



ABSOLUTE NNN INVESTMENT (FEE SIMPLE)

DOLLAR GENERAL®

619 W Corsicana St. | Athens, TX | 75751

PRICING

List Price \$2,171,000

NOI \$131,350

CAP Rate 6.05%

Taxes NNN

Insurance NNN

CAM NNN

LEASE ABSTRACT

Tenant Trade Name Dollar General

Lease Start April 1, 2013

Lease Expiration March 31, 2028

Lease Term 15 Years

Term Remaining On Lease 10 Years

Base Rent \$131,350

Rental Adjustments None

Option Periods
3 - 5 Year Options
10% Increase Each Option
4/1/2028: \$144,361
4/1/2033: \$158,797
4/1/2038: \$174,797

Lease Type NNN Lease

Roof & Structure Tenant Responsible

Deliverable Free & Clear of Existing Debt

PROPERTY OVERVIEW

We are pleased to offer to qualified investors an opportunity to purchase an investment grade single tenant Absolute NNN investment fully leased to Dollar General on a corporate guaranteed lease. With approximately 10+ years remaining this opportunity provides long term stable cash flow with zero landlord responsibilities. Offered at below replacement cost (\$174 PSF) this is a rare opportunity to purchase an investment grade credit tenant in a tax free state, with a long term lease in place, and zero landlord responsibilities.

Dollar General Corp. (NYSE: DG) is a discount retailer that offers consumables, seasonal, home products, and apparel. Dollar General Corp. posts over \$21.9 Billion in Revenue, over \$11.6 Billion in Total Assets, and an investment grade rating of "BBB" by Standard and Poors. There are more than 12,500 locations in 43 states and is headquartered in Goodlettsville, TN; it has operated for over 75 years and is one of the strongest discount retailers in the US. National Credit Tenants - Pride of Ownership.

INVESTMENT HIGHLIGHTS

- Dollar General Corp. (NYSE: DG) - Rated "BBB" by Standard & Poor's - Investment Grade
- Over 12,500 Stores - Operational For Over 150 Years
- Net Income of Approximately \$1.25 Billion - Over \$11.6 Billion in Total Assets
- Ideal 1031 Exchange Asset – Ease of Management
- Corporate Guaranty – Long Term Absolute NNN Lease – Zero Landlord Responsibilities
- Approximately 10+ Years Remaining - Long-Term Secure Cash Flow
- 3 - 5 Yr Option Periods – 10% Increases Each Option
- Tax Free State - Texas - High Growth & Demand
- Diversified Economic Base - Tourism, Finance, Retail, Services and Healthcare
- Offered Below Replacement Cost (\$174 PSF)

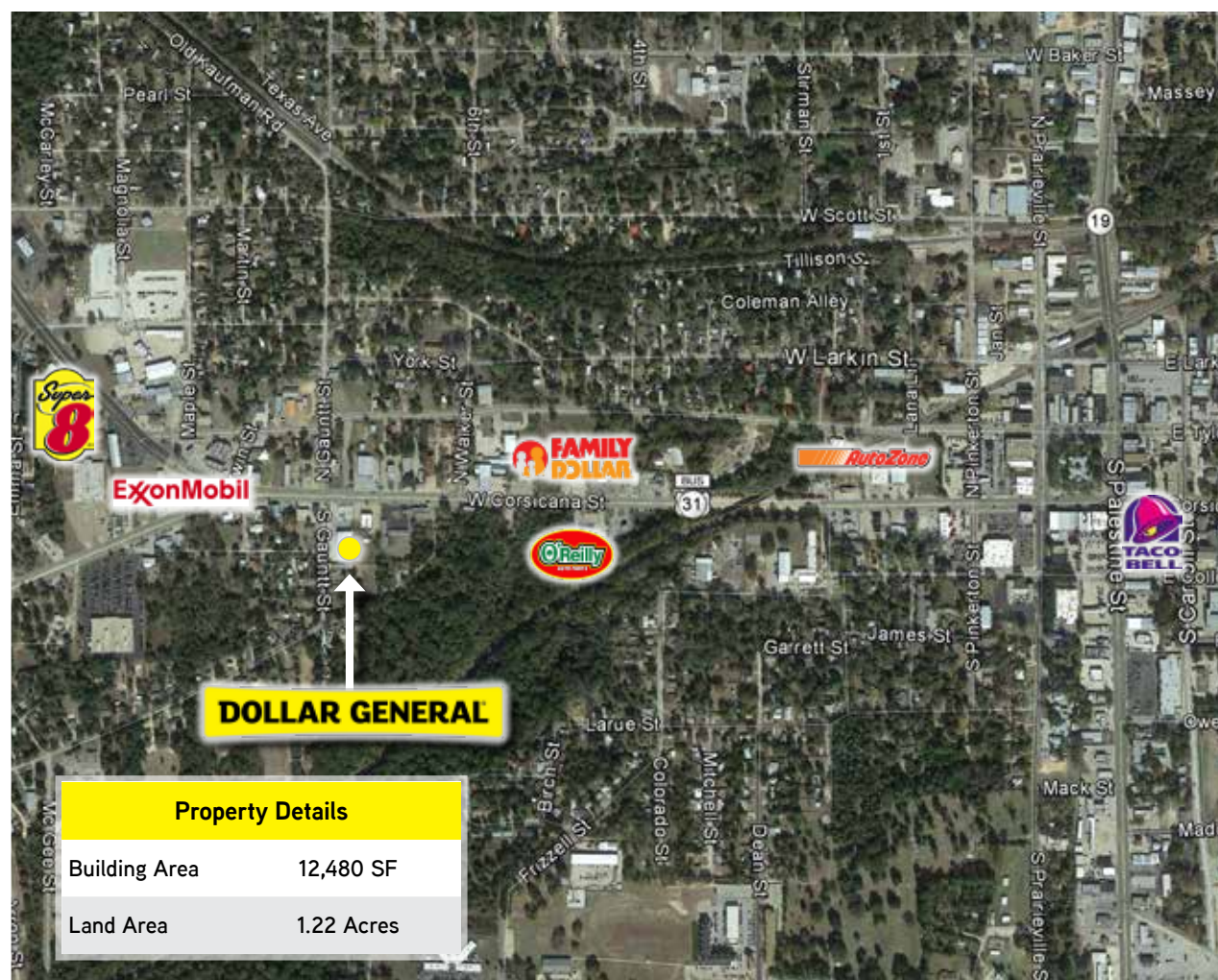




Dollar General | 619 W Corsicana St, Athens, TX



Population	1-MILE	3-MILE	5-MILE
Estimated Population (2016)	4,878	13,517	17,586
Projected Population (2021)	4,973	13,741	17,835
Households	1-MILE	3-MILE	5-MILE
Estimated Households (2016)	1,509	4,903	6,424
Projected Households (2021)	1,540	4,987	6,515
Income	1-MILE	3-MILE	5-MILE
Avg. Household Income (2016)	\$41,256	\$52,262	\$53,058
Median Household Income (2016)	\$24,547	\$34,404	\$36,444
Business Facts	1-MILE	3-MILE	5-MILE
Total Businesses	468	1,167	1,304
# of Employees	3,167	10,233	10,991



TENANT OVERVIEW



COMPANY PROFILE

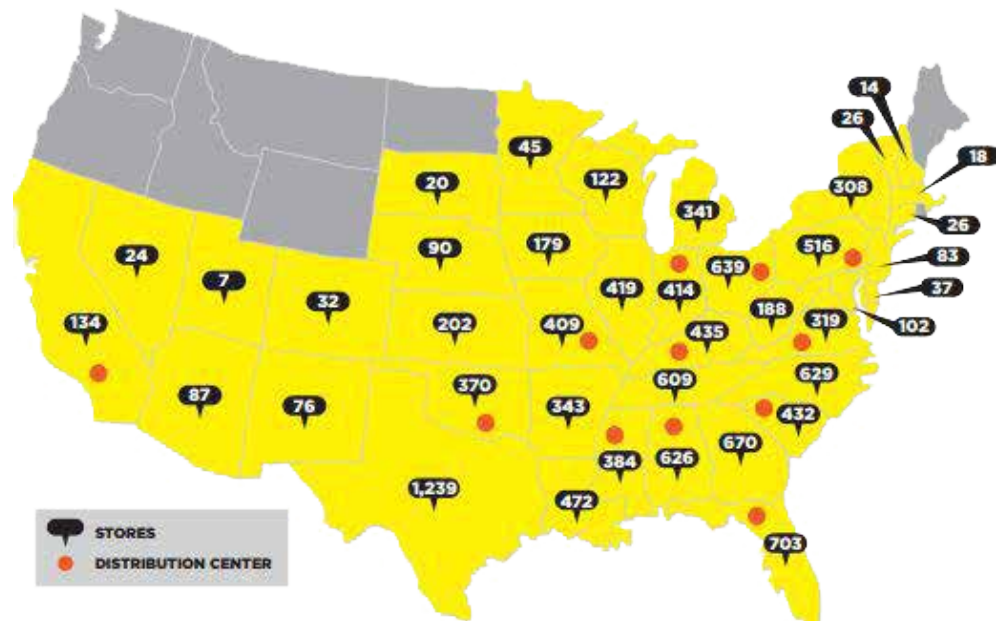
Dollar General Corporation (NYSE: DG), is a discount retailer in the United States. The Company offers a selection of merchandise, including consumables, seasonal, home products and apparel. Its merchandise includes national brands from manufacturers, as well as private brand selections with prices at discounts to national brands. It offers its merchandise at everyday low prices through its convenient small-box locations. The Company sells national brands from manufacturers, such as Procter & Gamble, PepsiCo, Coca-Cola, Nestle, General Mills, Unilever, Kimberly Clark, Kellogg's and Nabisco, which are typically found at higher retail prices elsewhere. Additionally, its private brand consumables offer even greater value with options to purchase value items and national brand equivalent products at substantial discounts to the national brand. The Company operates approximately 13,320 stores located in 43 states located in the southern, southwestern, midwestern and eastern United States.

DOLLAR GENERAL

Save time. Save money. **Every day!**

FAST FACTS

- \$22 billion in sales in fiscal 2016
- 13,320 retail locations as of February 3, 2017
- 7,300 square-foot stores
- 10,000 - 12,000 total stock keeping units (SKUs)
per store from America's most-trusted manufacturers
- 15 distribution centers
- 120,000+ employees
- Ranked #139 on the Fortune 500 list as of June 2016



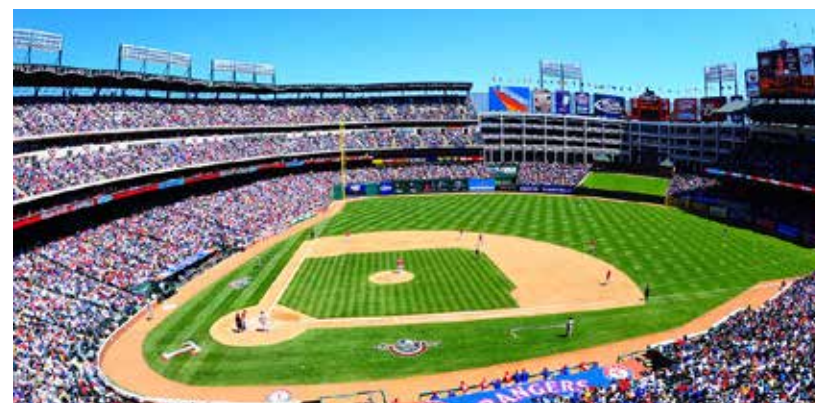


TEXAS

According to the most recent US Census Bureau data; Texas' has a population of 27,862,596 making it the second largest state in the nation. Texas is expected to increase its population to over 29,510,000 people by 2020 and 33,628,000 people by 2030. Since 2007, Texas has seen increases in both population and employment growth that are 10% greater than the national average. In January 2017, Texas increased non-farm employment by 51,300 jobs; making it the largest gain since February 2013. Additionally, for the first time since 2010, the Texas labor participation rate ticked upward to 63.6%. Texas, already being a hub for international world trade with over 29 official "ports of entry," may be receiving a boon to its economy with the recent completion in 2016 of the \$5.3 Billion Panama Canal expansion. This will provide the capability for both more ships and larger vessels to reach their final destinations quicker and with greater efficiency.

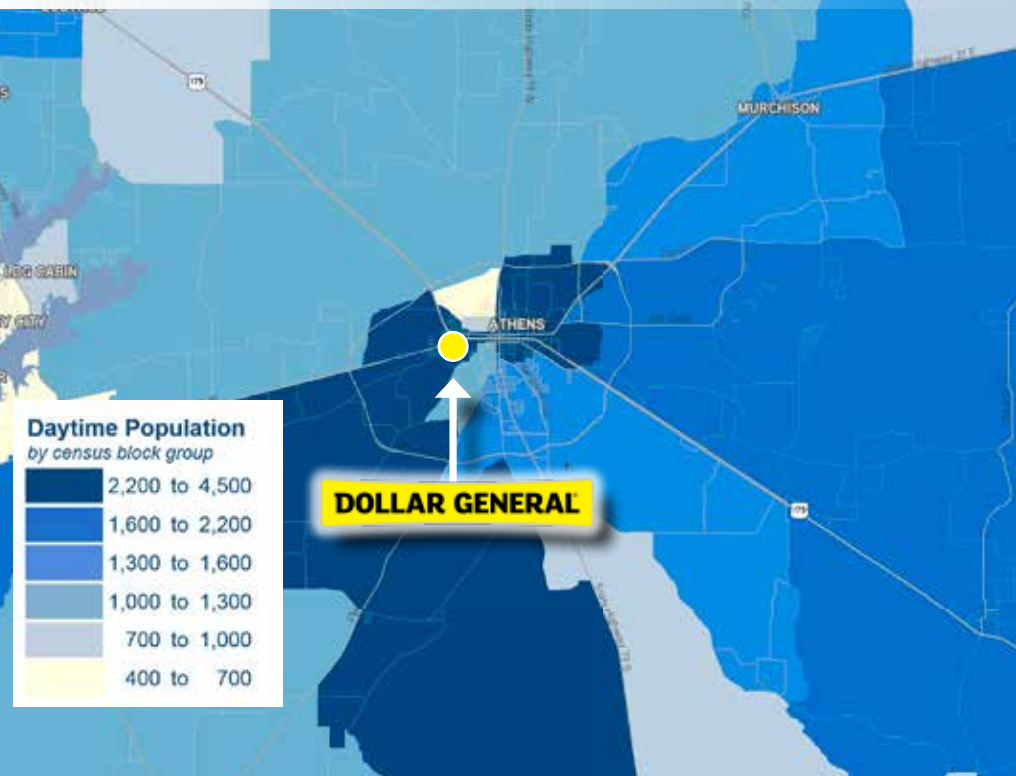
EXCELLENT LOCATION

- Tax Free State - Sun Belt State - High Growth & Demand
- Low Cost of Entry to Own Large Portfolio
- Increasing Commodity Prices in Texas To Provide Boon for Economy
- Excellent Demographics in Austin, TX - Full Employment
- Diversified Economic Base - Tourism, Finance, Retail, Services and Healthcare

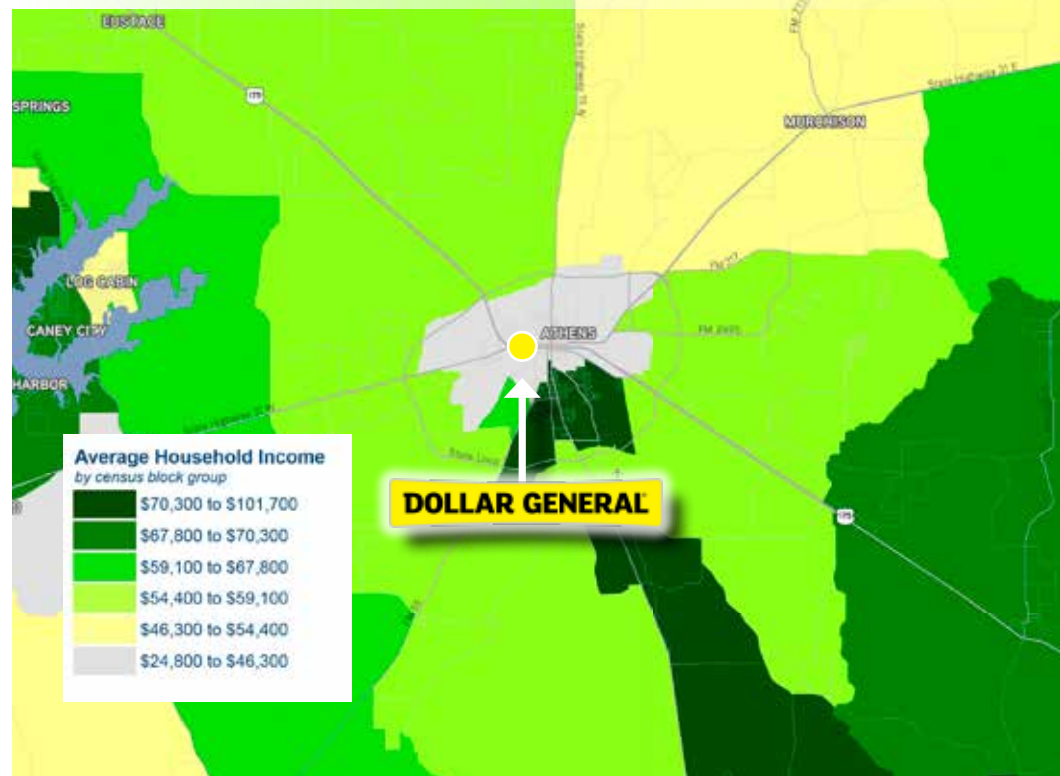


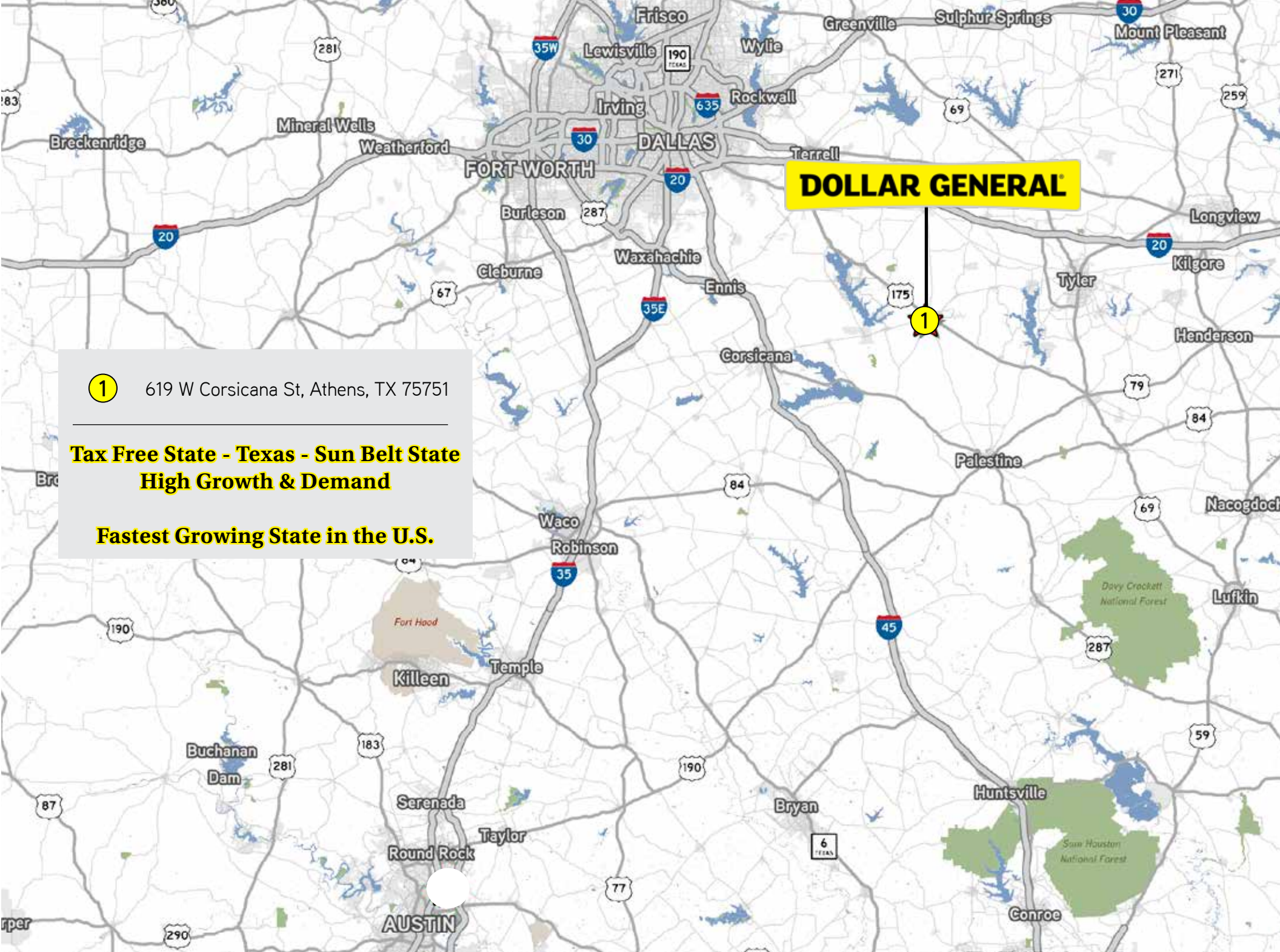
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DAYTIME POPULATION



HOUSEHOLD INCOME





DOLLAR GENERAL

1 619 W Corsicana St, Athens, TX 75751

**Tax Free State - Texas - Sun Belt State
High Growth & Demand**

Fastest Growing State in the U.S.



DOLLAR GENERAL®

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