



**5829 S. Main St.
Roswell, NM**

Building Size:
9,100 SF

Property Type:
Retail

Property Use Type:
Net Lease Investment
15 year lease with
3% increase at year 10;
Three 5-year options with
10% increases at 2% per year

Cap Rate:
9%

Occupancy:
100%

New Store completed in February 2010

Annual Rent - \$81,702
(15 yr. maturity)

RANCHLINE, Inc.
400 W. Second
Roswell, NM 88201
Paul Taylor, III
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www.ranchline.com

**For Sale:
\$907,800**

Dollar General is over 8,200 stores strong in about 35 states with over 60+ years in the business. They offer basic household items such as cleaning supplies, health and beauty aids, apparel and food. Dollar General is the largest general merchandise discount chain in the US with over 8,000 stores in the United States.

Roswell, NM, is a city in and the county seat of Chaves County in the southeastern quarter of the state of New Mexico, United States. The population was 45,293 at the 2000 census. It is a center for irrigation farming, dairying, ranching, manufacturing, distribution, and petroleum production. It is also the home of New Mexico Military Institute (NMMI), founded in 1891. Bitter Lake National Wildlife Refuge is located a few miles northeast of the city on the Pecos River. Bottomless Lakes State Park is located twelve miles east of Roswell on US 380.

Roswell is most popularly known for having its name attached to what is now called the 1947 Roswell UFO incident, even though the crash site of the alleged UFO was some 75 miles from Roswell and closer to Corona. The investigation and debris recovery was handled by the local Roswell Army Air Field.

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