

**DOLLAR
GENERAL®**



*REPRESENTATIVE PHOTO



OFFERING
MEMORANDUM

DOLLAR GENERAL

ABSOLUTE NNN LEASED OFFERING

9302 CONFEDERATE PARK RD LAKESIDE, TX 76135

OFFERING MEMORANDUM
PRESENTED BY:

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INVESTMENT SALES

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FOUNDING PRINCIPAL

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TX LICENSE **#708586**



DISCLAIMER & CONFIDENTIALITY

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.



TABLE OF CONTENTS

| | |
|----|----------------------------|
| 04 | INVESTMENT OVERVIEW |
| 05 | FINANCIAL SUMMARY |
| 06 | TENANT OVERVIEW |
| 07 | LOCATION AERIAL |
| 08 | REGIONAL OVERVIEW |
| 09 | DEMOGRAPHICS |
| 10 | AREA OVERVIEW |

INVESTMENT OVERVIEW



This is a unique opportunity to purchase a corporately guaranteed Absolute NNN Dollar General asset. Dollar General Ranks #119 on Fortune 500 List. 75% of the US Population is within a 5 minute drive of a Dollar General. Dollar General is an essential retailer and has NOT missed any rent payments.

- INCOME TAX FREE STATE
- 20% POPULATION GROWTH IN 2010-2020
- POPULATION: 80,000 IN 3 MILES WITH AVERAGE HOUSEHOLD INCOME OF \$93,742
- OVER 50,000 VPD AT INTERSECTION

INVESTMENT HIGHLIGHTS

ABSOLUTE NNN LEASED OFFERING

ZERO LANDLORD OBLIGATIONS

CORPORATE GUARANTY – NYSE: DG

S&P RATED BBB INVESTMENT GRADE CREDIT

100% FEE SIMPLE INTEREST

SCHEDULED INCREASES IN RENT

RECESSION PROOF TENANT - DOLLAR GENERAL STOCK
CONTINUES TO THRIVE IN UNCERTAIN TIMES

OFFERING SPECIFICATIONS

PRICE \$1,700,870

CAP RATE 6.21%

NET OPERATING INCOME \$105,624

SQUARE FOOTAGE 9,100

YEAR BUILT 2012

FINANCIAL SUMMARY

DOLLAR GENERAL • ABSOLUTE NNN LEASED OFFERING

9302 CONFEDERATE PARK RD LAKESIDE, TX 76135

\$1,700,870 • 6.21%

SUMMARY

| | |
|----------------|--------------------------|
| TENANT NAME | DOLLAR GENERAL |
| SQUARE FOOTAGE | 9,100 |
| LEASE START | 2/15/2013 |
| LEASE END | 2/14/2028 |
| NOI | \$105,624 |
| INCREASES | 10% Increases at Options |
| OPTIONS | Four, 5-Year |

OPERATING SUMMARY

| | NET OPERATING INCOME | CAP RATE |
|----------|----------------------|----------|
| CURRENT | \$105,624 | 6.21% |
| OPTION 1 | \$116,186 | 6.83% |
| OPTION 2 | \$127,805 | 7.51% |
| OPTION 3 | \$140,586 | 8.27% |
| OPTION 4 | \$154,644 | 9.09% |

TENANT OVERVIEW

The Dollar General logo is displayed on a yellow rectangular background with a grey border. The text "DOLLAR GENERAL" is in a bold, black, sans-serif font, with a registered trademark symbol (®) to the upper right of the word "GENERAL".

S&P RATED CREDIT



15,450+ LOCATIONS



130,000+ EMPLOYEES

DOLLAR GENERAL

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of July 2018, Dollar General operates 15,000 stores in the continental United States.

The company first began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky by James Luther Turner and Cal Turner. In 1968, the name changed to Dollar General Corporation and the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2018 reached #123. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$21 billion in 2017.

On September 15, 2016, Dollar General announced plans to hire 10,000 new employees and open 900 new stores in fiscal 2016 and 1,000 in fiscal 2017. Dollar General had operated 13,000 stores as of August 2016. Dollar Express and all of its 323 locations were acquired by Dollar General in April 2017. In January 2017 Dollar General opened a concept store in Nashville called DGX. The DGX store concept focuses on urban shoppers and is geared toward instant consumption items such as a coffee station and a soda fountain. The following month another DGX store opened in Raleigh, North Carolina and in September a third DGX opened in Philadelphia.

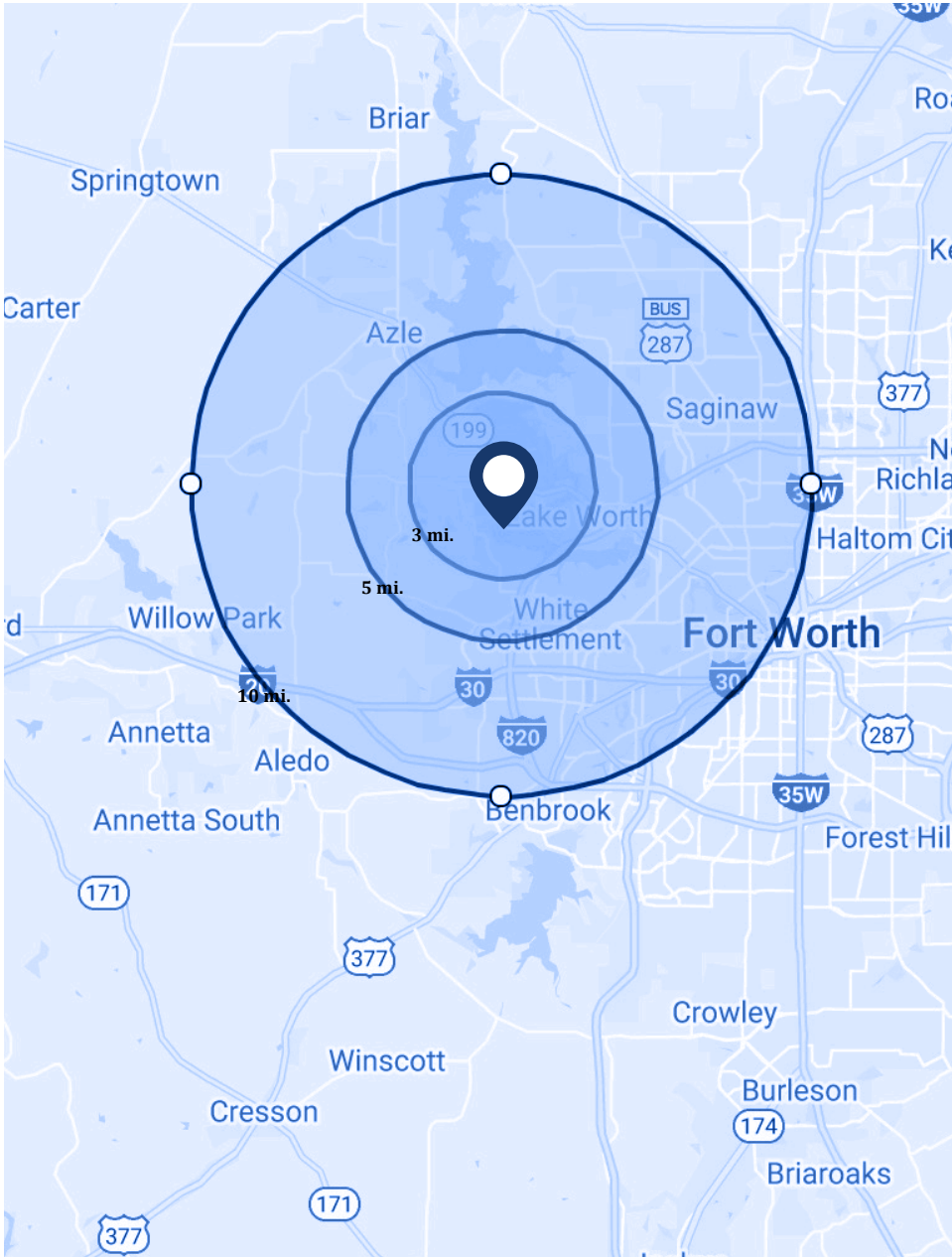
In Jackson, Georgia, Dollar General opened its 15th distribution center in fall 2017 to serve stores in Georgia and the surrounding states. In 2017, Dollar General began construction for its 16th distribution center in Amsterdam, New York. The distribution center was to cost \$91 million and was expected to create 400 low-skilled jobs in Montgomery County, New York. Dollar General planned to open 900 new stores in 2018.

A second distribution center will be established in Texas with a planned opening in 2019. The distribution center will be located in Longview, Texas and will bring 400 low-skilled jobs to the area. Dollar General opened its 15,000th store in Wilmington, North Carolina in July 2018. Dollar General hosted a community celebration and donated \$15,000 to five local schools to support literacy and education initiatives.

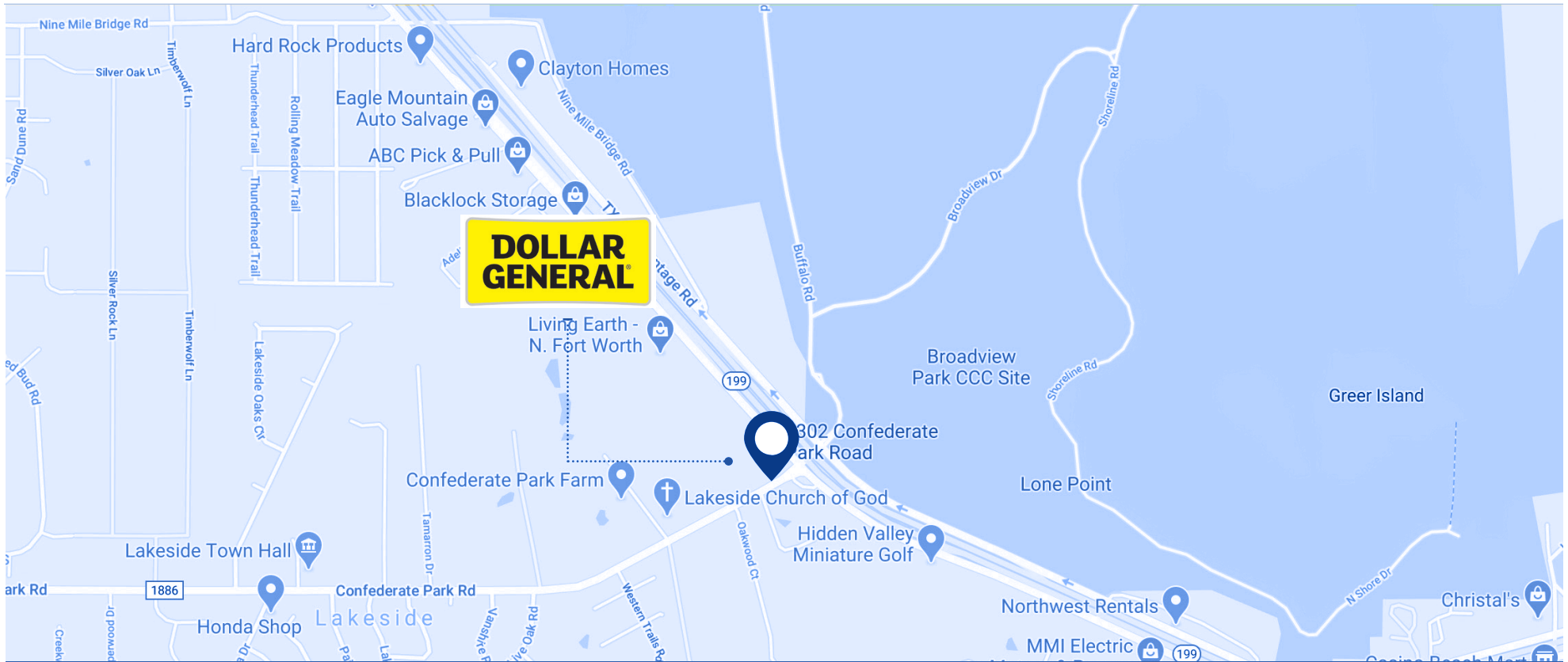
LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



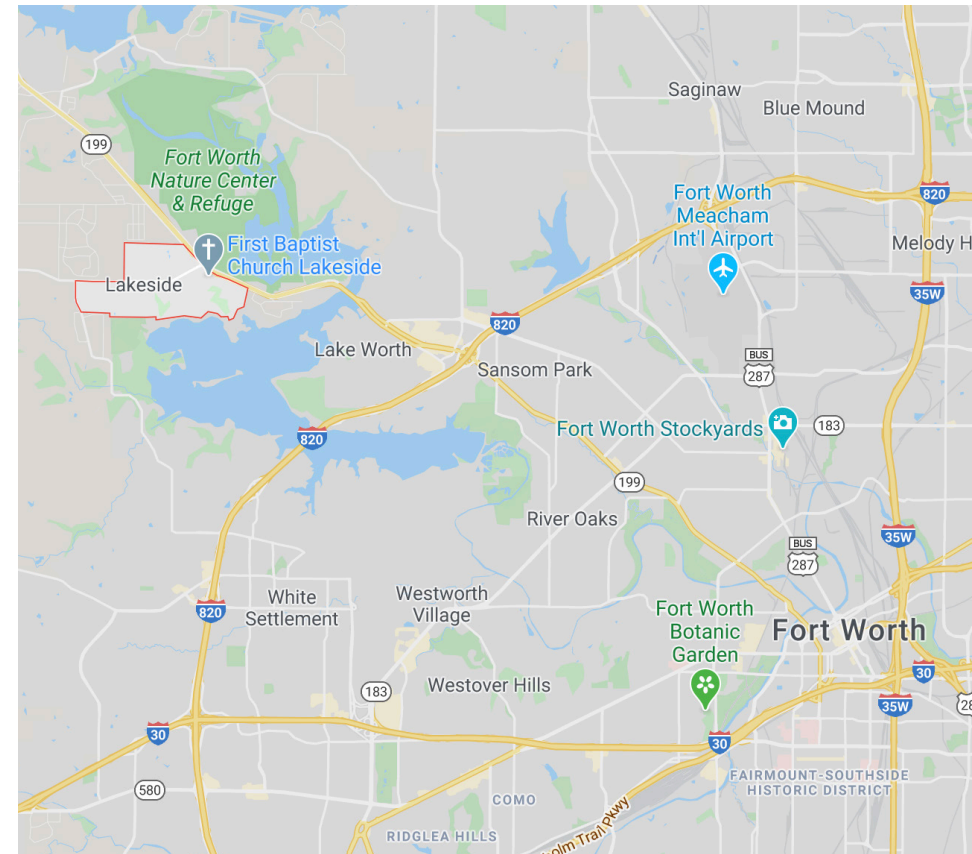
| | 3 MILES | 5 MILES | 10 MILES |
|---------------------------------|-----------------|-----------------|-----------------|
| TOTAL POPULATION | 12,633 | 75,287 | 410,818 |
| TOTAL HOUSEHOLDS | 4,838 | 26,869 | 150,321 |
| AVERAGE HOUSEHOLD INCOME | \$97,471 | \$93,742 | \$86,456 |
| AVERAGE AGE | 40.90 | 36.90 | 35.70 |

AREA OVERVIEW

| DEMOGRAPHICS | 3 MILES | 5 MILES | 10 MILES |
|--------------------------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 12,633 | 75,287 | 410,818 |
| TOTAL HOUSEHOLDS | 4,838 | 26,869 | 150,321 |
| PERSONS PER HOUSEHOLD | 2.50 | 2.70 | 2.70 |
| AVERAGE HOUSEHOLD INCOME | \$97,471 | \$93,742 | \$86,456 |
| AVERAGE HOUSE VALUE | \$241,817 | \$198,440 | \$198,842 |
| AVERAGE AGE | 40.90 | 36.90 | 35.70 |
| WHITE | 11,523 | 64,732 | 347,736 |
| BLACK | 385 | 4,605 | 37,012 |
| AM. INDIAN & ALASKAN | 171 | 762 | 4,050 |
| ASIAN | 215 | 3,031 | 11,715 |
| HAWAIIAN & PACIFIC ISLAND | 28 | 95 | 506 |
| OTHER | 310 | 2,061 | 9,799 |

LAKESIDE, TEXAS

Lakeside is an affluent city located in Tarrant County, Texas, United States. Located Northeast of the Dallas Fort-Worth MSA, this asset is well located within a growing market in the state of Texas. 20% growth within 5 miles of the property in the next 10 years. Population of 80,000 within 5 miles and an average household income of over \$93,000.





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.

11-2-2015



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.
- 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 **BROKER'S MINIMUM DUTIES REQUIRED BY LAW** (A client is the person or party that the broker represents):

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.

| | | | | | | | |
|--|----------------|-------------------------------|---------------------|---|---------------|-------------------------------|---------------------|
| TREX Net Lease, Inc. | 9006301 | kevin@thelasegroup.com | 512.636.9613 | Kevin Cordova | 485683 | kevin@thelasegroup.com | 512.636.9613 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone | Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| Kevin Cordova | 485683 | kevin@thelasegroup.com | 512.636.9613 | Kevin Cordova | 485683 | kevin@thelasegroup.com | 512.636.9613 |
| Designated Broker of Firm | License No. | Email | Phone | Sales Agent/Associate's Name | License No. | Email | Phone |

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LAKE SIDE, TEXAS



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