Middle School

clean LAUNDRY
Coburn
384-2842
Emergency 765-2841
Automotive & Diesel Repair

ESTANCIA
Municipal Airport

DOLLAR GENERAL

FAMILY DOLLAR

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 FORTIS NET LEASE™



 **PMS**
PRESBYTERIAN MEDICAL SERVICES
NEW MEXICO COURTS


nmbch.com
NEW MEXICO BAPTIST
CHILDREN'S
HOME & FAMILY MINISTRIES

**DOLLAR
GENERAL**


ESTANCIA
Municipal Airport

5th St - 3,911 VPD

Site

 **FAMILY
DOLLAR**

**clean
LAUNDRY**
Coburn
Daytime 384-2841 Emergency 765-2841
Automotive & Diesel Repair



Located in the central part of the state, Estancia is surrounded by vast stretches of open plains, rolling hills, and expansive blue skies. As you approach the town, you'll be greeted by breathtaking views of the Manzano Mountains to the west, creating a stunning backdrop for this picturesque community.

The town itself exudes a sense of charm and history. Its downtown area is filled with historic buildings, including the iconic Torrance County Courthouse, which dates back to the early 20th century. The streets are lined with quaint shops, local eateries, and friendly faces, making it a welcoming place for visitors and residents alike.

Throughout the year, Estancia hosts various events and festivals that showcase the town's vibrant community spirit. From rodeos and parades to farmers' markets and local art shows, there's always something happening to bring the community together.

POPULATION	3 MILES	5 MILES	10 MILE
Total Population 2026	1,528	1,875	3,029
Median Age	40.8	41.4	42.5
# Of Persons Per HH	2.6	2.6	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILE
Total Households	395	529	980
Average HH Income	\$46,605	\$51,766	\$56,461
Median House Value	\$147,590	\$189,673	\$230,872
Consumer Spending	\$11.7 M	\$16.2 M	\$30.7 M





TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

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