



DOLLAR GENERAL

(S&P BBB CREDIT RATING)

\$2,046,000 | 5.5% CAP

8069 Old Decatur Rd., Fort Worth, TX 76179

- ✓ New 15 Year Corporate Absolute NNN Lease
- ✓ 10% Increases Every 5 Years During Renewal Options
- ✓ S&P BBB Credit Rating and Ranked #119 on Fortune 500
- ✓ Amazon Resistant Retailer Experiencing Explosive Growth
- ✓ Excellent Dallas-Fort Worth Location with Strong Demographics
- ✓ Dollar General Stores Plan to Add 50K Jobs to Meet Demand (3/23/20)



Dollar General Corp. engages in retailing of merchandise, including consumable items, seasonal items, home products and apparel. Its brands include Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo

INVESTMENT OVERVIEW

DOLLAR GENERAL | FORT WORTH, TEXAS

\$2,046,000 | 5.5 CAP



\$112,500

NOI



±9,100SF

BUILDING AREA



±1.36 ACRES

LAND AREA



2020

YR BUILT



100%

OCCUPANCY



ABSOLUTE NNN

LEASE TYPE

- ✓ **New 2020 Construction Corporate Dollar General.** S&P BBB rating and ranked #119 on the Fortune 500 List.
- ✓ **Fifteen (15) Year Absolute NNN Lease.** Commencing mid-April 2020 with no landlord responsibilities.
- ✓ **Excellent Dallas-Fort Worth Location with Strong Demographics.** The average household incomes of \$112,874, \$97,689 and \$89,253 within a 1, 3 and 5 mile radius respectively.
- ✓ **Dollar General is the Country's Largest Small-Box Discount Retailer.** Achieving 27 consecutive years of same store sales growth. Sales increased 9.2% in fiscal year 2018 to \$25.6 Billion.
- ✓ **Extremely High Barrier to Entry.** Due to the city of Fort Worth is currently not allowing any new Dollar Generals to be developed
- ✓ **Amazon Resistant Retailer Experiencing Explosive Growth.** Dollar General plans to open roughly 1,000 stores in 2020 after opening over 900 stores in 2019.
- ✓ **Dollar General Stores Have Become a Shopping Staple,** across the country with 16,000 stores in 46 states and plans to add 50,000 additional jobs to meet the demand in the marketplace 3/23/20.

SECURE

NET LEASE

CONTACT FOR DETAILS

EDWARD BENTON

VICE PRESIDENT

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FILE PHOTO



SECURE NET LEASE | 3

TENANT OVERVIEW

DOLLAR GENERAL | FORT WORTH, TEXAS

DOLLAR GENERAL

DOLLAR GENERAL (dollargeneral.com)

LESSEE: DOLGENCORP, LLC

GUARANTOR: DOLLAR GENERAL CORPORATION

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. STRATEGY 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.

\$26.5 B

REVENUE

BBB

CREDIT RATING



15,590

TOTAL LOCATIONS

FILE PHOTO



IN THE NEWS

DOLLAR GENERAL | FORT WORTH, TEXAS

DOLLAR GENERAL NO. 1 RETAILER FOR OPENING STORES THIS YEAR

Sarah Min, June 05, 2019 (CBS News)

Even as the so-called retail apocalypse snaps up stores across the country, one seemingly unlikely business has remained standing, and thriving, in the digital era: Dollar General. While many once-mighty retailers close up shop, dollar stores overall are prospering: Out of nearly 2,780 stores slated to open thus far in 2019, about 1800, or more than half, are from discount chains, according to Coresight Research.

Dollar General is planning to open **975 stores in 2019, making it the top retail company for expanding so far this year** — by a long shot.

The top five retailers for planned store openings are Dollar General, Dollar Tree, Family Dollar, Aldi and Five Below. Dollar General alone is planning to open 975 stores, or nearly one-third of all stores announced to open thus far, making it the No. 1 company for expansion this year by a long shot. Dollar Tree follows with about 350 planned store openings.

"We continue to invest in the business from a position of strength. We are continuing to prioritize new store expansion and other real estate projects," said Dollar General CEO Todd J. Vasos in a recent earnings call. By contrast, more than 7,200 stores have been put on the chopping block this year, including 2,100 Payless stores.



CLICK HERE TO READ MORE

HOW DOLLAR GENERAL IS BUCKING THE TREND

Greg Petro, October 04, 2019 (Forbes)

We're in the midst of a retail renaissance, a time when retailers and brands continue to explore new pathways for marketing, unique sales channels, and an evolving supply chain. We've seen some truly innovative moves, but also we've seen those who fail to innovate, or even just keep up with the times, continue to be left behind - or even disappear. And while more stores had been shuttered by August of this year than in all of 2018, Dollar General (NYSE: DG) is managing to thrive. The budget retailer has reported 29 consecutive years of same-store growth, with same-store sales increasing 4.0%

Dollar General's biggest differentiator is that they are serving markets that had been vastly underserved, even by the likes of Walmart. You'd be hard pressed to find a small town in America that isn't within close proximity of a Dollar General. In fact, there are currently **more than 15,000 locations across 44 U.S. states, which surpasses even the number of McDonald's. Seventy-five percent of Americans live within five minutes of a Dollar General**, according to research from Global Data Retail, and these locations are strategically placed to allow shoppers to choose to patronize them over other discount or big box retailers.

in the second quarter of this year. This dark horse discount chain has been quietly chugging along for decades, and is now in the process of opening 975 new stores this year, in addition to remodeling 1000 locations and relocating another 100. According to Business Insider, its prices are generally 20%-40% lower than grocery and drug stores, attracting cost-conscious consumers.



CLICK HERE TO READ MORE

LEASE OVERVIEW

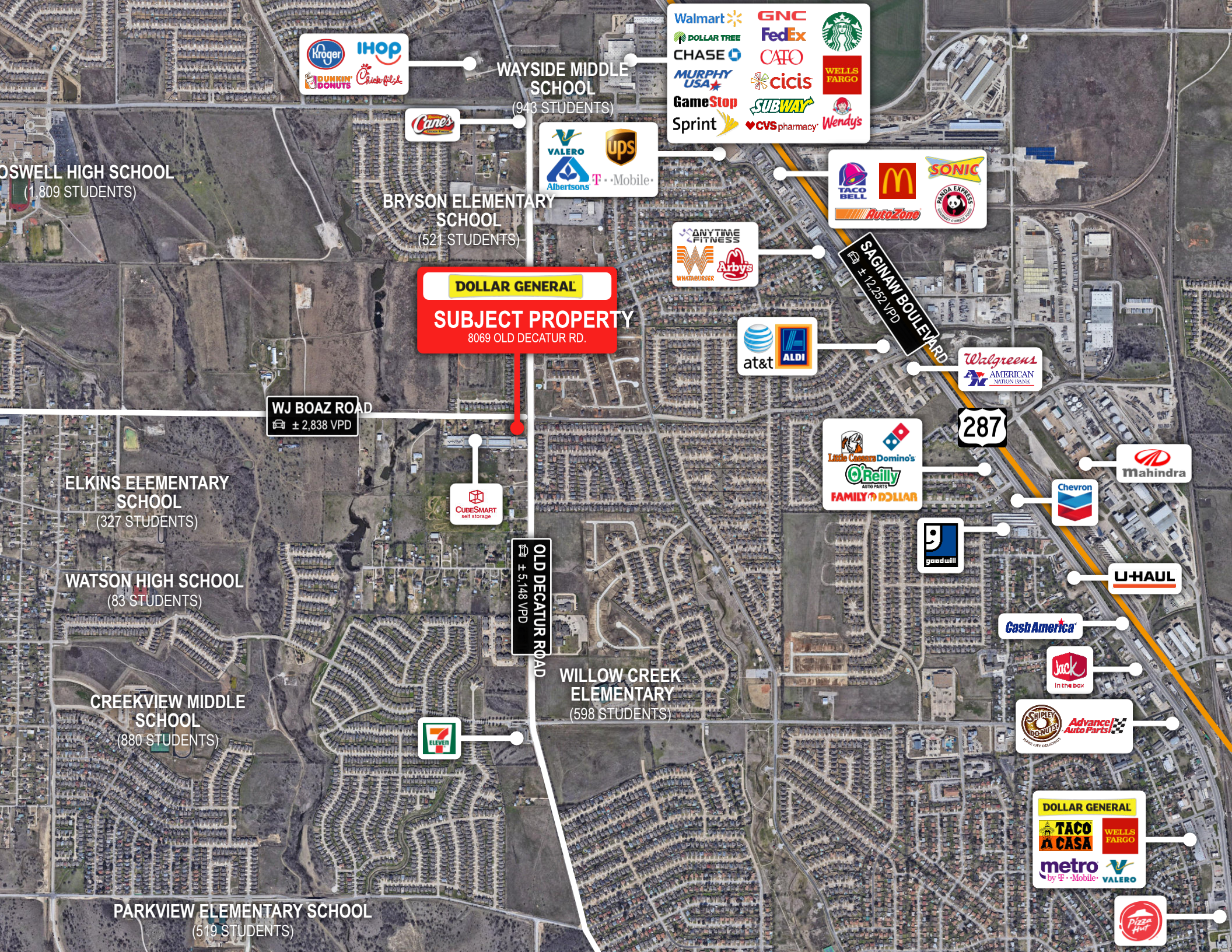
DOLLAR GENERAL | FORT WORTH, TEXAS

INITIAL LEASE TERM	15-Years, Plus (3), 5-Year Options to Extend
RENT COMMENCEMENT	Mid-April 2020
LEASE EXPIRATION	Mid-April 2035
LEASE TYPE	Corporate NNN Lease
RENT INCREASES	10% Every 5 Years, In Option Periods
ANNUAL RENT YRS 1-15	\$112,500
OPTION 1:	\$123,750
OPTION 2:	\$136,125
OPTION 3:	\$149,737.56

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

FILE PHOTO





SITE OVERVIEW

DOLLAR GENERAL | FORT WORTH, TX



2020
YR BUILT



±9,100 SF
BUILDING AREA



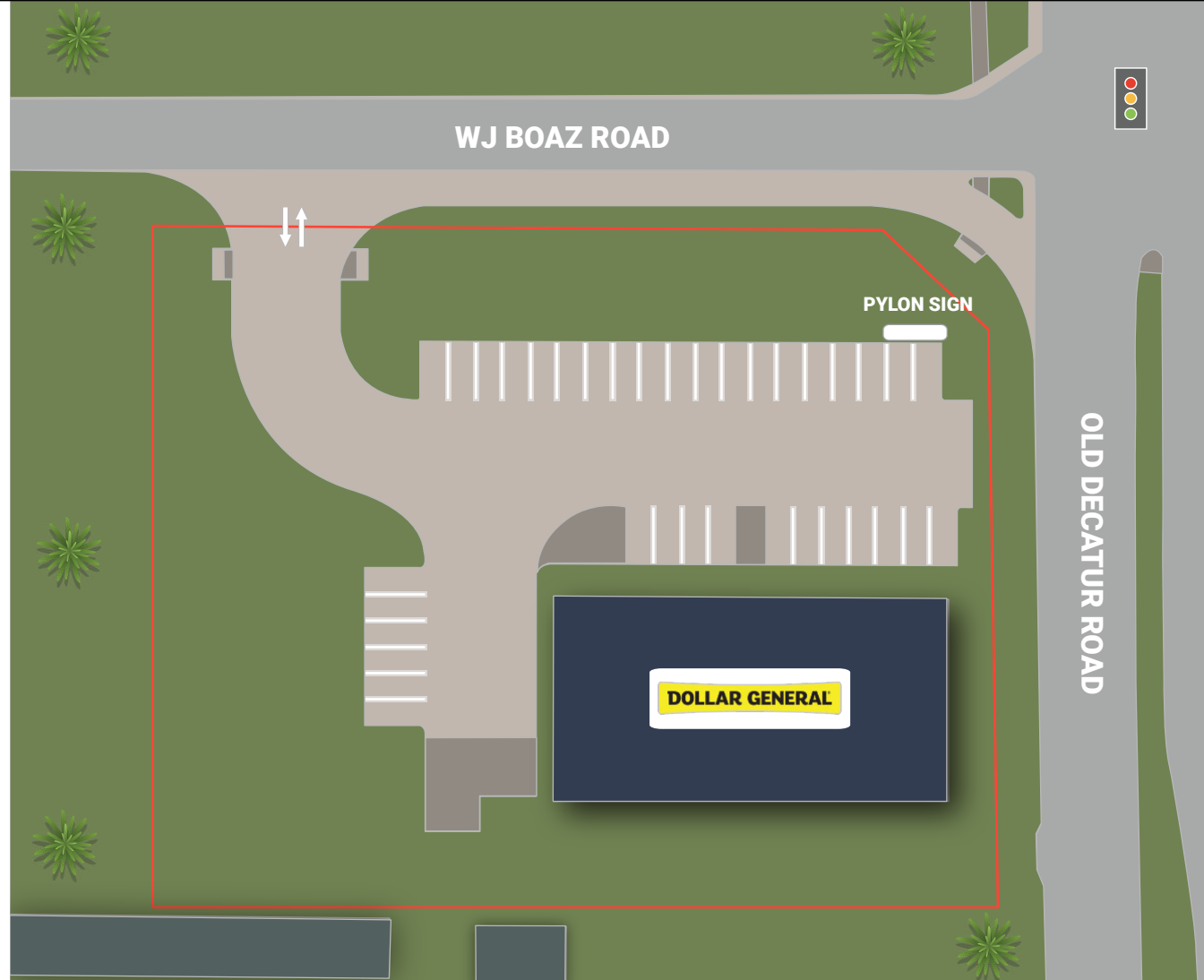
±1.36 ACRES
LAND AREA

NEIGHBORING RETAILERS

Walmart	CVS Pharmacy
Dollar Tree	Starbucks
Albertsons	McDonald's
Sonic Drive-In	Anytime Fitness
ALDI	Walgreens
Family Dollar	Goodwill
Kroger	AutoZone Auto Parts
Wendy's	Taco Bell
Cato	Jack in the Box
Pizza Hut	Dunkin' Donuts

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8 | SECURE NET LEASE

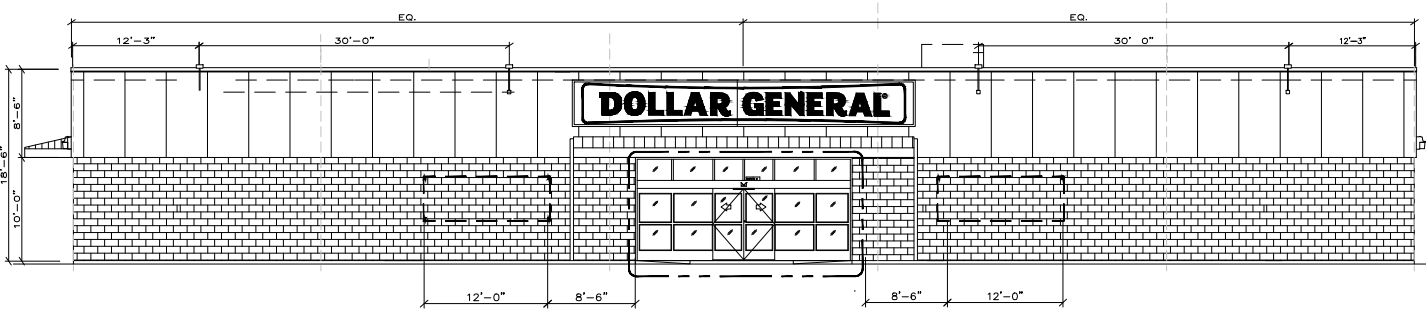


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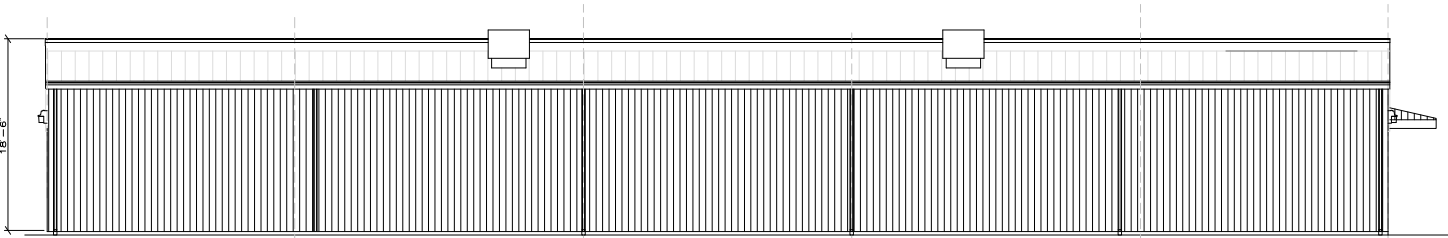


ELEVATIONS

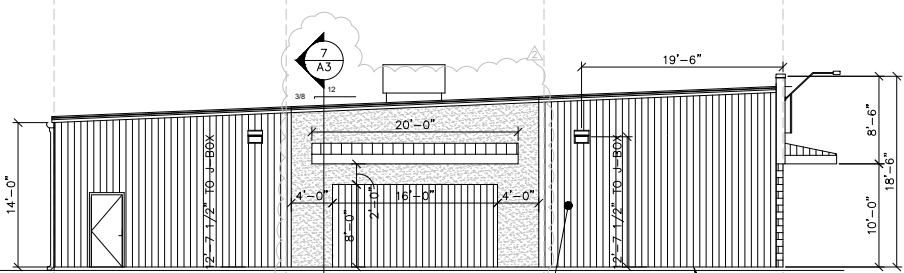
DOLLAR GENERAL | FORT WORTH, TEXAS



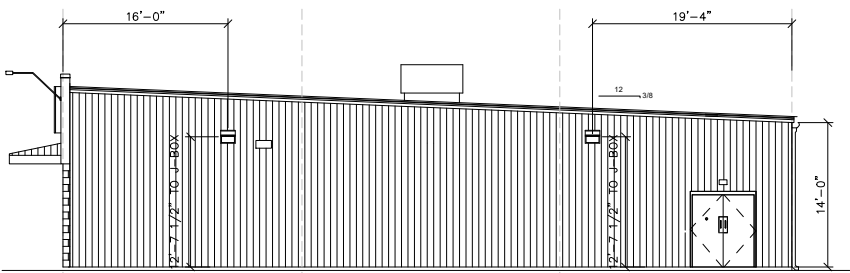
1 FRONT ELEVATION
A2 SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
A2 SCALE: 1/8" = 1'-0"



3 LEFT ELEVATION
A2 SCALE: 1/8" = 1'-0"



4 RIGHT ELEVATION
A2 SCALE: 1/8" = 1'-0"

LOCATION OVERVIEW

DOLLAR GENERAL | FORT WORTH, TEXAS



FORT WORTH TEXAS



898,919
POPULATION



\$58,448
MEDIAN HOUSEHOLD INCOME

Fort Worth is the 13th largest city in the United States, the fifth largest city in the state of Texas, and the largest city in and county seat of Tarrant County. As of 2020, Fort Worth has an estimated population of 898,919 and growing making it

Fort Worth is ranked among the top places in the nation to live and do business (Money Magazine)

the second largest city in the Dallas-Fort Worth-Arlington Metropolitan Statistical Area (MSA), colloquially referred to as the Metroplex. With a thriving and diverse business environment, Fort Worth has become a major center for industry, technology, distribution, and transportation.

Part of the **Dallas-Fort Worth-Arlington (MSA)** with a population of approximately 7,539,711 making it the largest in both Texas and the South and fourth largest in the United States. Passing Houston to become the fourth largest economy with a

GDP of \$613.4 billion in 2019. The Fort Worth Independent School District has a major presence in the city, with over 86,000 students alone. In addition, Fort Worth is conveniently located 17.5 miles from DFW International Airport. With 1,860 flights daily, DFW Airport serves as a gateway for visitors from around the globe, making Fort Worth an easily accessible international and domestic leisure destination.

**FORT
WORTH**

ONE OF THE
NATION'S FASTEST
GROWING CITIES

125

"125 BEST PLACES
TO LIVE IN THE USA"
(US NEWS & WORLD
REPORT'S LIST)

FORT WORTH'S BOOMING GROWTH REFUSES TO SLOW DOWN AS CITY BECOMES 13TH LARGEST IN U.S.

Bill Hanna, May 23, 2019 (*Forth Worth Star-Telegram*)

"Fort Worth's rapid growth speaks to our incredible quality of life, business friendly climate and affordable cost of living," said Fort Worth Mayor Betsy Price. "Of course, substantial growth presents both great opportunities as well as new challenges to strategically manage our growth without compromising what makes Fort Worth a unique place to live, work, and play."

The boom shows no sign of ending. ***Fort Worth is now the 13th-largest city in the United States, behind Jacksonville, Florida, and ahead of Columbus, Ohio, as well as San Francisco,*** according to the latest Census Bureau population estimates released Thursday.

Last year, Fort Worth ranked 15th but the city added 19,552 people between July 1, 2017 and July 1, 2018, to reach a population of 895,000. It was the third-largest gain behind Phoenix and San Antonio.

Just last month, the Census Bureau said the Dallas-Fort Worth-Arlington area added more than 1 million since 2010, the most in the country.

"The jump to 13th largest city in the U.S. will boost Fort Worth's recognition worldwide as a formidable city in its own right and help draw more visitors and business investments," said Bill Thornton, president and CEO of the Fort Worth Chamber of Commerce.

DFW FASTEST-GROWING METRO IN US, FORT WORTH MOVES UP 13TH LARGEST CITY

Frank Heinz, May 23, 2019 (*NBCDFW*)

The U.S. Census Bureau released its population estimates for cities and towns Thursday and Texas (and North Texas) continues to dominate.

The data obtained by the U.S. Census highlighted below is for July 1, 2017 to July 1, 2018, and considers only cities and towns with populations greater than 50,000 residents.

The census estimates U.S. population grew 6% between April 1, 2010 to July 1, 2018 to 327,167,434 residents. In Texas, the state population is now estimated to be 28,701,845, second only to California's 39,557,045. There are five states with a total population less than 1 million: Alaska (737,438), North Dakota (760,077), South Dakota (882,235), Vermont (626,299) and Wyoming (577,737).

Several Texas cities were noted for population surges, including Austin (+12,504), Frisco (+10,884) and McKinney (+9,888). The incorporated towns of Leander (56,111), Little Elm (50,314) and Wylie (51,585) were highlighted for topping 50,000 residents.

Of the 15 fastest-growing cities, Texas cities and towns occupied seven of the spots. No. 1 went to Buckeye, Arizona (+8.5% increase/74,370 population), but No. 2 was New Braunfels (+7.2%/84,612) followed by No. 4 Frisco (+6.1%/188,170), No. 6 McKinney (+5.4%/191,645), No. 7 Georgetown (+5.2%/74,180), No. 8 Rowlett (+5.1%/66,285), No. 13 Midland (+4.4%/142,344) and No. 15 Round Rock (+4.3%/128,739).



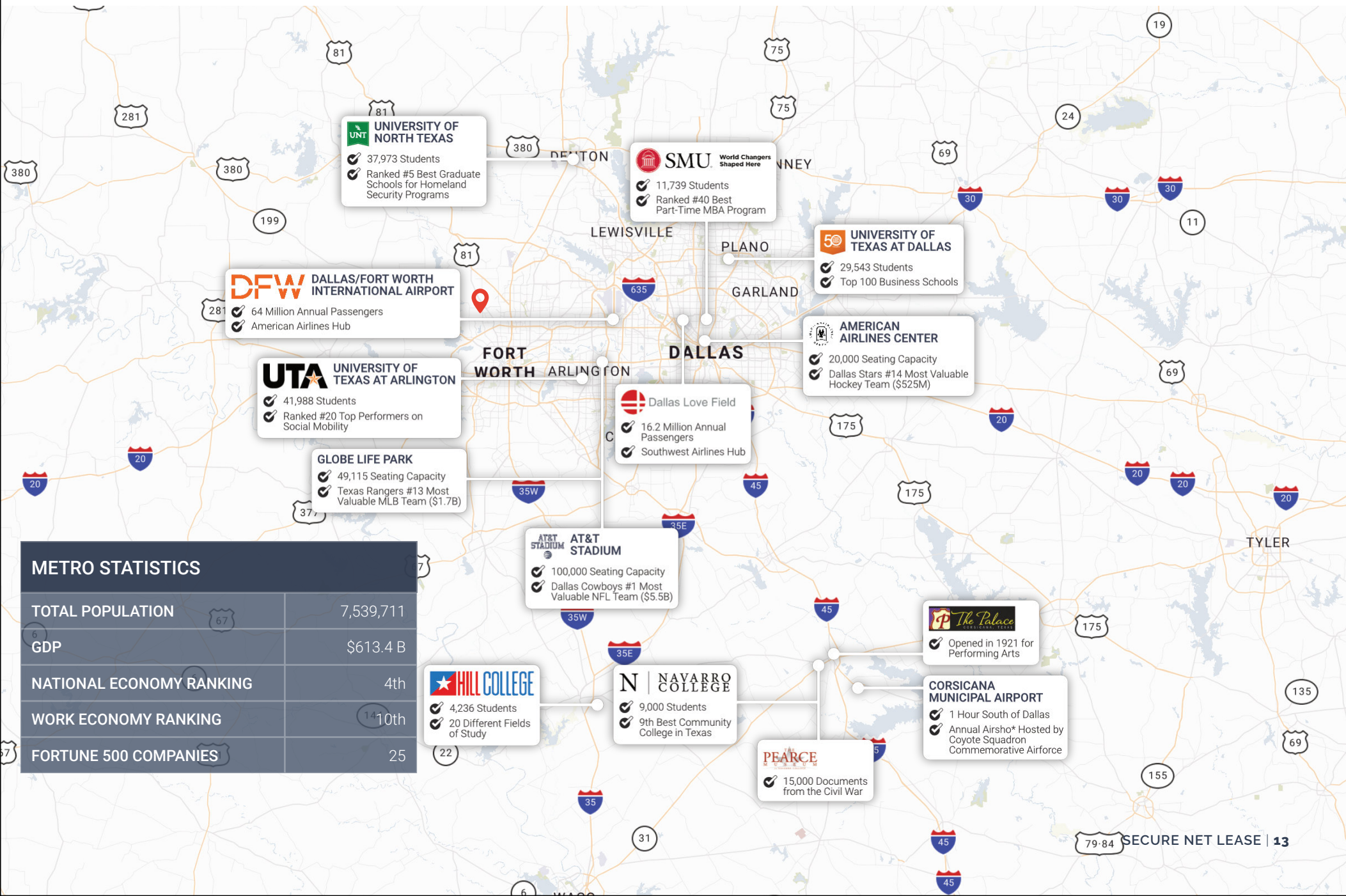
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[CLICK HERE TO READ MORE](#)

DALLAS-FORT WORTH METRO

DOLLAR GENERAL | FORT WORTH, TEXAS



SECURE

NET LEASE

WE LOOK FORWARD TO HEARING FROM YOU

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Suite 220
Dallas, TX 75205
(214) 522-7200

LOS ANGELES OFFICE

123 Nevada Street
El Segundo, CA 90245
(424) 220-6430

securenetlease.com

TEXAS DISCLAIMER

DOLLAR GENERAL | FORT WORTH, TEXAS

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION 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 subagency 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:

- ▷ shall treat all parties honestly;
- ▷ may not disclose that the owner will accept a price less than the asking price submitted in a written offer unless authorized in writing to do so by the owner;
- ▷ 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
- ▷ may not disclose any confidential information or any information that a part 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 that Act and associated with the broker to communicate with and carry out instructions of the other party.