

# **OFFERING SUMMARY**



### **NNN Lease**

Tenant is responsible for real estate taxes, insurance, interior maintenance, parking lot, HVAC, and the roof. Landlord responsibilities are limited to the exterior structure and is reimbursed for additional insurance.



### **Rising Store Sales**

Sales have increased year over year at the Property. Tenant enjoys a healthy rent to sales ratio below 6%.



## **Corporate Guarantee**

Corporately guaranteed NNN lease, Property has over two years remaining on the current term. In 2022 tenant's option to extend includes a rent premium of 10%.



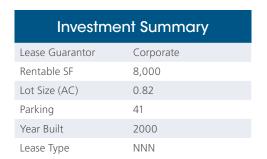
#### **Low Price Point**

Dollar Tree purchase price under \$1 million with low market rents.



### **Excellent Location**

Located in the middle of the main retail corridor in Hereford, Texas, the Property fronts N. 25 Mile Avenue with traffic counts exceeding 10,000 vehicles per day.







**RETAIL MAP** 



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