



755 N. Main Street
Maypearl, TX 76064

INVESTMENT OFFERING

DISCLAIMER

Principal here by advise all prospective purchasers of Single Tenant Net Lease Follows:

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Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a single tenant property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any single tenant property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Principals and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this single tenant property.

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PRICING & FINANCIAL ANALYSIS

LOCATION

755 N. Main Street
Maypearl, TX 76064

Price \$1,271,751

Rentable Square Feet 9,100 SF
Price/SF \$139.75

CAP Rate 7.25%
Year Built /Renovated 2009
Lot Size 0.94 Acres
Type of Ownership Fee Simple

HIGHLIGHTS

Renewed Lease Early

Over 10 Years Remaining

Lease runs through April 30, 2030

Build to Suit - Horizontal Build Out

ANNUALIZED OPERATING DATA

Rent Increase
Years 2020 - 2030 Annual Rent
\$92,202.00

CAM Fixed Payment \$3,600.00

Option Periods
Years 2030 – 2035 \$101,424.00
Years 2035 - 2040 \$111,564.00
Years 2027 - 2032 \$122,724.00

Real Estate Taxes Full Reimbursement
Insurance Full Reimbursement

HVAC Maintenance Tenant Responsibility

Expenses:

Lawn & Parking Lot - Actual Cost \$3,000.00
Reserves \$600.00

Net Operating Income \$92,200.00

Total Return 7.25% \$92,202.00

TENANT SUMMARY

Tenant Trade Name	Dollar General Corp.
Ownership	
Public Tenant	
Corporate Lease Guarantor	Corporate, Public, NYSE: DG
Lease Type	Net Lease
Roof and Structure	Landlord Responsible
Lease Term	10.00 Years*
Lease Commencement Date	9/1/2009
Rent Commencement Date	9/1/2009
Lease Expiration Date	4/31/2030
Term Remaining on Lease	10.00 Years
Increases	Every Five Years during the Options Periods
Options	Three, Five-Year Options

*Please Request Lease Agreements for further clarification

INVESTMENT & LOCATION OVERVIEW

Highlights

- TEXAS – TAX FREE STATE
- Corporate Guaranteed (\$25.62 Billion Sale/ \$13.3 Billion Assets approximately)
- Dollar General: #119 in Fortune 500 – S&P BBB Rating – Investment Grade
- **Proven Location – Renewed Lease Early**
- 9,100 SF – Larger Store Format
- All HVAC Units are maintained and replaced by DG Corporate
- *Three*, Five-Year Option Remaining
- *Maypearl is suburb south of the Dallas Fort Worth, TX MSA*
- Low Price per Square Foot
- Dollar General has enrolled this store in its national insurance program

The Dollar General # 11,491 - is a proven location & renewed its lease early. The property is located at 755 N. Main Street direct between Hwy 35 East & West equal distance from Alvarado & Waxahachie & Midlothian. The Dollar General property is a 9,100 Square Foot property built in 2009. The rent is a double net lease offered at an 7.25% Cap Rate. Minimal maintenance is required with 10% increases during the three, five-year options.

Maypearl, TX – Maypearl is a suburb of Dallas Fort Worth just 30 miles south of DFW metroplex.

CORPORATE DESCRIPTION

Dollar General Corporation has been delivering value to shoppers for over 75 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, clothing for the family, housewares and seasonal items at low everyday prices in convenient neighborhood locations. Dollar General operated 15,472 stores in 44 states as of March 2019. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola.

Dollar General sells similar products as wholesale retailers Wal-Mart (WMT) and Target (TGT), but typically at lower prices. Because of this, during harsh economic conditions, many consumers may make the change of shopping at Dollar General instead of a regular wholesale retailer. Dollar General's (DG) business strategy revolves around driving profitable top line growth while enhancing its low-cost operator position and capturing new growth opportunities. The company attempts to drive profitable top line growth through strategies like improving the in-stock position of its stores and continuously offering products at competitive prices.



PICTURES OF PROPERTY



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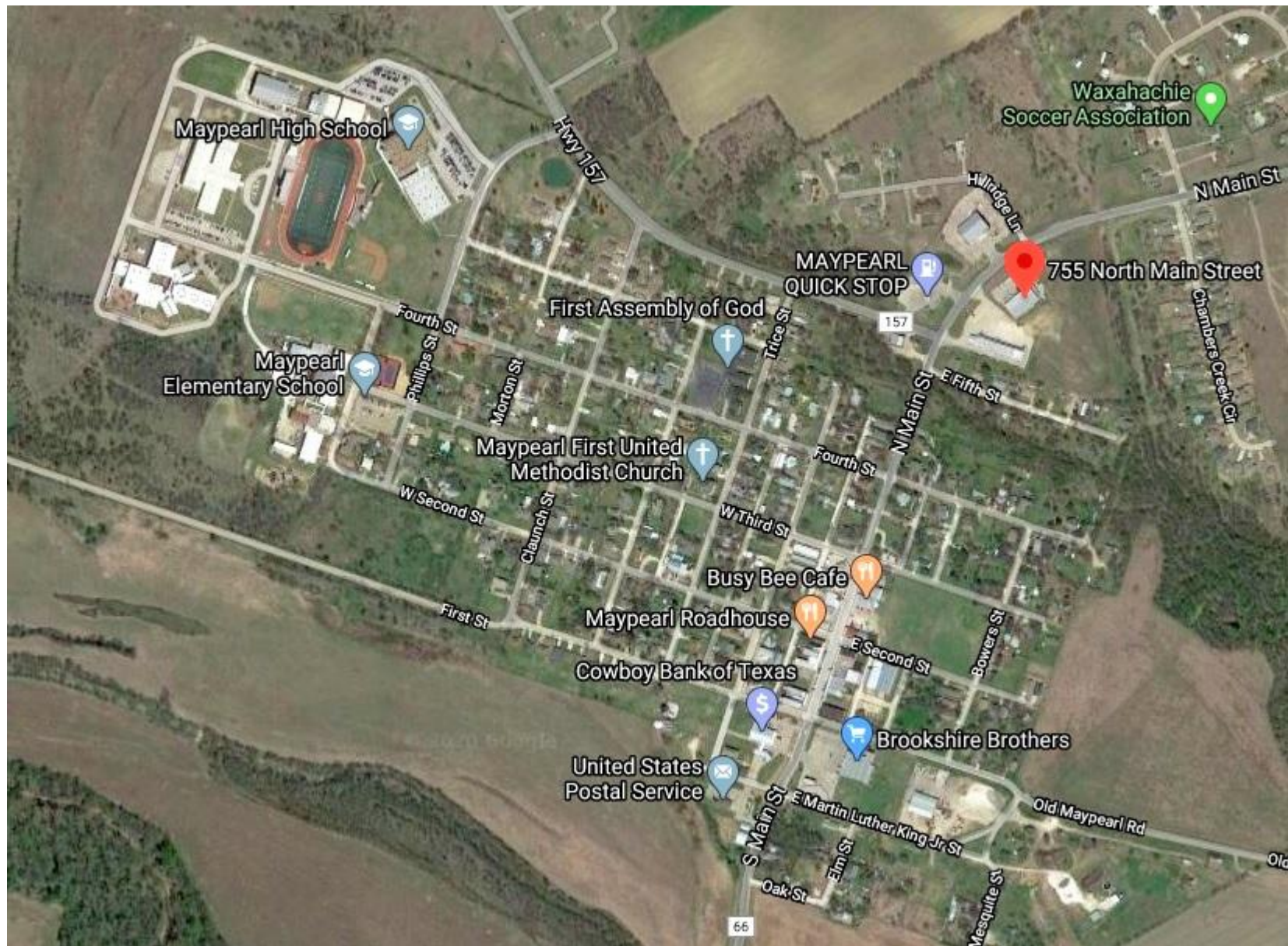
REPRESENTATIVE PICTURES OF INSIDE STORE



REPRESENTATIVE PICTURES OF INSIDE STORE



AERIAL OF SURROUNDING RETAIL





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