



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Family Dollar  
7302 Scott Street  
Houston, TX 77021



# EXCLUSIVELY MARKETED BY:



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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 8,000 SF Family Dollar Located at 7302 Scott Street in Houston, Texas. This Opportunity Includes a Corporate Guarantee on a High Quality Tenant With Very Limited Landlord Responsibilities, Providing For a Great Investment Opportunity.

## OFFERING SUMMARY

PRICE	\$928,000
CAP	8.50%
NOI	*\$78,950
PRICE PER SF	\$116.00
GUARANTOR	Corporate

\*NOI Reflects a \$0.10/SF Reserve For Repair and Maintenance

## PROPERTY SUMMARY

ADDRESS	7302 Scott Street Houston, TX 77021
COUNTY	Harris
BUILDING AREA	8,000 SF
LAND AREA	0.67 AC
BUILT	2007



DOWNTOWN HOUSTON



# HIGHLIGHTS

- Corporate Guarantee With Limited Landlord Responsibilities
- Investment Grade Tenant: Recent Upgrade to BBB-
- Located Less Than 1-Mile From Interstate Highway 610 – Which Sees Over 241,600 Vehicles Per Day
- Texas is an Income Tax Free State
- Over 134,326 Residents Live Within a 3-Mile Radius and 381,660 Over Residents Live Within a 5-Mile Radius of Property
- The Average Household Income is \$80,561 Within a 5-Mile Radius of Property
- Located 10 Minutes From the NRG Stadium - Home of Houston Texans
- Situated 15 Minutes From William P. Hobby Airport
- Houston is the 4<sup>th</sup> Most Populous City in the Whole Country With Over 2.325 Million Residents in 2018
- Nearby Tenants Include: MetroPCS, Texaco, Popeyes, ALDI, Whataburger, O'Reilly Auto Parts, Papa John's, McDonald's, Taco Bell and More





## DOWNTOWN HOUSTON

# LEASE SUMMARY

TENANT	Family Dollar
PREMISES	A Building of Approximately 8,000 SF
LEASE COMMENCEMENT	January 1, 2017
LEASE EXPIRATION	December 31, 2021
LEASE TERM	2 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	10% at Options
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Dollar Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility (Landlord is Responsible For Parking Lot Replacement Only)
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility (Landlord is Responsible For Exterior of Building - Excluding Painting)
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
8,000 SF	*\$78,950	\$9.97

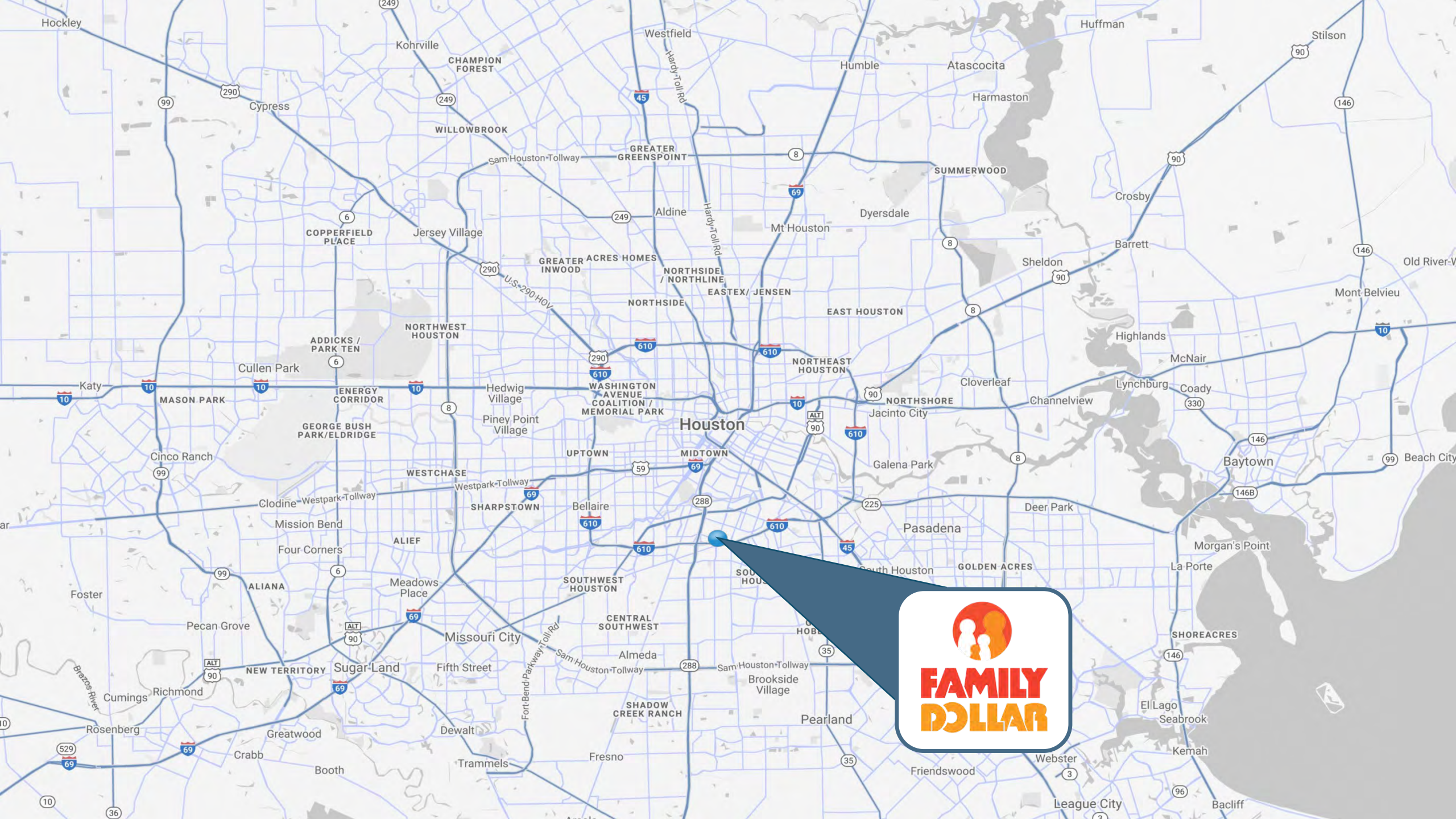
\*NOI Reflects a \$0.10/SF Reserve For Repair and Maintenance





ACTUAL PROPERTY IMAGES









The Woman's  
Hospital of Texas  
HCA Houston Healthcare

Texas Children's  
Hospital

Houston  
Zoo

VestA

CHOICE  
HOTELS

Dawning Years Academy

Downtown Houston

Southlawn Palms

UNIVERSITY of  
HOUSTON

HISD

LOUISIANA  
KITCHEN  
POPEYES



Houston  
Fire Station

ScottStreet  
Townhomes

Scott St

Theresa Meat  
Grocery Store

Supreme Kutz

Fun Game Room

Navy Seafood

Mainer St

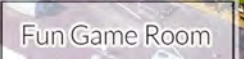
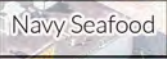
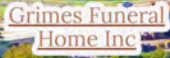
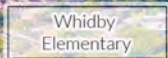
FAMILY  
DOLLAR

South Union  
MISSIONARY BAPTIST CHURCH



Trulite







BURGER KING  
Church's  
SHIPLEY DO-NUTS

Domino's  
Kentucky Fried Chicken  
Jack in the box  
SUBWAY metroPCS

CVS pharmacy  
Pizza hut  
Extra Space Storage  
Exxon  
TAKE 5  
DQ

AutoZone CITITRENDS  
FAMILY DOLLAR Bank OZK  
RAC  
Church's  
SUNOCO  
O'Reilly AUTO PARTS

TEXACO  
MainStay Suites  
EconoLodge

288  
TEXAS

ALDI  
SONIC  
O'Reilly AUTO PARTS  
PAPA JOHNS  
cricket  
WHATABURGER  
Little Caesars

H-E-B  
Advance Auto Parts  
Walgreens  
BB&T  
McDonald's  
T-Mobile  
First Community Bank  
TACO BELL  
CHASE  
Bank of America

the Y  
CADENCE BANK  
SUBWAY

FAMILY DOLLAR

TEXACO

Scott St

POPEYES  
metroPCS

SUBWAY  
SHIPLEY DO-NUTS

CITGO

Exxon

INTERSTATE  
610

Shell  
cricket



## HOUSTON | HARRIS COUNTY | TEXAS

Houston is the most populous city in the state of Texas, and it is the fourth most populous city in the United States with an estimated population of 2.325 million residents in 2018. The city is the most populous city in the Southern U.S. and on the Gulf Coast of the U.S. Houston is the seat of Harris County and the principal city of the Greater Houston metropolitan area, which is the fifth most populous metropolitan statistical area in the U.S. and the second most populous in Texas. Houston is also the 8th most expansive city in the whole country.

Houston's economy has a broad industrial base in energy, manufacturing, aeronautics, and transportation. Leading in healthcare sectors and building oilfield equipment, Houston has the second most Fortune 500 headquarters of any U.S. municipality within its city limits. Houston's economy diversified as it became home to the Texas Medical Center—the world's largest concentration of healthcare and research institutions—and NASA's Johnson Space Center, where the Mission Control Center is located. The Port of Houston ranks first in the United States in international waterborne tonnage handled and second in total cargo tonnage handled. Nicknamed the "Space City", Houston is a global city, with strengths in culture, medicine, and research.

Houston is home to the Theater District which is a 17-block area in Downtown Houston that is home to the Bayou Place entertainment complex, restaurants, movies and parks. Bayou Place has full-service restaurants, bars, live music, billiards, and Sundance Cinema. The city has the Space Center which is the official visitors' center of NASA and has interactive exhibits including moon rocks and a shuttle simulator. Other tourist attractions include the Galleria, Old Market Square, the Downtown Aquarium, and Sam Houston Race Park.

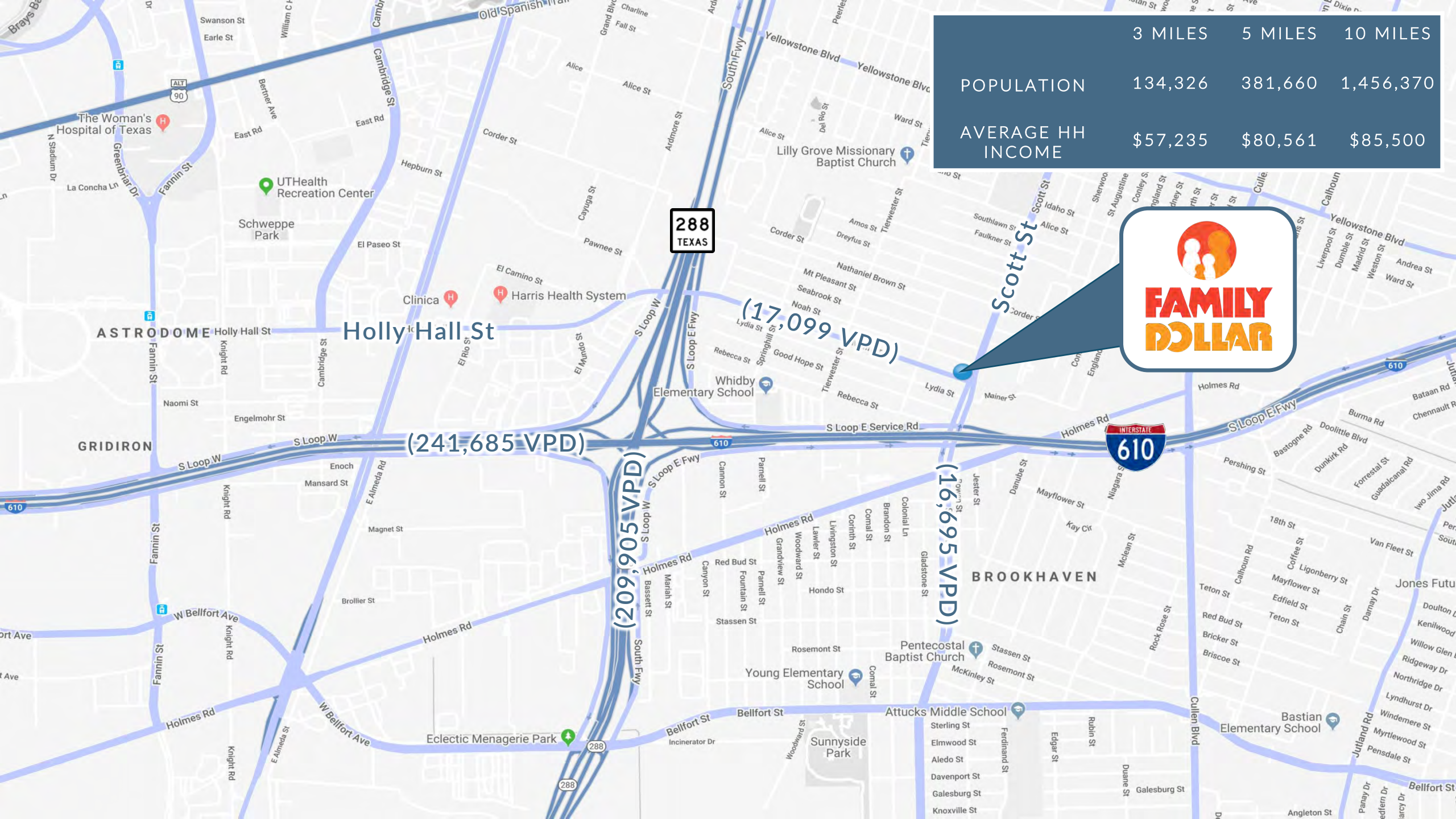


NASA SPACE CENTER



PORT OF HOUSTON





	3 MILES	5 MILES	10 MILES
POPULATION	134,326	381,660	1,456,370
AVERAGE HH INCOME	\$57,235	\$80,561	\$85,500



Holly Hall St

(17,099 VPD)

(241,685 VPD)

(209,905 VPD)

(16,695 VPD)

BROOKHAVEN



# TENANT PROFILE

CHESAPEAKE, VA. July 6, 2015, Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores selling everything for \$1 or less, announced that it has completed the acquisition of Family Dollar Stores, Inc., a leading national discount retailer offering name brands and quality, private brand merchandise. Dollar Tree, a Fortune 200 Company, now operates more than 15,237 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Family Dollar and Dollar Tree Canada.

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods, 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.

The average size of a Family Dollar store is approximately 7,000 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small town, as well as in large urban neighborhoods. Within these markets, the stores are located in shopping centers or as free-standing building and all are convenient to the Company's customer base.



COMPANY TYPE  
NASDAQ: DLTR



FOUNDED  
1953



# OF LOCATIONS  
15,237+



HEADQUARTERS  
Chesapeake, VA



WEBSITE  
[familydollar.com](http://familydollar.com)  
[dollartree.com](http://dollartree.com)



# 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 sub agency 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.



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**SANDS INVESTMENT GROUP**  
NET INVESTMENTS... NET RESULTS

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**FAMILY DOLLAR**

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