

DOLLAR GENERAL®

4317 SE Stallings Drive
Nacogdoches, TX 75961

PRICE
\$780,000

NOI
\$62,400

CAP RATE
8.00%

SQ FT
9,014

CURRENT LEASE
6/1/2015 – 5/31/2022
Three 5-Year Options

Built-to-suit in 2004



DOLLAR GENERAL®

TENANT OVERVIEW

General Information

- Nation's Largest Small-Box Discount Retailer
- Publicly Traded, BBB Credit Tenant
- 12,000+ Stores in 43 States

- 20+ Billion in Annual Sales
- Same-Store Sales Increase of 6%
- Net Income Increase of 26%
- Profit Increase of 17%

- Opening 900 Stores
- Relocating or Renovating 550 Stores
- Opening 50 Stores in California

LEASE TERMS

Dollar General

Current Term	June 1, 2015	to	May 31, 2022
1st Option	June 1, 2022	to	May 31, 2027
2nd Option	June 1, 2027	to	May 31, 2032
3rd Option	June 1, 2032	to	May 31, 2037

Rent Increases

Current Term

- 1st Option
- 2nd Option
- 3rd Option

Annual Rent

- \$62,400**
- \$68,640
- \$75,504
- \$83,054.40

Monthly Rent

- \$5,200.00**
- \$5,720.00
- \$6,292.00
- \$6,921.20

Dollar General fully reimburses for real estate taxes and insurance.
Dollar General contributes \$275.00/mth for parking lot maintenance
(increases in option periods).

