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
$1,409,611

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

CAP RATE
8.50%

ANNUAL RENT
$119,817.48

BUILDING SIZE
8,320 SQ. FT.

LAND AREA
1.23 ACRES

OWNERSHIP
FEE SIMPLE

LEASE TYPE
ABSOLUTE NNN

LEASE TERM REMAINING
5.75 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	$9,984.79	$119,817.48		8.50%
Option 1 (04/01/2032 - 03/31/2037)	$10,983.27	$131,799.24	10.00%	9.35%
Option 2 (04/01/2037 - 03/31/2042)	$12,081.60	$144,979.20	10.00%	10.28%
Option 3 (04/01/2042 - 03/31/2047)	$13,289.76	$159,477.12	10.00%	11.31%
Option 4 (04/01/2047 - 03/31/2052)	$14,618.73	$175,424.76	10.00%	12.44%
Option 5 (04/01/2052 - 03/31/2057)	$16,080.61	$192,967.32	10.00%	13.68%
Option 6 (04/01/2057 - 03/31/2062)	$17,688.67	$212,264.04	10.00%	15.05%

INVESTMENT HIGHLIGHTS

FAMILY DOLLAR CORPORATE LEASE:

- 2017 Construction Build-to-Suit Family Dollar
- 8,320 SF Building | 1.23 Acre Parcel
- 5.75 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: 490 Residents | $117,137 Average Household Income
- 3-Mile: 2,052 Residents | $116,220 Average Household Income
- 5-Mile: 2,413 Residents | $113,137 Average Household Income
- 7-Mile: 3,065 Residents | $105,616 Average Household Income


FAMILY DOLLAR


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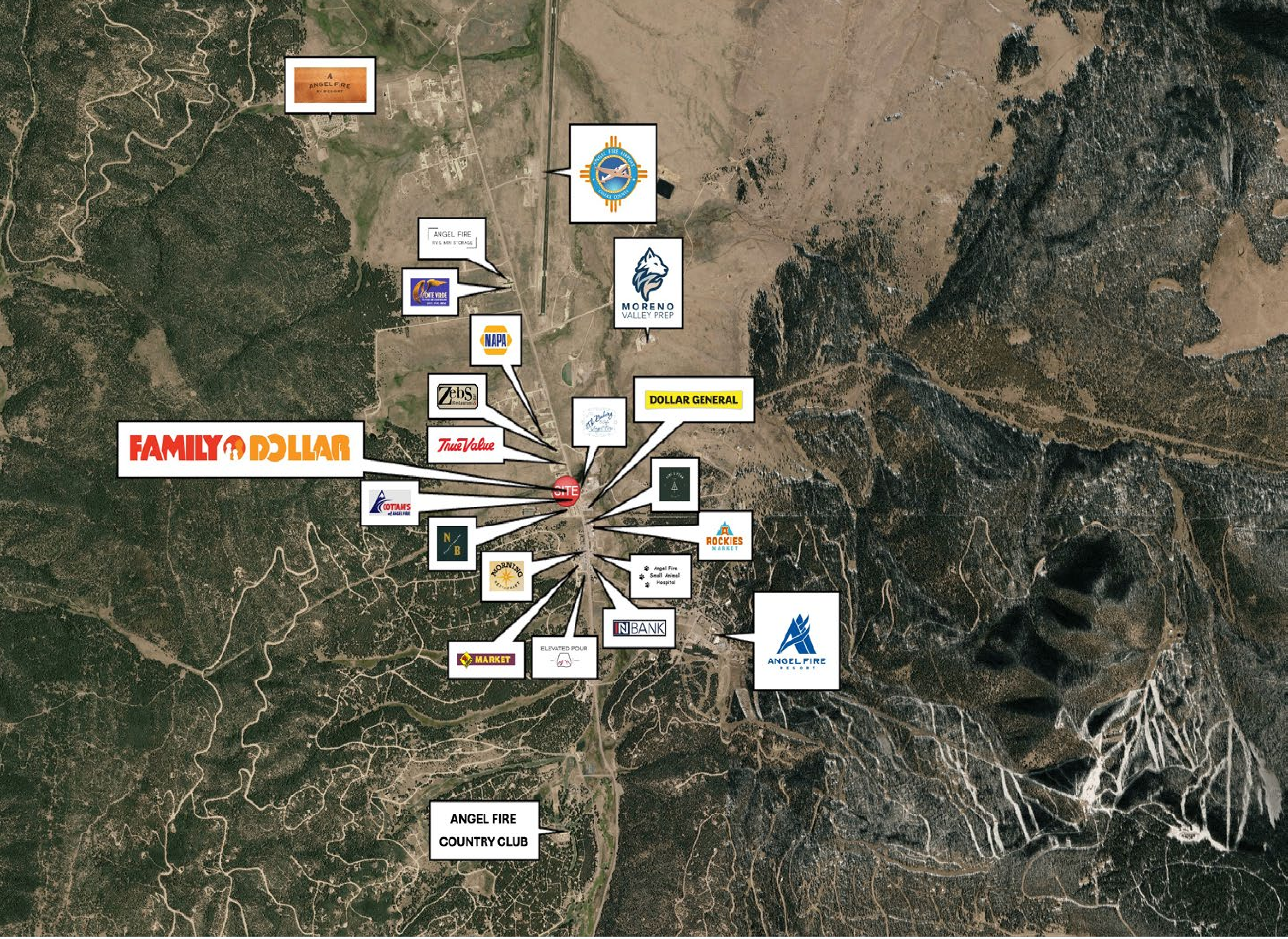
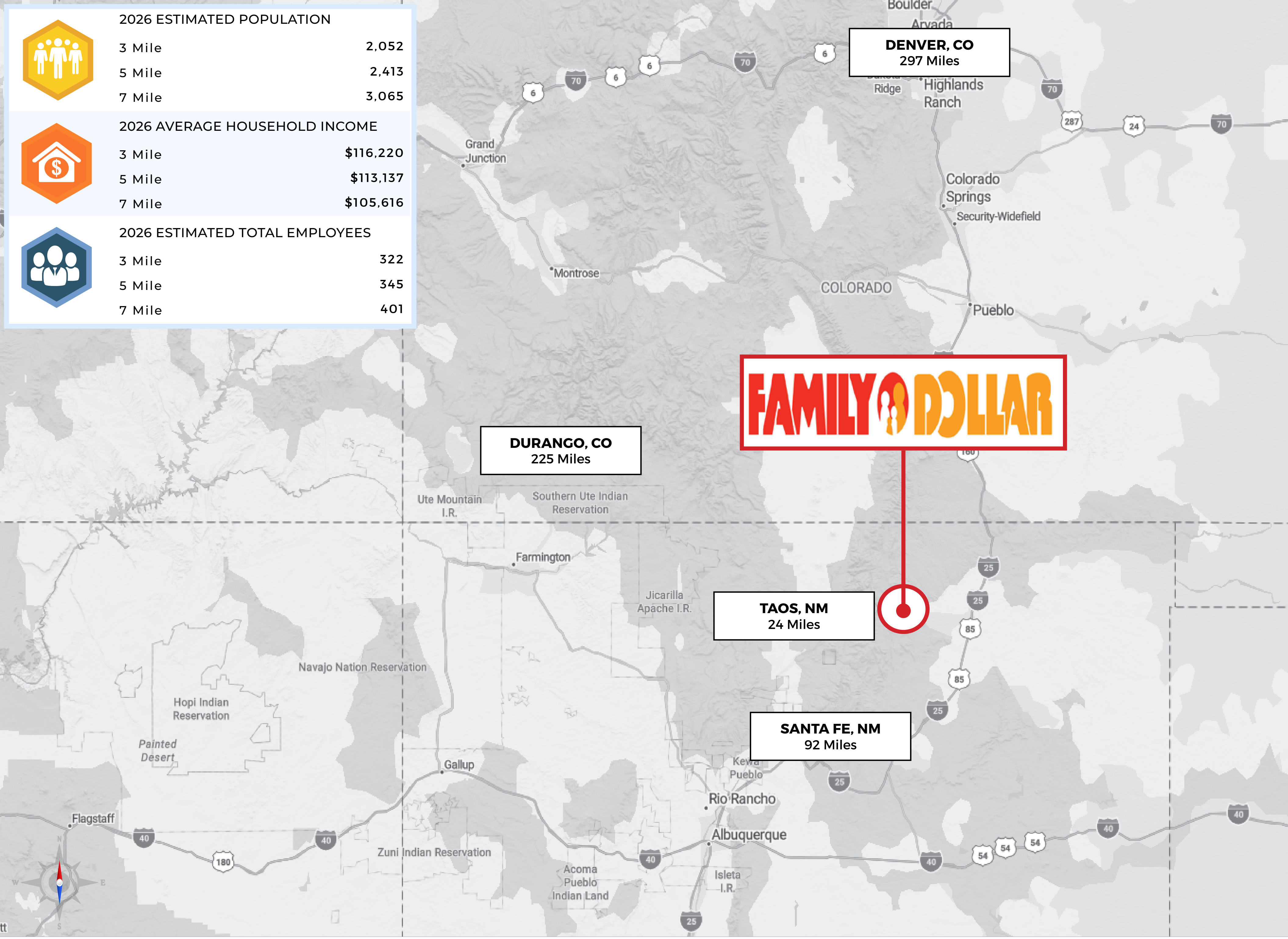
FAMILY
DOLLAR


ANGEL FIRE RV RESORT
ANGEL FIRE RV & MINI STORAGE
MORENO VALLEY PREP
NAPA
DOLLAR GENERAL
FAMILY DOLLAR
True Value
SITE
COTTAM'S of ANGEL FIRE
ROCKIES MARKET
Angel Fire Small Animal Hospital
BANK
ANGEL FIRE RESORT
MARKET
ELEVATED POUR
ANGEL FIRE COUNTRY CLUB

2026 ESTIMATED POPULATION	
3 Mile	2,052
5 Mile	2,413
7 Mile	3,065

2026 AVERAGE HOUSEHOLD INCOME	
3 Mile	$116,220
5 Mile	$113,137
7 Mile	$105,616

2026 ESTIMATED TOTAL EMPLOYEES	
3 Mile	322
5 Mile	345
7 Mile	401



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 thousandsof 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
2026 Estimated Population	490	2,052	2,413	3,065
2031 Projected Population	497	2,080	2,441	3,086
2020 Census Population	300	1,194	1,433	1,819

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	7 MILE
2026 Estimated Households	252	1,053	1,231	1,539
2031 Projected Households	251	1,049	1,226	1,531
2020 Census Households	147	585	698	875
Average Household Size	1.94	1.94	1.95	1.97

INCOME	1 MILE	3 MILE	5 MILE	7 MILE
2026 Average Household Income	$117,137	$116,220	$113,137	$105,616
2026 Median Household Income	$92,329	$91,624	$89,121	$81,953
2026 Per Capita Income	$60,191	$59,631	$57,748	$53,147

HOUSING	1 MILE	3 MILE	5 MILE	7 MILE
2026 Housing Units	252	1,053	1,231	1,539
2026 Owner-Occupied Units	187	780	912	1,146
2026 Renter Occupied Housing Units	65	272	319	393

PLACE OF WORK	1 MILE	3 MILE	5 MILE	7 MILE
2026 Businesses	45	59	63	68
2026 Employees	243	322	345	401

TENANT OVERVIEW

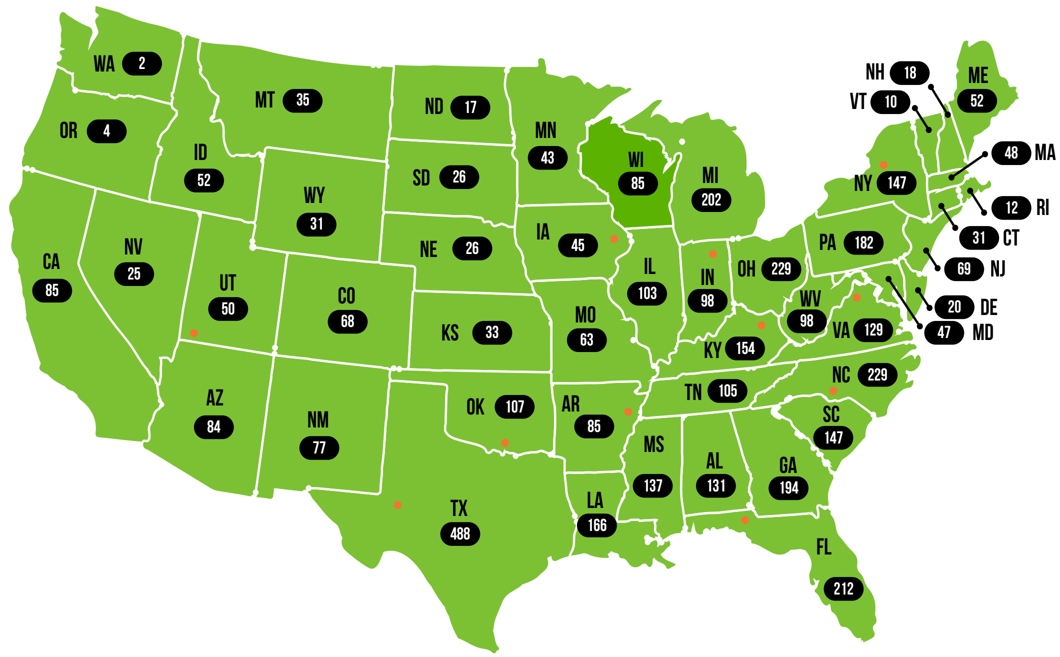
ABOUT

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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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Schuchert Retail Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group, has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided

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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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