



OFFERING MEMORANDUM



804 S SLAUGHTER | SUNDOWN, TX 79372

TABLE OF CONTENTS

03 EXECUTIVE OVERVIEW

05 FINANCIAL OVERVIEW

10 TENANT OVERVIEW

LISTED BY

DAVID BRENNER
ASSOCIATE

DIRECT (214) 692 2211
MOBILE (972) 742 2344
david.brenner@matthews.com
LIC # 697651 (TX)

JOSH BISHOP
VP & DIRECTOR

DIRECT (214) 692 2289
MOBILE (315) 730 6228
josh.bishop@matthews.com
LIC # 688810 (TX)

BROKER OF RECORD
KYLE MATTHEWS
LIC # 9005919 (TX)

EXECUTIVE OVERVIEW



INVESTMENT HIGHLIGHTS

LEASE & LOCATION:

- Upgraded Construction: The subject property is a corner entry building with a brick façade front
- 6 years remaining on the base term of the lease
- Extremely attractive NN+ lease with minimal landlord responsibilities
- Property comes with a 20-year roof warranty
- Six, 5-year options; all which include a 10% rent increase
- Ideal market for a discount retailer; No competition from its competitors in the surrounding area and the site serves as the premier stop for convenience, affordable groceries, and refrigerated goods
- The subject property is located in the heart of downtown Sundown
- Strategically located less than 1-mile from Sundown School District
- Texas is an income tax-free state

TENANT DETAILS:

- Investment Grade Credit Tenant: Standard & Poor's credit rating of BBB-
- Family Dollar was recently acquired by Dollar Tree, Inc. and is now considered to be the nation's largest "small-box" discount retailer
- Family Dollar & Dollar Tree have more than ±15,000 locations nationwide
- Both Family Dollar & Dollar Tree have plans to continue to rebrand and expand over the next several years



The image shows the exterior of a Family Dollar store. The building has a light-colored stone or brick facade. On the left, there is a large circular logo featuring a stylized family (two adults and a child) in red and white. To the right of the logo, the words "FAMILY DOLLAR" are written in large, red, block letters. Below the logo and text, there is a set of glass double doors with a red awning above them. To the right of the doors, there is a window display with various items, including a sign that says "SNAP". A tall, thin black pole stands in the foreground, and a concrete base is visible at the bottom. The entire image has a red tint overlay.

FINANCIAL OVERVIEW



\$1,081,896

LIST PRICE



7.75%

CAP RATE



\$83,847

NOI



±8,240 SF

GLA



±1.24 AC

LOT SIZE



2015

YEAR BUILT

TENANT SUMMARY

Tenant	Family Dollar Stores, Inc.
Property Address	804 S Slaughter Sundown, TX 79372
Options	Six, 5-Year Options
Original Lease Term	10 Years
Increases	10% every 5-Years in Options
Lease Type	NN+
Type of Ownership	Fee Simple
Years Remaining	± 6 Years
Rent Commencement Date	3/20/2014
Lease Expiration Date	3/31/2025

ANNUALIZED OPERATING SUMMARY

	MONTHLY	ANNUAL	RENT PSF	CAP
Current - 3/31/2025	\$6,987.25	\$83,847.00	\$10.18	7.75%
Option 1	\$7,686.00	\$92,232.00	\$11.19	8.53%
Option 2	\$8,454.59	\$101,455.08	\$12.31	9.38%
Option 3	\$9,300.00	\$111,600.00	\$13.54	10.32%
Option 4	\$10,230.00	\$122,760.00	\$14.90	11.35%
Option 5	\$11,253.00	\$135,036.00	\$16.39	12.48%
Option 6	\$12,378.34	\$148,540.08	\$18.03	13.73%



SURROUNDING TENANT MAP



PARCEL MAP



TENANT OVERVIEW





COMPANY NAME

Dollar Tree, Inc.

OWNERSHIP

Public

YEAR FOUNDED

1959

INDUSTRY

Dollar Stores

HEADQUARTERS

Charlotte, NC

NO. OF LOCATIONS

±15,000

TENANT OVERVIEW

When it comes to getting value for everyday items for the entire family in an easy to shop, neighborhood location, Family Dollar is the best place to go. One of the nation's fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

GEOGRAPHIC REACH

Family Dollar serves families in more than 8,000 neighborhoods in 46 states. Texas is its largest market with 1,027 stores, followed by Florida with 584 stores. The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$19 billion annually with more than 13,600 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

STRATEGY

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Family Dollar** located in **804 S Slaughter | Sundown, TX 79372** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Kyle Matthews/Matthews Retail Group Inc.	678067	kyle.matthews@matthews.com	(310) 919-5757
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	kyle.matthews@matthews.com	(310) 919-5757
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

LISTED BY

DAVID BRENNER
ASSOCIATE

DIRECT (214) 692 2211
MOBILE (972) 742 2344
david.brenner@matthews.com
LIC # 697651 (TX)

JOSH BISHOP
VP & DIRECTOR

DIRECT (214) 692 2289
MOBILE (315) 730 6228
josh.bishop@matthews.com
LIC # 688810 (TX)

BROKER OF RECORD

KYLE MATTHEWS
LIC # 9005919 (TX)



**FAMILY
DOLLAR**

OFFERING MEMORANDUM



**FAMILY
DOLLAR**

804 S SLAUGHTER | SUNDOWN, TX 79372