



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

302-304 E Cano St | Edinburg, TX 78539

EXCLUSIVELY MARKETED BY:

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SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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Actual Property Image

INVESTMENT SUMMARY

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Sands Investment Group is Pleased to Exclusively Offer for Sale the 21,016 SF Dollar General and Pride & Joy Adult Day Care Center Located at 302-304 E Cano Street in Edinburg, Texas. This Investment Contains One Building With Two Tenants Under Separate Leases.



Actual Property Image

OFFERING SUMMARY

PRICE	\$1,000,000
CAP	8.75%
NOI	\$87,412
PRICE PER SF	\$47.58
YEARS REMAINING	Dollar General: ~2 Years Pride & Joy: 3 Years
GUARANTOR	Dollar General: Dolgencorp of Texas, Inc. Pride & Joy: Personal

PROPERTY SUMMARY

ADDRESS	302-304 E Cano Street Edinburg, TX 78539
COUNTY	Hidalgo
BUILDING AREA	Dollar General: 11,088 SF Pride & Joy: 9,928 SF Total: 21,016 SF
LAND AREA	1.14 AC
BUILT REMODELED	1971 1997

PRO FORMA

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Dollar General and Pride & Joy Adult Day Care Center | 302-304 E Cano St | Edinburg, TX 78539

PROFIT & LOSS BREAKDOWN

ANNUAL RENTAL INCOME	\$111,180
NNN REIMBURSEMENTS	\$3,946
GROSS OPERATING INCOME	\$115,126
OPERATING EXPENSES	(\$27,714)
NET OPERATING INCOME	\$87,412

EXPENSES SUMMARY

TAXES	(\$22,070)
INSURANCE	(\$2,327)
REPAIRS, MGT, VACANCY FACTOR (APPROX)	(\$3,317)
TOTAL EXPENSES	(\$27,714)



Actual Property Image

HIGHLIGHTS



Parcel Contains One Building With Two Tenants Under Separate Leases



Dollar General Has Been Operating On Site Since 1997



Dollar General is an Investment Grade Tenant (Moody's Baa2, S&P BBB)



Pride & Joy Adult Day Care Center is a Professionally Managed Environment For Senior Citizens, Providing a Safe and Secure Setting During the Daytime Hours and Offers Specialized Activities



Less Than 1-Mile From the University of Texas Rio Grande Valley (Serving Over 27,800 Students) and the HEB Planetarium (Serving the UTRGV Students For Over 55 Years)



Property is Located 1.5-Miles From the Walmart Supercenter, Lowe's, Staples and Several Fast Food Eateries



Located Near Hidalgo County Courthouses, Law Offices and Churches - Providing Ample Foot Traffic



Texas is an Income Tax Free State



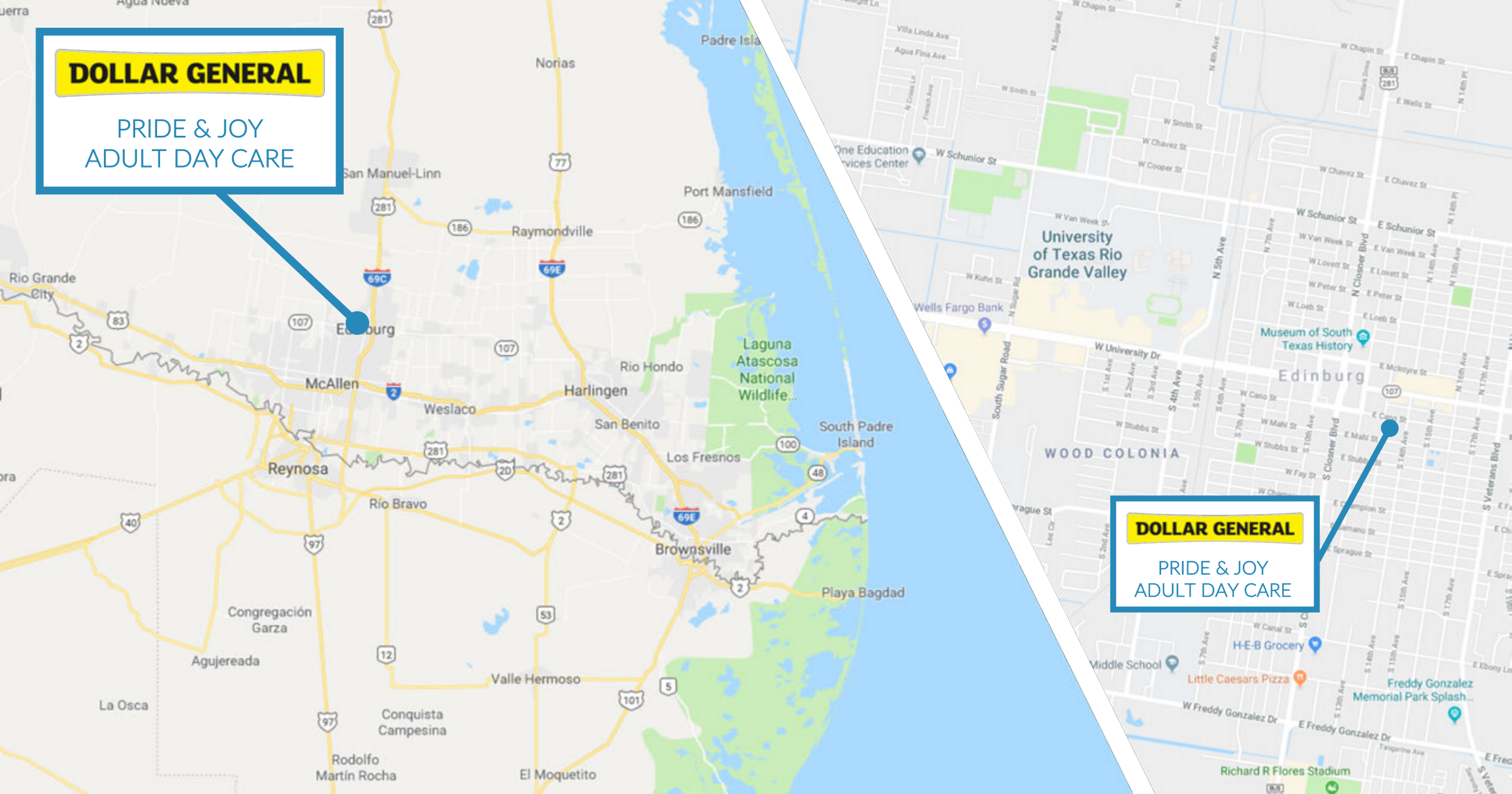
Closest Major Cities are McAllen and Harlingen



Surrounding Tenants Include: Citybilliard Bar, Mariscal Machine Shop, Elva's Flower Shop, Divas Hair & Nail Beauty Salon and Johnny's True Value

DOLLAR GENERAL

PRIDE & JOY
ADULT DAY CARE



DOLLAR GENERAL

PRIDE & JOY
ADULT DAY CARE

Dollar General and Pride & Joy Adult Day Care Center | 302-304 E Cano St | Edinburg, TX 78539

Hidalgo County
Courthouse

Firestone

Vasquez Dress
Designers

FALLAS
FIRST PLACE TO SHOP... FIRST PLACE TO SAVE

LA MICHOCANA
MEAT MARKET
EST. 1988

Golden
China

Payless
SHOESOURCE

BEALLS

MELROSE
Family Fashions

ACE CASH EXPRESS

W University Dr

Divine Ideas

Yerberia El
Paiso

Loan Star
FURNITURE

FAMSA
Furniture
Electronics • Appliances

Hamburger
King

Mobile Finance
We want to make
YOU
a loan

Divas Hair &
Nail Beauty
Salon

BARRI
FINANCIAL GROUP

DOLLAR GENERAL

PRIDE & JOY
ADULT DAY CARE

Falcon's Hair
Style & Barber

E Cano St

PlainsCapitalBank

Hidalgo County Judge

Law Office of Carlos
E. Hernandez

Citybilliard
Bar

Bella Ma

Garza
Services

S Clossner Blvd

PrimeLending
A PlainsCapital Company

THE VARGAS LAW OFFICE
ATTORNEY AT LAW

ATM EDUCATION
& HUMAN DEVELOPMENT
TEXAS A&M UNIVERSITY
CENTER ON DISABILITY & DEVELOPMENT

Mariscal
Machine Shop

Beauty & Beast
CUISINE

True Value



Luby's
Aaron's
Denny's
Pizza Hut
IBC BANK

Jack in the box
Burger King
Chipotle
Taco Bell
Papa John's
Carl's Jr.
Wells Fargo
T-Mobile
Long John Silver's

SUBWAY
metroPCS
SUNOCO
JJ
SUPERCUTS

BEALLS
MELROSE
Payless
FAMILY DOLLAR



Advance Auto Parts
Exxon
Sprint
U-HAUL



SANDELLA'S
FLATBREAD CAFE
Chick-fil-ah

Firestone

cricket metroPCS

Advance Auto Parts

O'Reilly
7-Eleven
Exxon

Starbucks
CVS pharmacy
SUBWAY
El Pollo Loco

LOWE'S

SONIC
peter piper pizza
BBVA Compass

Pizza Hut
DQ
Chick-fil-ah
cricket
Bank of America

O'Reilly
AUTO PARTS

S Closer Blvd

E Cano St

True Value

Walgreens
DQ
VALERO

AutoZone
metroPCS
Church's

Walmart
Supercenter
STAPLES
GNC
Jason's deli
MURPHY USA
SALLY BEAUTY
IBC BANK

DOLLAR TREE

AutoZone
Church's

O'Reilly
Walgreens
SUBWAY

DOLLAR GENERAL
PRIDE & JOY
ADULT DAY CARE

CITY OVERVIEW

Edinburg | Hidalgo County | Texas

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HIDALGO COUNTY COURTHOUSE

Edinburg, TX

Edinburg is the county seat of Hidalgo County in Texas. Edinburg's estimated 2018 population is 90,280 residents according to the most recent United States census. The city is bordered to the south by Pharr and to the southwest by McAllen, which is the largest city in the county. Edinburg is part of the McAllen-Edinburg-Mission and the Reynosa-McAllen Metropolitan areas. The area has an estimated 2018 population of about 842,304 residents. The city is located 103 miles north to Alice and 229 miles to San Antonio.



UNIVERSITY OF TEXAS RIO GRANDE VALLEY

Economy

The economy of Edinburg employs about 37,209 people and is specialized in Mining, Quarrying, Oil, Gas Extractions, & Educational Services. The city is also home to the University of Texas Rio Grande Valley, which had about 3,986 graduates in the last year. McAllen's economy also affects Edinburg's. Today, the area's economy is transforming into a major international trade area. The ratification of the NAFTA is the focal point of economic activity shifting it from agriculture to international trade, health care, retail and tourism.



MUSEUM OF SOUTH TEXAS HISTORY

Contemporary Life

The city is home to the Edinburg Scenic Wetlands & World Birding Center, which is a scenic 40-acre destination featuring walking trails for birdwatching & an educational center. The city is also home to the Museum of South Texas History, which offers history exhibits on the Rio Grande Valley & surrounding areas. Edinburg is a 20 minute drive to McAllen which is the perfect place for a day trip. McAllen has one of the richest cultures anywhere and is home to some of the most talented artists in the Rio Grande Valley.

DEMOGRAPHICS

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Dollar General and Pride & Joy Adult Day Care Center | 302-304 E Cano St | Edinburg, TX 78539



Population

1-MILE

13,075

3-MILE

77,304

5-MILE

148,511



Average Household Income

1-MILE

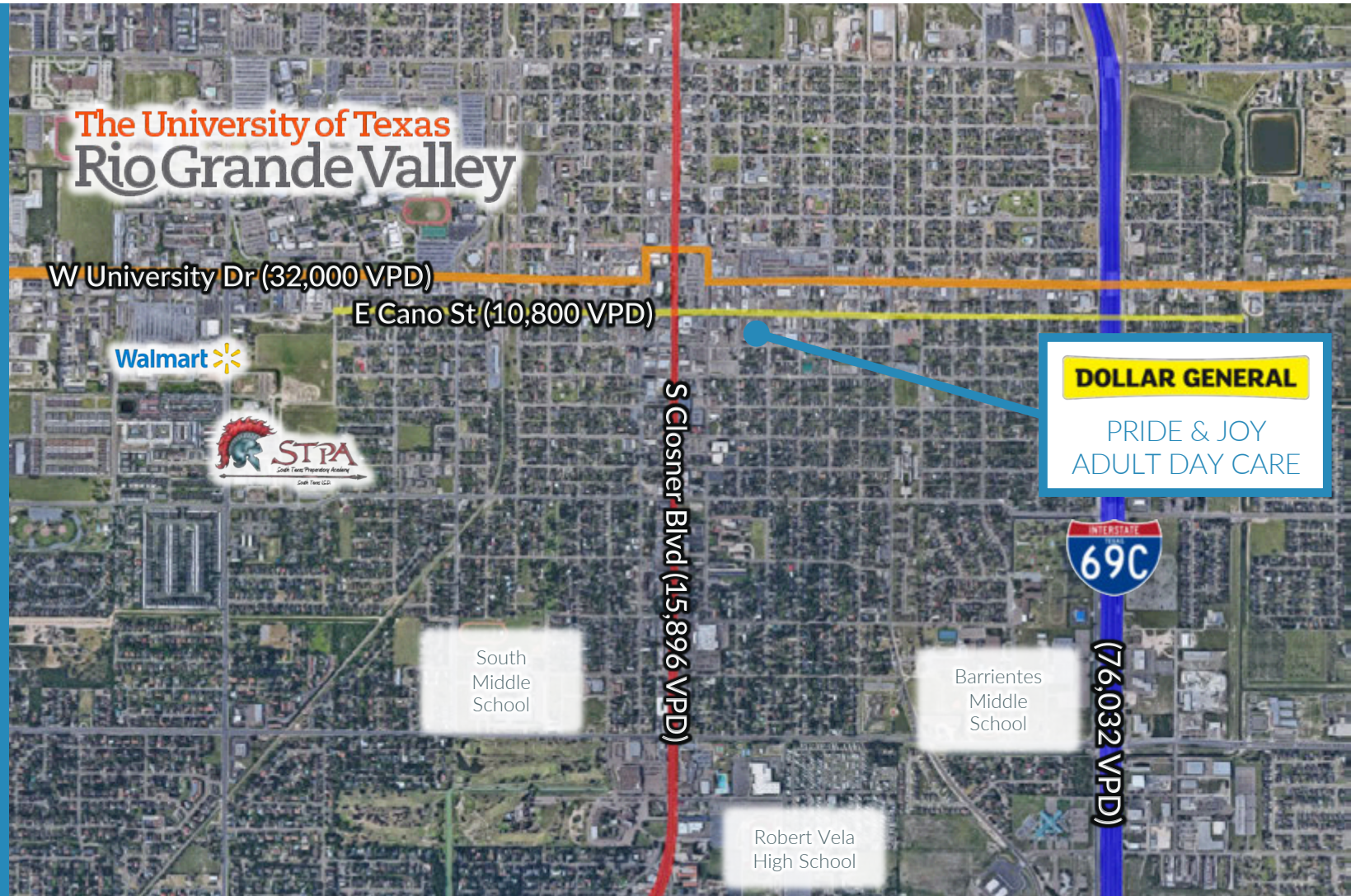
\$43,218

3-MILE

\$60,025

5-MILE

\$64,468



TENANT PROFILE

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DOLLAR GENERAL

Dollar General Corporation (NASDAQ: DG) was founded in 1939 and has been delivering value to shoppers for over 75 years. Dollar General helps shoppers Save time. Save money.

Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at low everyday prices in convenient neighborhood locations.

Dollar General operates over 15,000 stores in 44 states as of July 2018. For fiscal 2018, Dollar General plans to execute approximately 2,000 real estate projects comprised of 900 new stores, 1,000 store remodels and 100 store relocations. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.



COMPANY TYPE
NYSE: DG



FOUNDED
1939



OF LOCATIONS
15,000+



HEADQUARTERS
Goodlettsville, TN



WEBSITE
dollargeneral.com

LEASE SUMMARY

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TENANT	Dollar General
PREMISES	A Premise of Approximately 11,088 SF
LEASE COMMENCEMENT	January 7, 1997
LEASE EXPIRATION	January 31, 2021
LEASE TERM	~2 Years Remaining
RENEWAL OPTIONS	None
RENT INCREASES	None
LEASE TYPE	Double Net (NN)
PERMITTED USE	Dollar Store
PROPERTY TAXES	Tenant's Responsibility (Lessee's Share Will Not Exceed \$.25/SF of Demised Premise)
INSURANCE	Tenant's Responsibility (Lessee's Share Will Not Exceed \$.25/SF of Demised Premise)
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Landlord's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

TENANT	Pride & Joy Adult Day Care Center
PREMISES	A Premise of Approximately 9,928 SF
LEASE COMMENCEMENT	June 1, 2016
LEASE EXPIRATION	February 28, 2022
LEASE TERM	3 Years Remaining
RENEWAL OPTIONS	None
RENT INCREASES	\$100 Annually
LEASE TYPE	Double Net (NN)
PERMITTED USE	Adult Day Care Center
PROPERTY TAXES	Landlord's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Landlord's Responsibility
HVAC	Landlord's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

RENT ROLL

Dollar General and Pride & Joy Adult Day Care Center | 302-304 E Cano St | Edinburg, TX 78539



TENANT NAME	SIZE		ANNUAL RENT				LEASE TERM		
	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
Dollar General	11,088 SF	52.75%	\$41,580	\$3.75	None	None	01/07/1997	01/31/2021	None
Pride & Joy Day Care Center	9,928 SF	47.25%	\$69,600	\$7.01	\$100	Annually	06/01/2016	02/28/2022	None
TOTAL	21,016 SF	100%	\$111,180						

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

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, 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, PCB's or asbestos, the compliance with State and 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, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Dollar General and Pride & Joy Adult Day Care Center | 302-304 E Cano St | Edinburg, TX 78539



Actual Property Image

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