

OFFERED
FOR SALE

Gavin M Kam
Brad F Kam

972.661.8476

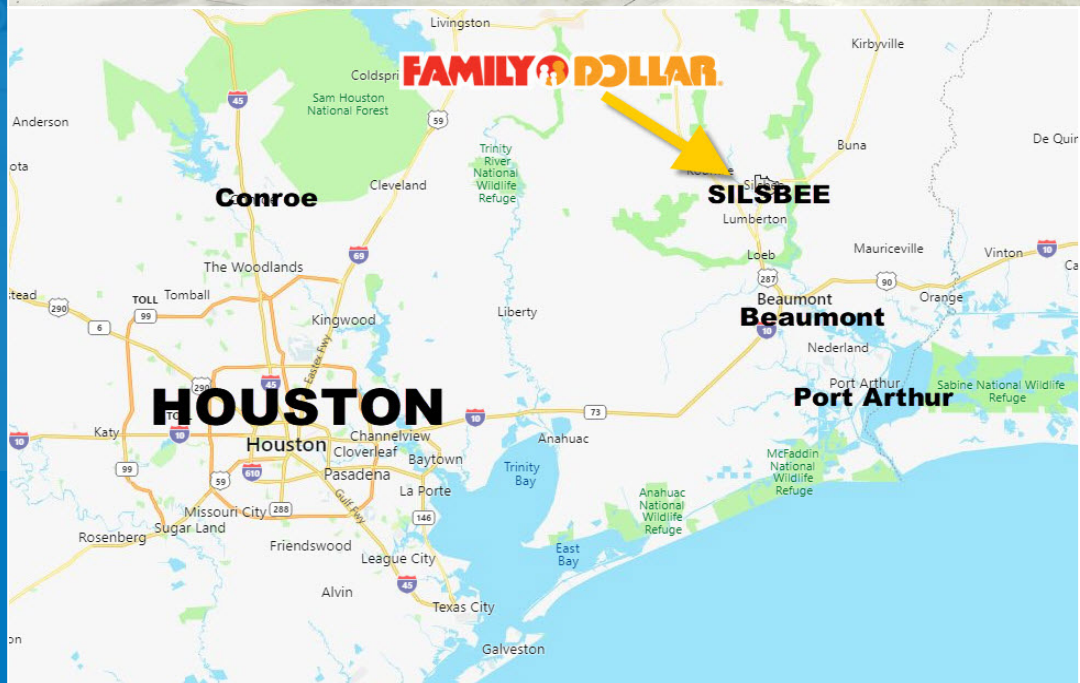
Net Realty Advisors
12700 Hillcrest Road
Suite #125
Dallas, Texas 75230

gavin@netrealtyadvisors.com
brad@netrealtyadvisors.com

FAMILY DOLLAR **DOLLAR TREE**
Family Dollar | Dollar Tree "Spot"

Brand New | North of Houston
Beaumont/Port Arthur Texas MSA

1235 Highway 327, Silsbee, Texas 75904



76th Street

WEST AVENUE
5,400 CARS/DAY

FAMILY DOLLAR

TOWN
VIORS

SILSBEE
ELEMENTARY

UNITED STATES
POSTAL SERVICE

Brookshire's
food & pharmacy

Walgreens

WELLS
FARGO

Aaron's

McDonald's

CVS

Pizza
Hut

KFC

SONIC

WHATABURGER

Casa Ole

Christian Book
Supplies & Gifts

Southern Maid Donuts

McDon

Casa Ole

CONFIDENTIALITY AGREEMENT CONFIDENTIALITY AND DISCLAIMER STATEMENT

The information (the "Information") contained hereinabove is of a proprietary and strictly confidential nature. Nothing contained hereinabove shall be construed as an offer by Net Realty Advisors and/or the owner ("Owner") of the property (the "Property") described hereinabove to sell the Property or any portion thereof. Owner has no legal commitment to accept, and may reject any or all expressions of interest. You should conduct your own due diligence review of the Property and verify all of the Information, and under no circumstances should the Information be substituted for a complete, thorough and comprehensive due diligence review of the Property. The Information has been obtained from sources believed to be reliable and is not necessarily all of the information a prospective purchaser might need to evaluate the Property; however, the reliability of such sources and the Information has not, and will not be verified, investigated or confirmed by Net Realty Advisors. Any projections, opinions, assumptions or estimates set forth in the Information are examples only and do not represent the current or future performance of the Property.

Neither Net Realty Advisors nor owner make, and Net Realty Advisors and owner hereby expressly disclaim, any representation, warranty, promise or guarantee, express or implied, concerning the property, including, without limitation, as to the size, square footage or use or development of the property, the financial situation of owner or any tenant or any tenant's intentions to continue occupancy, the income or expenses of the property, the projected future performance of the property, the existence or non-existence (at any given time) of any hazardous materials or substances on, in, under or in the vicinity of the property, the property's compliance with any laws, rules, regulations or orders (federal, state, local, administrative or otherwise) or the property's suitability or fitness for any particular purpose. The information may not be relied upon by any person or entity and under no circumstances shall Net Realty Advisors and/or owner have any liability to any person or entity on account of the information. Owner reserves the right to withdraw the Property from the market at any time, for any reason or no reason at all. The Information is subject to change by Net Realty Advisors and/or Owner at any time and without notice.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT LISTING AGENT FOR MORE DETAILS.**



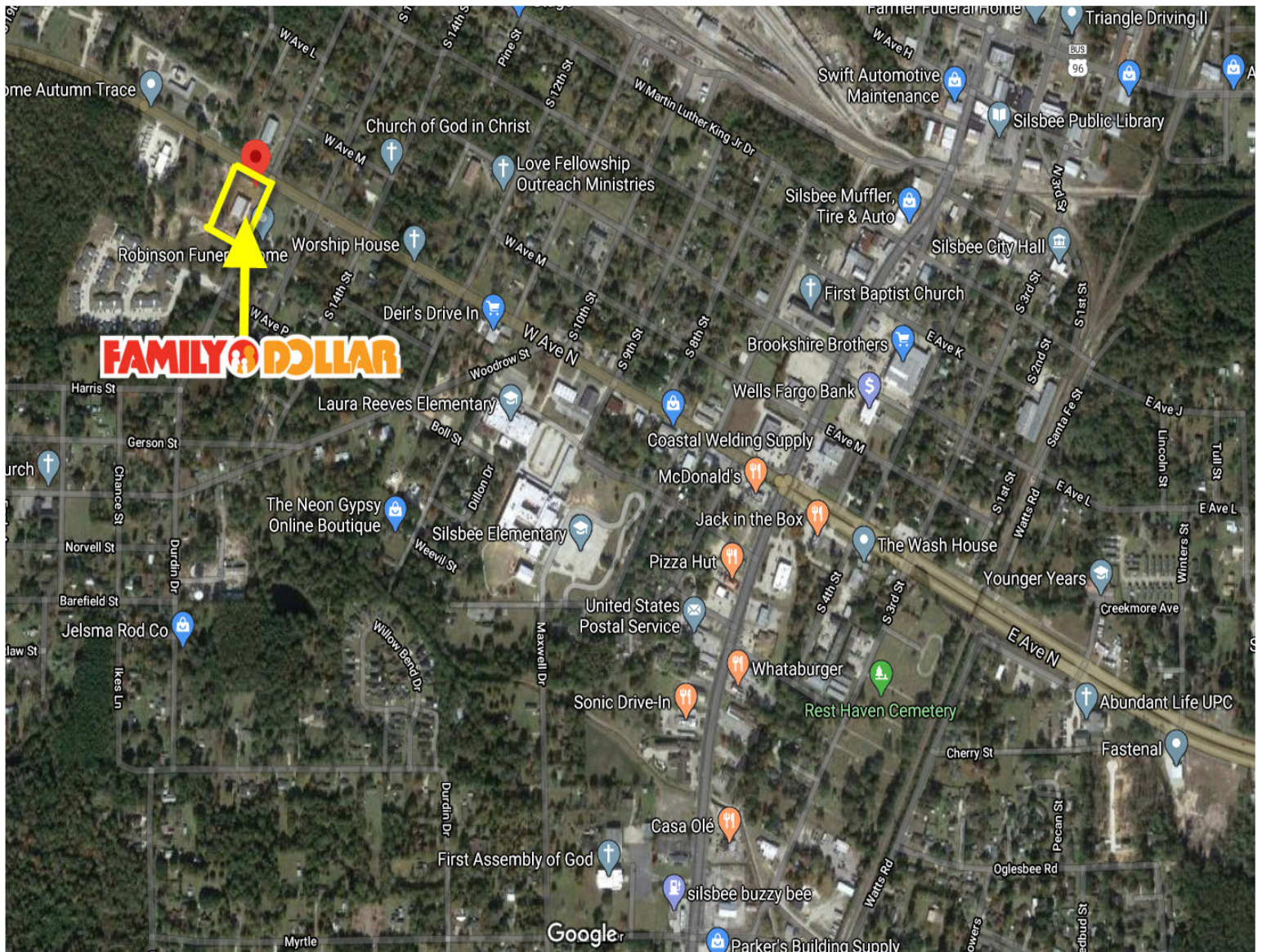
Family Dollar | Dollar Tree

Silsbee, Texas

NET LEASED PROPERTY SPECIALISTS

800.727.3147

MAP



OFFERING SUMMARY

PRICING SUMMARY:

Asking Price:	\$1,250,000
CAP:	7.00%
Year Built:	2020
Building Size:	9,180 SF
Lot Size:	1.1 Acres
Parking Spaces:	32

TENANT SUMMARY:

Tenant Name:	Family Dollar Dollar Tree
Guaranty Type:	Corporate
Lease Type:	Double Net (Roof, Structural Repairs to Building and Parking Lot), Tenant Maintains Interior and Exterior, Tenant Responsible for AC)
Lease Term:	10 Years
Increases:	5% in Year 11
Options:	6/5 Year Options 5% RentIncreases
Primary Term:	2/1/2020-3/31/2030

RENT SUMMARY:

Years 1-10:	\$87,500
Option 1:	\$91,875
Option 2:	\$96,469
Option 3:	\$101,292
Option 4:	\$106,357
Option 5:	\$111,675
Option 6:	\$117,258



INVESTMENT HIGHLIGHTS

- Brand new 9,180 SF Family Dollar store, Rent Commenced in February of 2020, Upgraded "Stucco" Front, Innovative New Store with Dollar Tree "Spot" Items and Displays
- Silsbee (Population: 6,650 People) is part of the Beaumont/Port Arthur MSA (Population: 385,000 People), 100 miles northeast of Houston
- Fronts Highway 327, at the corner of 16th Street in Silsbee- **TRAFFIC COUNT OF 5,100 CARS PER DAY DIRECTLY IN FRONT OF STORE**
- Directly in front of the Mill Town Seniors community, an 80-unit garden style apartment community for adults ages 55 and over.
- Close proximity to numerous retailers, restaurants, and businesses
- Dollar Tree, the Parent of Family Dollar, is Traded on the NASDAQ Exchange as DLTR, with a Market Capitalization Exceeding \$21 Billion. Dollar Tree operated 14,334 stores in 48 states and the District of Columbia, and 5 Canadian provinces. Dollar Tree, Inc. was founded in 1986 and is based in Chesapeake, Virginia.



AREA PHOTOS



AREA PHOTOS





NET REALTY
ADVISORS

Family Dollar | Dollar Tree
Silsbee, Texas

NET LEASED PROPERTY SPECIALISTS

800.727.3147

MAP





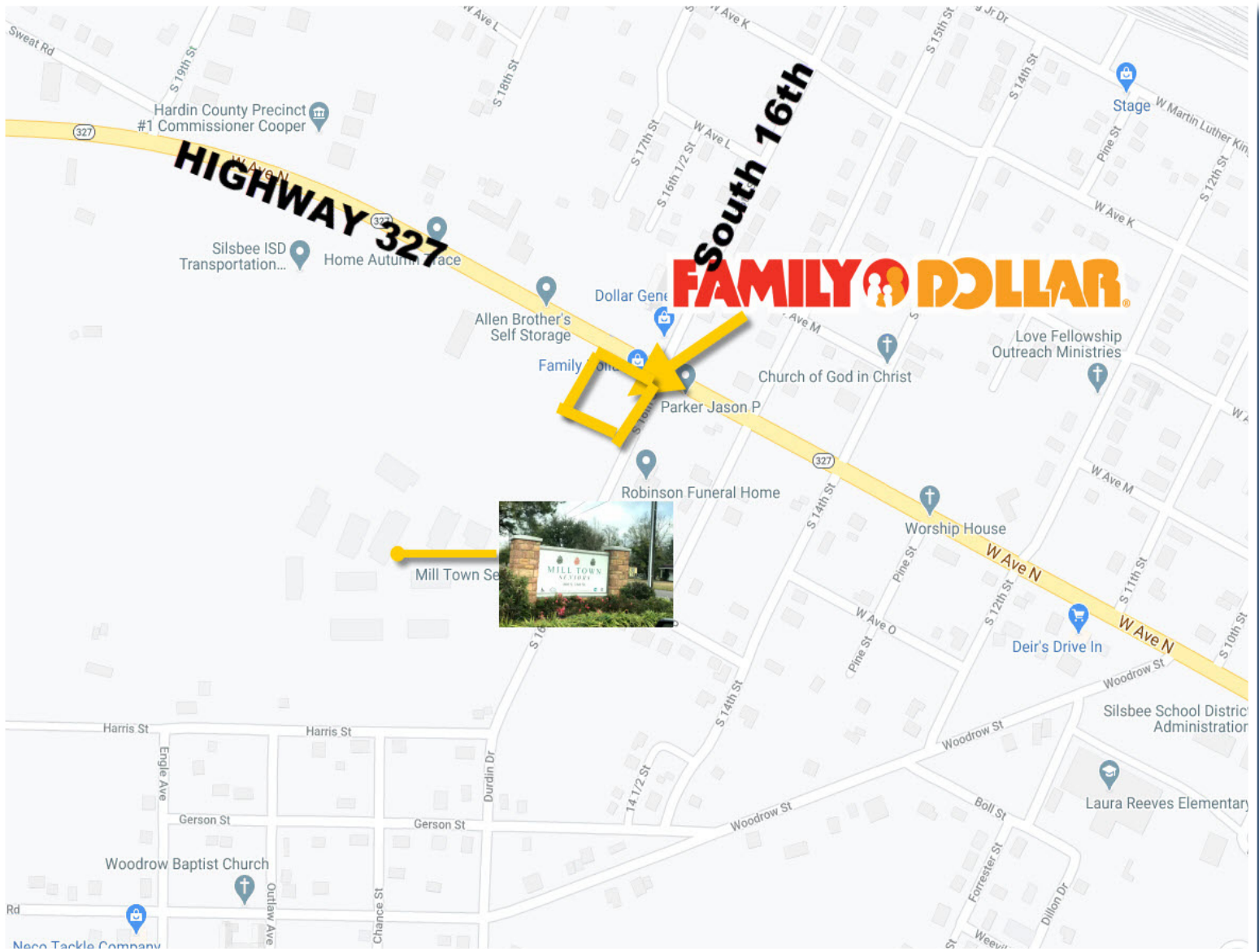
NET REALTY
ADVISORS

NET LEASED PROPERTY SPECIALISTS

Family Dollar | Dollar Tree
Silsbee, Texas

800.727.3147

MAP





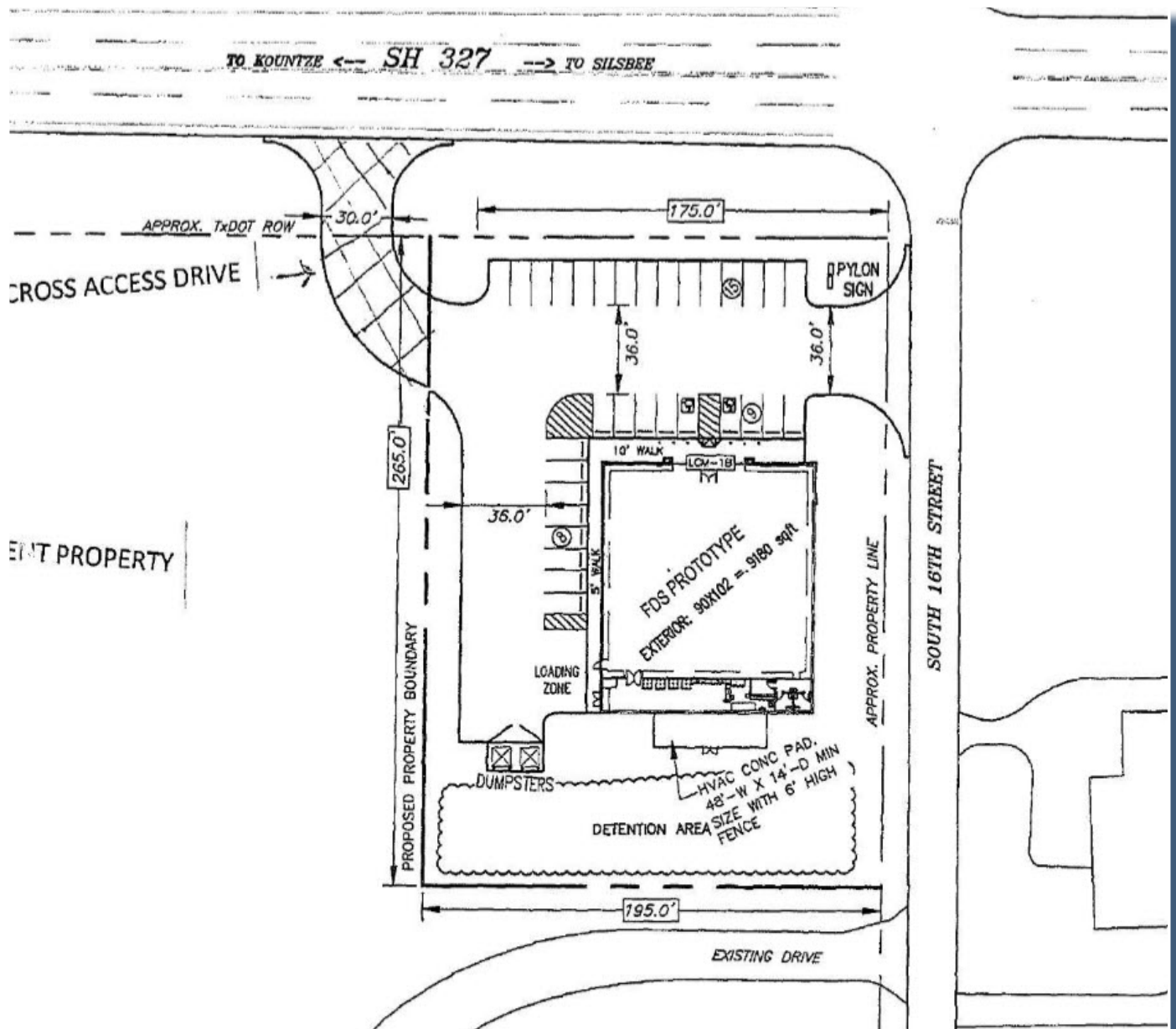
NET REALTY
ADVISORS

Family Dollar | Dollar Tree
Lufkin, Texas

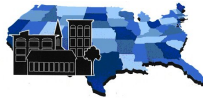
NET LEASED PROPERTY SPECIALISTS

800.727.3147

SITE PLAN



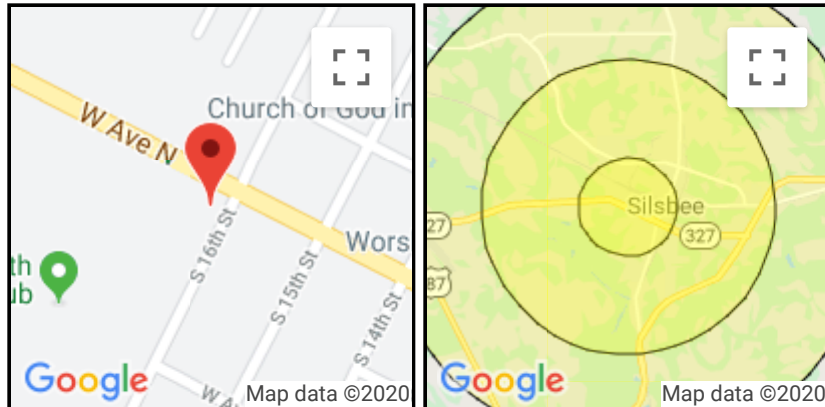
;



EASI Updated Site Selection Reports & Analysis Summary Report

Latitude: 30° : 20' : 55"

Longitude: -94° : 11' : 27"



Description	1 Miles	3 Miles	5 Miles
DEMOGRAPHIC OVERVIEW			
Population	2,488	11,508	17,660
Households	971	4,436	6,805
Total Household Income (\$)	73,370,580	359,543,080	571,755,087
Median Household Income (\$)	70,384	66,883	71,137
Median Age	42.7	41.0	41.6
POPULATION BY RACE			
White Population	1,484	8,469	14,288
Black Population	893	2,443	2,594
Asian, Pacific Islander Population	14	80	103
American Indian and Alaska Native Population	4	52	83
Other Race Alone Population	45	240	301
Two or More Races Population	48	224	291
POPULATION BY ETHNICITY			
Hispanic Population	136	601	812
White Non-Hispanic	1,397	8,149	13,844
BLOCK GROUP COUNT	3	11	15

Footnotes:

© 2019 Easy Analytic Software, Inc. Easy Analytic Software, Inc. (EASI) is the source of all updated estimates. All other data are derived from the US Census and other official government sources. Consumer Expenditure data are derived from the Bureau of Labor Statistics.

All estimates are as of 1/1/2019 unless otherwise stated.

Easy Analytic Software, Inc.
101 Haag Avenue, Bellmawr, NJ 08031



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.

Net Realty Advisors LLC	596860	info@netrealtyadvisors.com	972 661 8476
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Gavin M Kam	493003	gavin@netrealtyadvisors.com	972 661 8476
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