

OFFERING MEMORANDUM



FAMILY DOLLAR
ANGEL FIRE, NEW MEXICO



SCHUCHERT
RETAIL GROUP

In Association with Brian Brockman & Bang Realty-New Mexico, Inc.
A Licensed New Mexico Broker #20241



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INVESTMENT SUMMARY



LIST PRICE
\$1,470,153



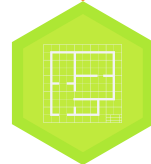
PROPERTY ADDRESS
**3421 MOUNTAIN VIEW BLVD.
ANGEL FIRE, NM 87110**



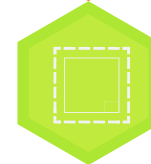
CAP RATE
8.15%



ANNUAL RENT
\$119,817.00



BUILDING SIZE
8,320 SQ. FT.



LAND AREA
1.23 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
ABSOLUTE NNN



LEASE TERM REMAINING
6 YEARS



LEASE EXPIRATION
03/31/2032



RENEWAL OPTIONS
6 - 5 YEAR



RENT INCREASES
10% AT OPTIONS



PARKING
32 SPACES



YEAR BUILT
2017



TAX PARCEL
4564



TRAFFIC COUNTS
3,891 VPD

RENT SCHEDULE

	MONTHLY RENT	ANNUAL RENT	INCREASE	CAP RATE
Current - 03/31/2032	\$9,985	\$119,817		8.25%
Option 1 (04/01/2032 - 03/31/2037)	\$10,983	\$131,799	10.00%	9.08%
Option 2 (04/01/2037 - 03/31/2042)	\$12,082	\$144,979	10.00%	9.98%
Option 3 (04/01/2042 - 03/31/2047)	\$13,290	\$159,476	10.00%	10.98%
Option 4 (04/01/2047 - 03/31/2052)	\$14,619	\$175,424	10.00%	12.08%
Option 5 (04/01/2052 - 03/31/2057)	\$16,081	\$192,966	10.00%	13.29%
Option 6 (04/01/2057 - 03/31/2062)	\$17,689	\$212,263	10.00%	14.62%

INVESTMENT HIGHLIGHTS

FAMILY DOLLAR CORPORATE LEASE:

- 2017 Construction Build-to-Suit Family Dollar
- 8,320 SF Building | 1.23 Acre Parcel
- 6 Years of Guaranteed Lease Term (Lease Exp: 03/31/2032)
- Six (6) - Five (5) Year Option Periods with 10% Rental Increases

HIGHLY UPGRADED CONSTRUCTION:

- Upgraded Western Motif for Resort Town Style

ABSOLUTE NNN LEASE | A TRUE COUPON CLIPPER:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays ALL Operating Expenses, Insurance & Pays Property Taxes Directly

LOCATION:

- Strategically Located on Mountain View Boulevard
- Main Thoroughfare in Town

PROXIMITY FROM ANGEL FIRE, NEW MEXICO:

- Taos, NM | 24 Miles
- Santa Fe, NM | 92 Miles
- Durango, CO | 225 Miles
- Denver, CO | 297 Miles

ANGEL FIRE RESORT:

- Year-Round Resort Destination
- Over 80 Runs, 3 Terrain Parks and 30+ Acres of Trails
- Summer Activities Include: Mountain Biking, Golfing, Ziplining, Hiking, Fishing, Paddleboarding

ANGEL FIRE RESORT - RECENT UPGRADES:

- Spring 2025: New Six-Pack Detachable Chairlift on the Front Side of the Mountain (Completion Estimated for December 2026). Will be the only "Six-Pack" Chairlift in the State of New Mexico
- Summer 2025: Construction of a New Fixed-Grip Quad Chair Lift on the Back Side of the Mountain
- Summer 2025: Eight New Pickleball Courts, New Tennis & Pickleball Pro Shop
- Winter 2025: Seven New Runs, Including the Resort's First-Ever Double Black Diamond Trails

TRADE AREA DEMOGRAPHICS:

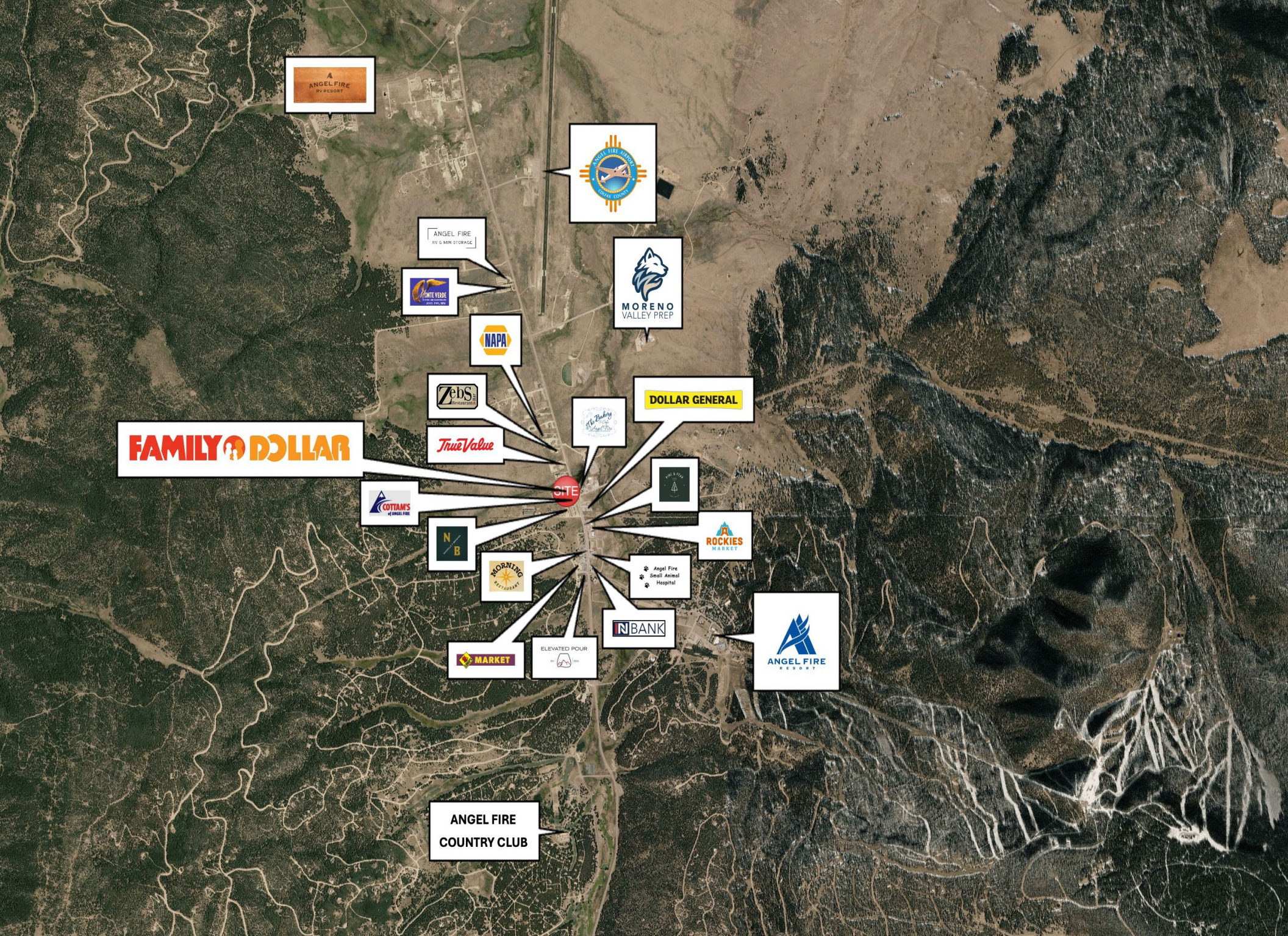
- 1-Mile: 493 Residents | \$93,743 Average Household Income
- 3-Mile: 2,109 Residents | \$93,076 Average Household Income
- 5-Mile: 2,480 Residents | \$91,260 Average Household Income
- 7-Mile: 3,149 Residents | \$87,292 Average Household Income











ANGEL FIRE
RV RESORT



ANGEL FIRE
RV & ANN STORAGE



DOLLAR GENERAL

FAMILY DOLLAR

True Value

SITE



Angel Fire
Small Animal
Hospital



ANGEL FIRE
COUNTRY CLUB



2025 ESTIMATED POPULATION

3 Mile	2,109
5 Mile	2,480
7 Mile	3,149



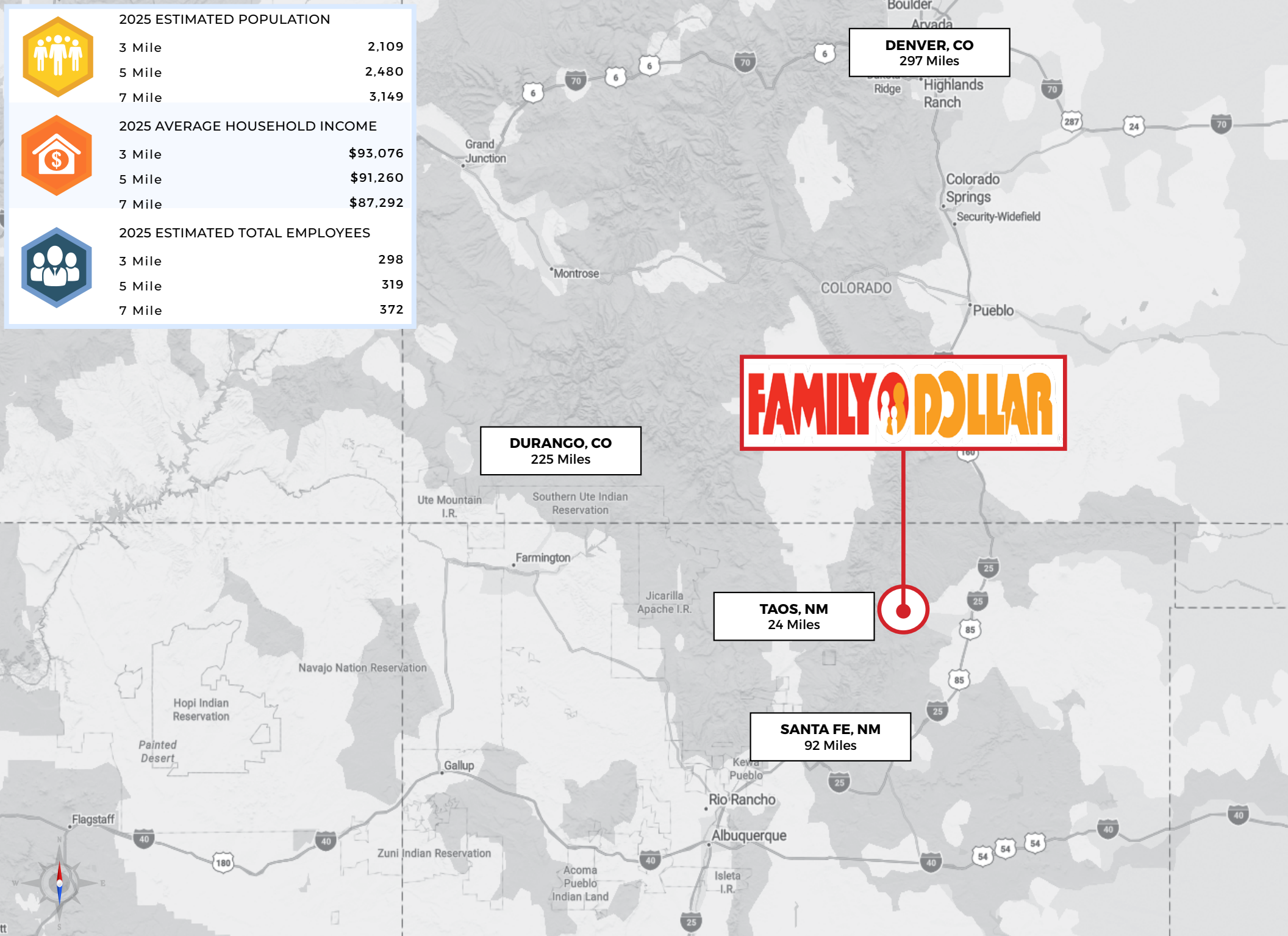
2025 AVERAGE HOUSEHOLD INCOME

3 Mile	\$93,076
5 Mile	\$91,260
7 Mile	\$87,292



2025 ESTIMATED TOTAL EMPLOYEES

3 Mile	298
5 Mile	319
7 Mile	372



DURANGO, CO
225 Miles

TAOS, NM
24 Miles

SANTA FE, NM
92 Miles

AREA OVERVIEW



ANGEL FIRE, NEW MEXICO

Angel Fire is located in southwestern Colfax County, New Mexico. Situated 24 miles from Taos and 92 miles from Santa Fe, the town is serviced by US-64 and NM-434 which helps bring thousands of tourists to the area every year. Entirely within the village limits is Angel Fire Resort. The year-round resort destination was recognized as the #1 Family Friendly Resort by OnTheSnow and offers lodging, dining, and activities for all. With pristine slopes and peak elevation at 10,677 feet, the mountain is perfect for advanced skiers and first timers. For those interested in other winter activities, the resort offers snowshoeing, tubing, and luxurious mountain lodges. Once the snow melts and summer comes, visitors and residents alike can be found golfing at the resort surrounded by majestic Rocky Mountains, taking in breathtaking views on a zipline tour, mountain biking through some of the best trails in the US, or enjoying water activities on Monte Verde Lake. No matter the season, Angel Fire is bustling with energy and activity as people come from near and far to enjoy all the region has to offer.



AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
2025 Estimated Population	493	2,109	2,480	3,149
2030 Projected Population	488	2,088	2,457	3,122
2020 Census Population	283	1,148	1,418	1,752



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	7 MILE
2025 Estimated Households	247	1,054	1,234	1,547
2030 Projected Households	247	1,054	1,234	1,544
2020 Census Households	139	562	691	844
Average Household Size	1.99	1.99	2.00	2.01



INCOME	1 MILE	3 MILE	5 MILE	7 MILE
2025 Average Household Income	\$93,743	\$93,076	\$91,260	\$87,292
2025 Median Household Income	\$71,896	\$71,369	\$69,919	\$66,607
2025 Per Capita Income	\$46,932	\$46,534	\$45,440	\$42,948



HOUSING	1 MILE	3 MILE	5 MILE	7 MILE
2025 Housing Units	247	1,054	1,234	1,547
2025 Owner-Occupied Units	185	789	923	1,161
2025 Renter Occupied Housing Units	62	265	311	385



PLACE OF WORK	1 MILE	3 MILE	5 MILE	7 MILE
2025 Businesses	40	53	56	61
2025 Employees	224	298	319	372

TENANT OVERVIEW



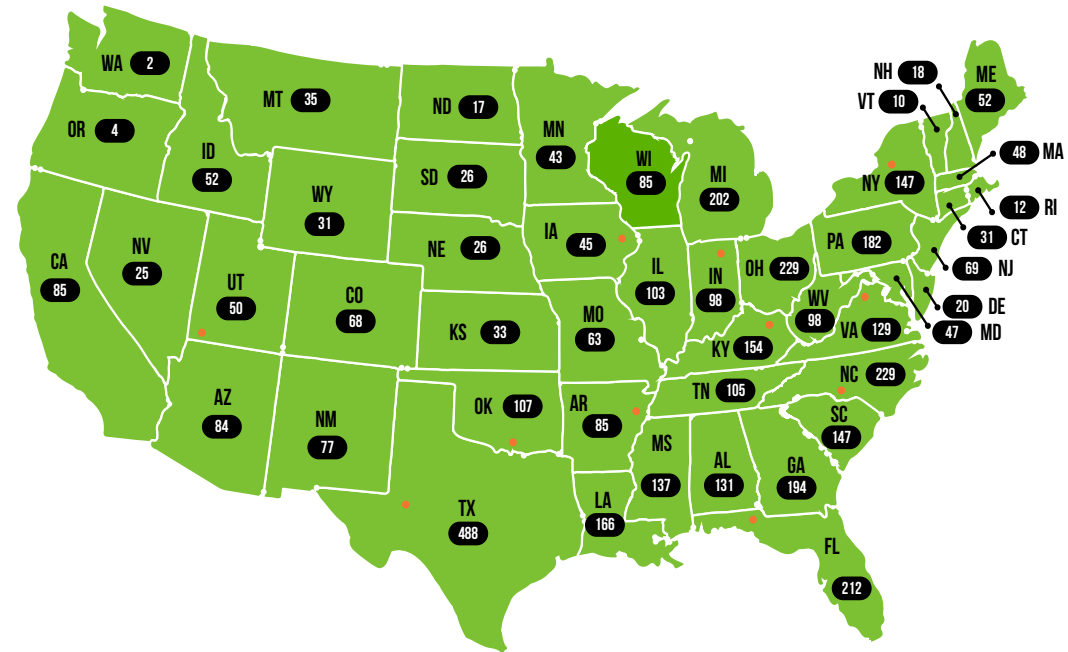
ABOUT

Family Dollar is an American discount retail chain founded in 1959 by Leon Levine in Charlotte, North Carolina. Since its founding, the company has expanded to operate 7,622 stores across 49 U.S. states and territories as of March 2025. Family Dollar offers a variety of products, including household goods, groceries, cleaning supplies, and apparel, primarily serving low-to-middle-income communities. The retailer also offers seasonal merchandise and necessities from competitively-priced national name brands and equivalent-value, lower-priced private labels. Family Dollar is headquartered in Chesapeake, Virginia. In fiscal year 2025, Family Dollar's annual revenue was reported as approximately \$13 billion.

In March 2025, Dollar Tree announced the sale of Family Dollar to private equity firms Brigade Capital Management and Macellum Capital Management. The transaction closed in the second quarter of 2025. Brigade Capital Management is a global asset management firm founded in 2006 with over \$26 billion in assets under management. Macellum Capital Management is an investment firm founded in 2009 that focuses on value-oriented investments in the consumer and retail sectors. Following the acquisition, Duncan McNaughton, former president and COO of Family Dollar, will assume the role of chairman, aiming to revitalize the brand and improve its market position.

7,622 STORES | IN 49 STATES

● STORES
● DISTRIBUTION CENTER



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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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By accepting this Offering Memorandum, you agree to release Schuchert Retail Group or any agent and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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