

OFFERING MEMORANDUM



DOLLAR GENERAL PORTFOLIO #1

20 TEXAS & 2 LOUISIANA STORES

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DOLLAR GENERAL®

ESSENTIAL RETAILER

DOLLAR STORES THRIVE IN PANDEMIC WITH INCREASED SALES AND STORE OPENINGS

Dollar General did not skip a beat with their store expansions in 2020, and this year they are looking to continue that trend. Recent earnings showcased an unprecedented year of earnings, net sales and same-store sales. The company plans to open 1,050 new stores and remodel 1,750 stores in 2021. The company's same-store sales were up 16.3%; net sales were up 21.6% and its operating profit grew 54%, to \$3.6 billion.

Dollar General is an investment grade rated company with a Standard & Poor's rating of BBB. The company operated 17,266 stores in 46 states as of February 26, 2021. Fortune 500 first recognized Dollar General Corporation in 1999 and it has since reached #119. It is one of America's largest public companies with net sales reaching \$27.8 billion and 31 consecutive years of same-store sales growth. [Learn More >>](#)

Ownership	Public
Options to Terminate	No
Options to Purchase	No
First Right of Refusal	No
Net Sales	\$27.89 Billion
No. of Locations	16,278+
No. of Employees	143,000+
Headquartered	Goodlettsville, TN
Years in the Business	81
Website	www.dollargeneral.com

**FOURTH QUARTER
SAME-STORE SALES
INCREASED 12.7%;
FISCAL YEAR SAME-
STORE SALES
INCREASED 16.3%**

Q1 2021 EARNINGS REPORT



DOLLAR GENERAL PORTFOLIO #1 PORTFOLIO SUMMARY

Pricing	# of Properties	Price	Cap Rate	Base Rent	CAM	Building Size	Lot Size
Portfolio #1	22	\$23,054,727	7.00%	\$1,613,831	\$92,340	196,039 SF	23.2 Acres
Portfolio #2	9	\$8,787,823	7.00%	\$615,148	\$37,675	79,932 SF	8.68 Acres
Total Portfolio	31	\$31,842,550	7.00%	\$2,228,979	\$130,015	275,971 SF	31.88 Acres

Portfolio #1 Loan Terms - Wells Fargo (MS) & CWC Capital (SS)

Origination Date	07/2015
Original Loan Amount	\$13,900,000
Interest Rate	4.76%
Amortization	360
Annual Debt Service	\$870,912
Maturity Date	08/06/2025
Current Reserve Amount*	\$744,123

Defeasance Estimates

Defeasance Date	8/6/2021
Principal Balance at Defeasance	\$12,513,261
Defeasance Premium	\$1,910,689
Third Party Estimate Fees	\$47,050
Total Estimated Premium	\$1,957,739

*Buyer to reimburse Seller for estimated reserve amount at closing.
See agent for additional loan details.

Portfolio #2 Loan Terms - Midland Loan Services (MS) & Rialto Capital (SS)

Origination Date	05/2015
Original Loan Amount	\$5,000,000
Interest Rate	4.55%
Amortization	360
Annual Debt Service	\$305,850
Maturity Date	06/01/2025
Current Reserve Amount*	\$295,550

Defeasance Estimates

Defeasance Date	8/6/2021
Principal Balance at Defeasance	\$4,466,939
Defeasance Premium	\$627,688
Third Party Estimate Fees	\$39,550
Total Estimated Premium	\$667,238

*Buyer to reimburse Seller for estimated reserve amount at closing.
See agent for additional loan details.



PORTFOLIO SUMMARY DOLLAR GENERAL PORTFOLIO #1

Store #	Address	City	ST	ZIP	Price	CAP	Rent	Rent/SF	CAM	Expiration	Term Remaining	Options	Next Bump*	Bldg SF	Lot Size
5714	2711 Boonville Rd	Bryan	TX	77808	\$1,224,343	7.00%	\$85,704	\$9.50	\$4,056	7/31/2025	4.3 Years	Two, 5-Year	9.91%	9,020	1.38 Acres
5870	1986 US Hwy 90 W	Castroville	TX	78009	\$1,026,171	7.00%	\$71,832	\$7.85	\$4,056	3/31/2025	4.0 Years	Two, 5-Year	10.00%	9,146	1.30 Acres
6919	2400A West Hwy 290	Dripping Springs	TX	78620	\$949,406	7.00%	\$66,458	\$7.38	\$5,256	9/30/2024	3.5 Years	Two, 5-Year	3.77%	9,000	1.00 Acres
5739	2743 N Veterans Blvd	Eagle Pass	TX	78852	\$1,233,771	7.00%	\$86,364	\$9.28	\$4,056	2/28/2026	4.9 Years	Three, 5-Year	9.99%	9,306	1.00 Acres
7800	1406 W Monte Cristo Rd	Edinburg	TX	78541	\$1,194,000	7.00%	\$83,580	\$10.05	\$4,056	6/30/2026	5.2 Years	Three, 5-Year	10.01%	8,316	0.76 Acres
5849	1121 S Raul Longoria Rd	Edinburg	TX	78542	\$1,142,914	7.00%	\$80,004	\$8.89	\$4,056	7/31/2026	5.3 Years	Three, 5-Year	10.00%	8,995	0.79 Acres
5847	4406 S Raul Longoria Rd	Edinburg	TX	78542	\$964,971	7.00%	\$67,548	\$7.40	\$4,056	2/28/2025	3.9 Years	Three, 5-Year	12.15%	9,125	0.92 Acres
7321	2321 Stuart Place Rd	Harlingen	TX	78552	\$987,345	7.00%	\$69,114	\$7.50	\$4,056	2/28/2025	3.9 Years	Two, 5-Year	3.77%	9,217	0.78 Acres
11364	105 Moore St	Lake Providence	LA	71254	\$1,071,000	7.00%	\$74,970	\$8.24	\$3,600	3/31/2024	3.0 Years	Three, 5-Year	4.76%	9,100	0.93 Acres
6808	3353 Clark Blvd	Laredo	TX	78043	\$1,173,411	7.00%	\$82,139	\$10.11	\$4,056	2/28/2025	3.9 Years	Three, 5-Year	4.33%	8,125	0.74 Acres
11322	77280 Landry Dr	Maringouin	LA	70757	\$1,108,457	7.00%	\$77,592	\$8.61	\$3,600	2/29/2024	2.9 Years	Three, 5-Year	3.77%	9,014	0.75 Acres
9952	7900 N 23rd St	McAllen	TX	78504	\$1,161,600	7.00%	\$81,312	\$9.93	\$3,656	3/31/2026	5.0 Years	Two, 5-Year	10.01%	8,190	1.10 Acres
6641	1200 W Dove Ave	McAllen	TX	78504	\$1,045,029	7.00%	\$73,152	\$9.00	\$3,656	8/31/2025	4.4 Years	Three, 5-Year	9.99%	8,125	1.04 Acres
5805	23412 FM 1485	New Caney	TX	77357	\$940,457	7.00%	\$65,832	\$7.30	\$4,056	4/30/2026	5.0 Years	Two, 5-Year	9.99%	9,014	1.53 Acres
6809	19620 FM 1485	New Caney	TX	77357	\$1,037,691	7.00%	\$72,638	\$8.06	\$4,056	3/31/2025	4.0 Years	Three, 5-Year	4.49%	9,014	0.88 Acres
6944	9312 SH 75 S	New Waverly	TX	77358	\$797,674	7.00%	\$55,837	\$6.11	\$4,056	3/31/2025	4.0 Years	Three, 5-Year	2.79%	9,146	1.00 Acres
6905	2105 W Griffin Pkwy	Mission	TX	78572	\$1,134,771	7.00%	\$79,434	\$8.28	\$4,056	2/28/2025	3.9 Years	Three, 5-Year	4.42%	9,589	1.03 Acres
9916	951 S Boadway	Premont	TX	78375	\$690,857	7.00%	\$48,360	\$5.95	\$3,656	10/31/2024	3.6 Years	Two, 5-Year	10.00%	8,125	1.10 Acres
6518	6332 Babcock Rd	San Antonio	TX	78240	\$1,047,771	7.00%	\$73,344	\$7.89	\$4,056	6/30/2025	4.2 Years	Two, 5-Year	10.00%	9,301	0.95 Acres
6838	5831 Old Pearsall Rd	San Antonio	TX	78242	\$1,044,857	7.00%	\$73,140	\$8.09	\$4,056	12/31/2024	3.7 Years	Two, 5-Year	3.77%	9,040	1.62 Acres
6943	21820 FM 506	Santa Rosa	TX	78593	\$1,019,897	7.00%	\$71,393	\$7.81	\$4,056	2/28/2025	3.9 Years	Three, 5-Year	4.50%	9,146	1.47 Acres
9914	900 N International Blvd	Weslaco	TX	78596	\$1,058,331	7.00%	\$74,083	\$8.25	\$4,056	3/31/2025	4.0 Years	Three, 5-Year	4.33%	8,985	1.15 Acres
Total					\$23,054,727	7.00%	\$1,613,831		\$92,340					196,039	23.2 Acres
Averages					\$1,047,942	7.00%	\$73,356	\$8.23	\$4,015		4.1 Years**		7.17%	8,911	1.06 Acres

*All increases come from options. In the first option term, increases vary and are listed above, in the second/third option terms, rent increases by 10% (if applicable).

**Average Lease Term Remaining is weighted by base rent.



Location	Texas and Louisiana (22 Properties)	Loan Summary
Price	\$23,054,727	Loan Balance After 8/6/2021 Payment
Down Payment (45.72%)	\$10,541,466	\$12,513,261
Rentable Square Feet	196,039	Interest Rate
Price/SF	\$117.60	4.76%
CAP Rate	7.00%	Annual Debt Service
Lot Size	23.32 Acres	\$870,912
Type of Ownership	Fee Simple	Maturity Date
		08/06/2025

Annualized Operating Information				
Rent Increases	Monthly Rent	Annual Rent	Cap Rate	Cash on Cash
Current - 2/29/2024	\$134,485.91	\$1,613,830.92	7.00%	7.05%
3/1/2024 - 3/31/2024	\$134,729.91	\$1,616,758.92	7.01%	7.08%
4/1/2024 - 9/30/2024	\$135,027.41	\$1,620,328.92	7.03%	7.11%
10/1/2024 - 10/31/2024	\$135,236.21	\$1,622,834.52	7.04%	7.13%
11/1/2024 - 12/31/2024	\$135,639.21	\$1,627,670.52	7.06%	7.18%
1/1/2025 - 2/28/2025	\$135,869.21	\$1,630,430.52	7.07%	7.20%
3/1/2025 - 3/31/2025	\$137,626.75	\$1,651,521.00	7.16%	7.40%
4/1/2025 - 6/30/2025	\$138,894.45	\$1,666,733.40	7.23%	7.55%
7/1/2025 - 7/31/2025	\$139,505.45	\$1,674,065.40	7.26%	7.62%
8/1/2025 - 8/31/2025	\$140,213.45	\$1,682,561.40	7.30%	7.70%
9/1/2025 - 2/28/2026	\$140,822.45	\$1,689,869.40	7.33%	7.77%
Base Rent (\$8.25/SF)		\$1,613,830.92		
Debt Service		(\$870,912.24)		
Year 1 Cash Flow		\$742,918.68		
Year 1 Cash on Cash Return		7.05%		

*All Increases Come From Options

***Reimbursements and Expenses not accounted for"

Dollar General Portfolio #1

Marcus & Millichap is pleased to present the opportunity to acquire two portfolios of Dollar General stores, which can be purchased together or separately. Portfolio #1 consists of 22 stores, totaling 196,039 rentable square feet and 23.2 acres of land. There are twenty Dollar General locations throughout Texas and two within the state of Louisiana. These stores are all established locations, with rental escalations scheduled in the upcoming option periods.

Each portfolio offers an investor the opportunity to acquire stores in dense, infill areas, with the average five-mile population being 99,190 residents. Traffic generators include: Texas A&M University (Bryan store), Lackland Air Force Base (San Antonio stores), H-E-B Park (Edinburg stores), border crossings (Eagle Pass & Mission stores), Interstate 45 (New Waverly store) and airports (Laredo & Weslaco stores).

This offering is part of a larger portfolio that consists of 31 Dollar General stores. Portfolio #2 consists of 9 stores all located within the state of Texas (see page 4 for pricing details). The entire portfolio can be purchased together for \$31,842,550; Portfolio #1 (22-stores) is \$23,054,727 and Portfolio #2 (9-stores) is \$8,787,823. Each portfolio is being offered with existing financing, where the Buyer may assume the loan(s) by paying a 1 percent assumption fee. Alternatively, a Buyer has the ability to defease the loan(s) prior to maturity in mid-2025 (see page 4 for pricing details).

Dollar General is a Fortune 500 Company, with a Standard & Poor's rating of BBB. The company operated as an essential business throughout 2020 and its same-store sales growth of 16.3 percent outpaced Family Dollar (+10.5%) and Dollar Tree (+2.2%).

INVESTMENT HIGHLIGHTS

Prime Dollar General Portfolio Located in Major Markets

Dollar General Has Remodeled Multiple Stores Showing Commitment to Sites

Excellent Demographics - Average Population of 99,190 residents Within a Five-Mile Radius

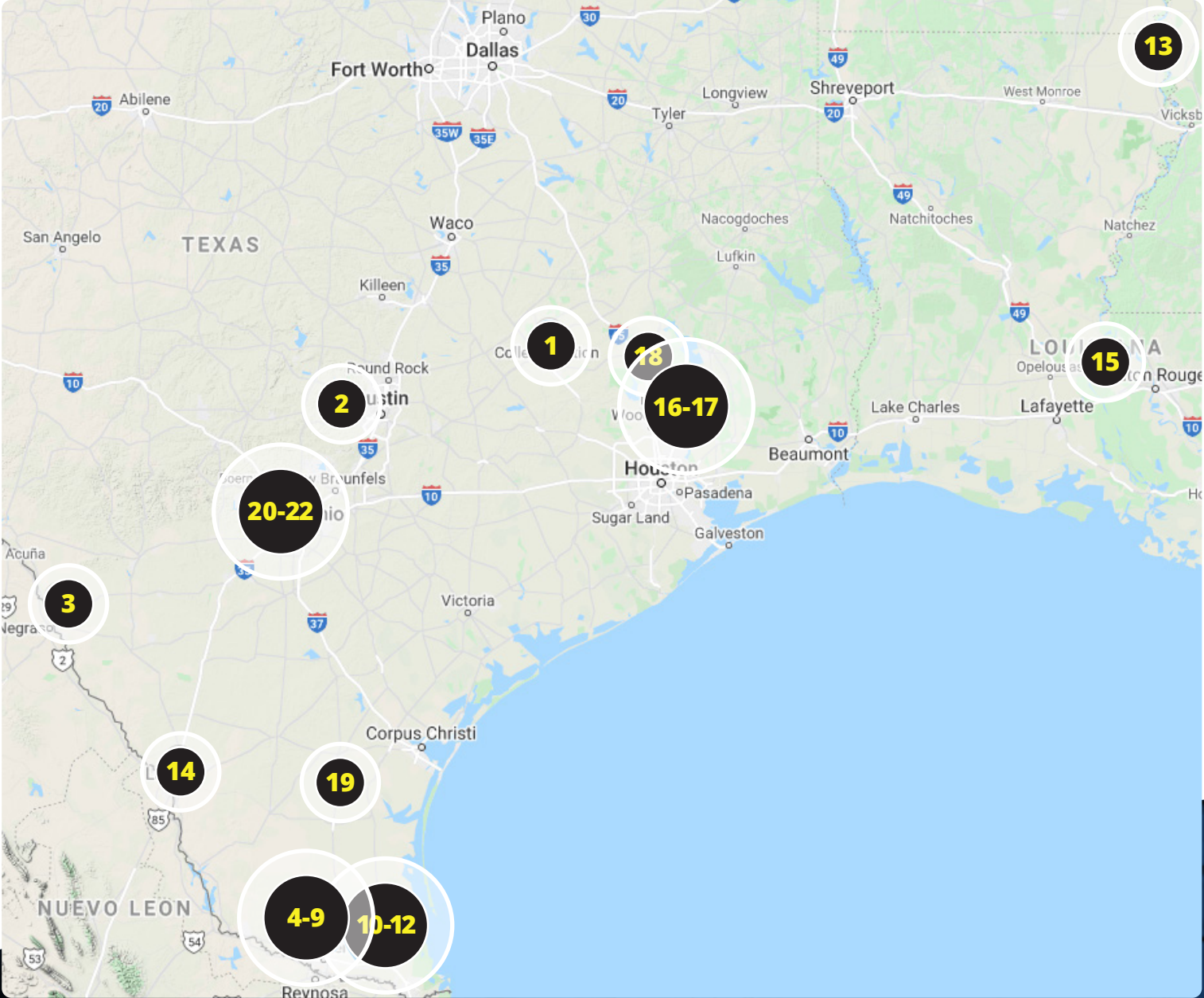
Investment Grade Tenant (S&P: BBB) - Remained Open During COVID-19 Pandemic

Properties are Located on Major Thoroughfares and in Proximity to Many Regional Airports

Dense, Infill Locations Throughout Texas (29) and Louisiana (2)

DOLLAR GENERAL PORTFOLIO #1 LOCATION MAP

#	LOCATION
1	#5714 - Bryan, TX
2	#6919 - Dripping Springs, TX
3	#5739 - Eagle Pass, TX
4	#7800 - Edinburg, TX
5	#5849 - Edinburg, TX
6	#5847 - Edinburg, TX
7	#9952 - McAllen, TX
8	#6641 - McAllen, TX
9	#6905 - Mission, TX
10	#7321 - Harlingen, TX
11	#6943 - Santa Rosa, TX
12	#9914 - Weslaco, TX
13	#11364 - Lake Providence, LA
14	#6808 - Laredo, TX
15	#11322 - Maringouin, LA
16	#5805 - New Caney, TX
17	#6809 - New Caney, TX
18	#6944 - New Waverly, TX
19	#9916 - Premont, TX
20	#5870 - Castroville, TX
21	#6518 - San Antonio, TX
22	#6838 - San Antonio, TX



STORE #5714

2711 BOONVILLE RD, BRYAN, TX 77808 (GOOGLE MAPS)

\$1,224,343

Price

7.00%

Cap Rate

\$85,704

Annual Base Rent

\$9.50

Rent/SF



DEMOGRAPHICS

Building Size 9,020 SF	Lease Expiration 7/31/2025
Lot Size 1.38 Acres	Years Remaining 4.3
CAM Reimbursement \$4,056/Year	Options Remaining Two, 5-Year

	1 Mile	3 Mile	5 Mile	10 Mile
2020 Population	3,158	19,009	121,883	222,095
Median Household Income	\$68,722	\$59,054	\$43,894	\$49,391

STORE #5870

1986 US HWY 90 W, CASTROVILLE, TX 78009 (GOOGLE MAPS)

\$1,026,171
Price

7.00%
Cap Rate

\$71,832
Annual Base Rent

\$7.85
Rent/SF



Building Size

9,146 SF

Lease Expiration

3/31/2025

Lot Size

1.30 Acres

Years Remaining

4.0

CAM Reimbursement

\$4,056/Year

Options Remaining

Two, 5-Year

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile	10 Mile
2020 Population	314	4,424	9,141	83,620
Median Household Income	\$77,500	\$66,777	\$67,277	\$74,143

STORE #6919

2400A WEST HWY 290, DRIPPING SPRINGS, TX 78620 (GOOGLE MAPS)

\$949,406
Price

7.00%
Cap Rate

\$66,458
Annual Base Rent

\$7.38
Rent/SF



DEMOGRAPHICS

Building Size

9,000 SF

Lease Expiration

9/30/2024

Lot Size

1.00 Acres

Years Remaining

3.5

CAM Reimbursement

\$5,256/Year

Options Remaining

Two, 5-Year

	1 Mile	3 Mile	5 Mile	10 Mile
2020 Population	1,260	5,396	9,897	37,834
Median Household Income	\$92,708	\$96,032	\$99,092	\$119,610

STORE #5739

2743 N VETERANS BLVD, EAGLE PASS, TX 78852 (GOOGLE MAPS)

\$1,233,771

Price

7.00%

Cap Rate

\$86,364

Annual Base Rent

\$9.28

Rent/SF



Building Size
9,306 SF

Lease Expiration
2/28/2026

Lot Size
1.00 Acres

Years Remaining
4.9

CAM Reimbursement
\$4,056/Year

Options Remaining
Three, 5-Year

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile	10 Mile
2020 Population	9,060	36,499	49,285	57,285
Median Household Income	\$44,515	\$42,146	\$54,631	\$40,040

STORE #7800

1406 W MONTE CRISTO RD, EDINBURG, TX 78541 (GOOGLE MAPS)

\$1,194,000

Price

7.00%

Cap Rate

\$83,580

Annual Base Rent

\$10.05

Rent/SF


DEMOGRAPHICS
Building Size

8,316 SF

Lease Expiration

6/30/2026

Lot Size

0.76 Acres

Years Remaining

5.2

CAM Reimbursement

\$4,056/Year

Options Remaining

Three, 5-Year

	1 Mile	3 Mile	5 Mile	10 Mile
2020 Population	6,036	50,854	115,542	371,588
Median Household Income	\$43,060	\$36,657	\$44,213	\$43,390

STORE #5849

1121 S RAUL LONGORIA RD, EDINBURG, TX 78542 (GOOGLE MAPS)

\$1,142,914

Price

7.00%

Cap Rate

\$80,004

Annual Base Rent

\$8.89

Rent/SF



Building Size

8,995 SF

Lease Expiration

7/31/2026

Lot Size

0.79 Acres

Years Remaining

5.3

CAM Reimbursement

\$4,056/Year

Options Remaining

Three, 5-Year

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile	10 Mile
2020 Population	10,450	68,540	164,844	491,076
Median Household Income	\$38,568	\$42,372	\$44,682	\$42,514

STORE #5847

4406 S RAUL LONGORIA RD, EDINBURG, TX 78542 (GOOGLE MAPS)

\$964,971

Price

7.00%

Cap Rate

\$67,548

Annual Base Rent

\$7.40

Rent/SF



Building Size

9,125 SF

Lease Expiration

2/28/2025

Lot Size

0.92 Acres

Years Remaining

3.9

CAM Reimbursement

\$4,056/Year

Options Remaining

Three, 5-Year

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile	10 Mile
2020 Population	8,283	70,737	201,507	544,020
Median Household Income	\$47,000	\$46,049	\$43,717	\$42,057

STORE #7321

2321 STUART PLACE RD, HARLINGEN, TX 78552 (GOOGLE MAPS)

\$987,345
Price

7.00%
Cap Rate

\$69,114
Annual Base Rent

\$7.50
Rent/SF



Building Size

9,217 SF

Lease Expiration

2/28/2025

Lot Size

0.78 Acres

Years Remaining

3.9

CAM Reimbursement

\$4,056/Year

Options Remaining

Two, 5-Year

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile	10 Mile
2020 Population	4,474	27,692	71,994	142,693
Median Household Income	\$64,209	\$48,832	\$44,238	\$40,917

STORE #11364

105 MOORE ST, LAKE PROVIDENCE, LA 71254 (GOOGLE MAPS)

\$1,071,000

Price

7.00%

Cap Rate

\$74,970

Annual Base Rent

\$8.24

Rent/SF



Building Size

9,100 SF

Lease Expiration

3/31/2024

Lot Size

0.93 Acres

Years Remaining

3.0

CAM Reimbursement

\$3,600/Year

Options Remaining

Three, 5-Year

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile	10 Mile
2020 Population	3,007	4,292	5,167	6,904
Median Household Income	\$15,440	\$18,337	\$19,077	\$20,239

STORE #6808

3353 CLARK BLVD, LAREDO, TX 78043 (GOOGLE MAPS)

\$1,173,411

Price

7.00%

Cap Rate

\$82,139

Annual Base Rent

\$10.11

Rent/SF



Building Size

8,125 SF

Lease Expiration

2/28/2025

Lot Size

0.74 Acres

Years Remaining

3.9

CAM Reimbursement

\$4,056/Year

Options Remaining

Three, 5-Year

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile	10 Mile
2020 Population	17,774	115,175	194,726	263,939
Median Household Income	\$37,148	\$37,462	\$59,980	\$47,491

STORE #11322

77280 LANDRY DR, MARINGOUIN, LA 70757 (GOOGLE MAPS)

\$1,108,457
Price

7.00%
Cap Rate

\$77,592
Annual Base Rent

\$8.61
Rent/SF



Building Size

9,014 SF

Lease Expiration

2/29/2024

Lot Size

0.75 Acres

Years Remaining

2.9

CAM Reimbursement

\$3,600/Year

Options Remaining

Three, 5-Year

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile	10 Mile
2020 Population	1,114	2,702	3,450	12,407
Median Household Income	\$40,200	\$43,944	\$48,499	\$56,956

STORE #9952

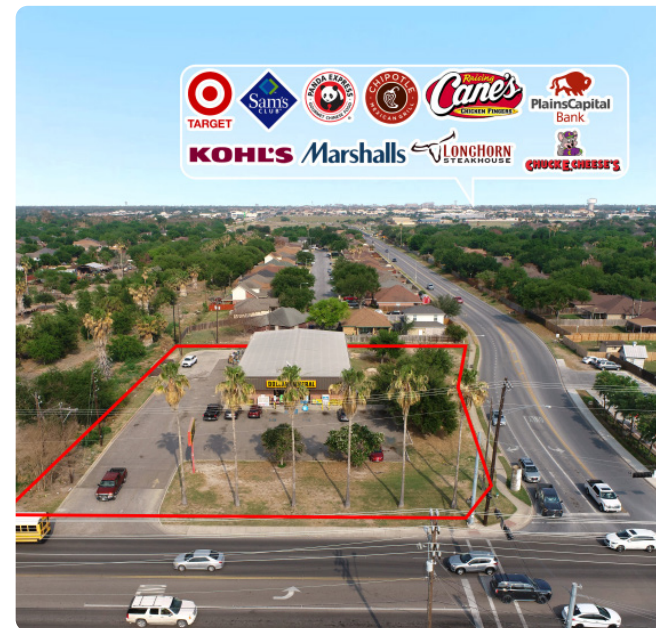
7900 N 23RD ST, MCALLEN, TX 78504 (GOOGLE MAPS)

\$1,161,600
Price

7.00%
Cap Rate

\$81,312
Annual Base Rent

\$9.93
Rent/SF



DEMOGRAPHICS

Building Size

8,190 SF

Lease Expiration

3/31/2026

Lot Size

1.10 Acres

Years Remaining

5.0

CAM Reimbursement

\$3,656/Year

Options Remaining

Two, 5-Year

	1 Mile	3 Mile	5 Mile	10 Mile
2020 Population	11,466	77,979	215,203	577,340
Median Household Income	\$68,032	\$65,401	\$50,242	\$42,551

STORE #6641

1200 W DOVE AVE, MCALLEN, TX 78504 (GOOGLE MAPS)

\$1,045,029

Price

7.00%

Cap Rate

\$73,152

Annual Base Rent

\$9.00

Rent/SF



Building Size

8,125 SF

Lease Expiration

8/31/2025

Lot Size

1.04 Acres

Years Remaining

4.4

CAM Reimbursement

\$3,656/Year

Options Remaining

Three, 5-Year

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile	10 Mile
2020 Population	14,882	105,477	246,396	603,772
Median Household Income	\$64,986	\$56,103	\$48,766	\$42,298

STORE #5805

23412 FM 1485, NEW CANEY, TX 77357 (GOOGLE MAPS)

\$940,457

Price

7.00%

Cap Rate

\$65,832

Annual Base Rent

\$7.30

Rent/SF



Building Size

9,014 SF

Lease Expiration

4/30/2026

Lot Size

1.53 Acres

Years Remaining

5.1

CAM Reimbursement

\$4,056/Year

Options Remaining

Two, 5-Year

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile	10 Mile
2020 Population	2,905	22,137	56,825	196,081
Median Household Income	\$47,352	\$52,191	\$63,506	\$76,742

STORE #6809

19620 FM 1485, NEW CANEY, TX 77357 (GOOGLE MAPS)

\$1,037,691

Price

7.00%

Cap Rate

\$72,638

Annual Base Rent

\$8.06

Rent/SF



Building Size

9,014 SF

Lease Expiration

3/31/2025

Lot Size

0.88 Acres

Years Remaining

4.0

CAM Reimbursement

\$4,056/Year

Options Remaining

Three, 5-Year

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile	10 Mile
2020 Population	3,488	20,045	50,158	201,833
Median Household Income	\$45,192	\$53,545	\$61,024	\$79,467

STORE #6944

9312 SH 75 S, NEW WAVERLY, TX 77358 (GOOGLE MAPS)

\$797,674

Price

7.00%

Cap Rate

\$55,837

Annual Base Rent

\$6.11

Rent/SF



Building Size

9,146 SF

Lease Expiration

3/31/2025

Lot Size

1.00 Acres

Years Remaining

4.0

CAM Reimbursement

\$4,056/Year

Options Remaining

Three, 5-Year

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile	10 Mile
2020 Population	1,033	2,419	4,351	40,940
Median Household Income	\$25,071	\$43,303	\$53,911	\$61,097

STORE #6905

2105 W GRIFFIN PKWY, MISSION, TX 78572 (GOOGLE MAPS)

\$1,134,771
Price

7.00%
Cap Rate

\$79,434
Annual Base Rent

\$8.28
Rent/SF



DEMOGRAPHICS

Building Size 9,589 SF	Lease Expiration 2/28/2025
Lot Size 1.03 Acres	Years Remaining 3.9
CAM Reimbursement \$4,056/Year	Options Remaining Three, 5-Year

	1 Mile	3 Mile	5 Mile	10 Mile
2020 Population	10,414	75,450	146,348	369,710
Median Household Income	\$41,071	\$39,337	\$41,583	\$42,275

STORE #9916

951 S BOADWAY, PREMONT, TX 78375 (GOOGLE MAPS)

\$690,857

Price

7.00%

Cap Rate

\$48,360

Annual Base Rent

\$5.95

Rent/SF



Building Size
8,125 SF

Lease Expiration
10/31/2024

Lot Size
1.10 Acres

Years Remaining
3.6

CAM Reimbursement
\$3,656/Year

Options Remaining
Two, 5-Year

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile	10 Mile
2020 Population	2,449	2,908	3,123	9,772
Median Household Income	\$35,663	\$37,127	\$38,114	\$29,665

STORE #6518

6332 BABCOCK RD, SAN ANTONIO, TX 78240 (GOOGLE MAPS)

\$1,047,771

Price

7.00%

Cap Rate

\$73,344

Annual Base Rent

\$7.89

Rent/SF



DEMOGRAPHICS

Building Size 9,301 SF	Lease Expiration 6/30/2025
Lot Size 0.95 Acres	Years Remaining 4.2
CAM Reimbursement \$4,056/Year	Options Remaining Two, 5-Year

	1 Mile	3 Mile	5 Mile	10 Mile
2020 Population	15,460	144,099	333,938	985,285
Median Household Income	\$72,980	\$56,263	\$59,130	\$56,038

STORE #6838

5831 OLD PEARSALL RD, SAN ANTONIO, TX 78242 (GOOGLE MAPS)

\$1,044,857

Price

7.00%

Cap Rate

\$73,140

Annual Base Rent

\$8.09

Rent/SF



DEMOGRAPHICS

Building Size 9,040 SF	Lease Expiration 12/31/2024
Lot Size 1.62 Acres	Years Remaining 3.7
CAM Reimbursement \$4,056/Year	Options Remaining Two, 5-Year

	1 Mile	3 Mile	5 Mile	10 Mile
2020 Population	17,342	63,007	146,700	698,426
Median Household Income	\$41,013	\$42,497	\$40,074	\$41,440

STORE #6943

21820 FM 506, SANTA ROSA, TX 78593 (GOOGLE MAPS)

\$1,019,897

Price

7.00%

Cap Rate

\$71,393

Annual Base Rent

\$7.81

Rent/SF



Building Size

9,146 SF

Lease Expiration

2/28/2025

Lot Size

1.47 Acres

Years Remaining

3.9

CAM Reimbursement

\$4,056/Year

Options Remaining

Three, 5-Year

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile	10 Mile
2020 Population	1,721	4,983	16,212	138,522
Median Household Income	\$32,500	\$47,295	\$4,793	\$39,506

STORE #9914

900 N INTERNATIONAL BLVD, WESLACO, TX 78596 (GOOGLE MAPS)

\$1,058,331
Price

7.00%
Cap Rate

\$74,083
Annual Base Rent

\$8.25
Rent/SF



DEMOGRAPHICS

Building Size

8,985 SF

Lease Expiration

3/31/2025

Lot Size

1.15 Acres

Years Remaining

4.0

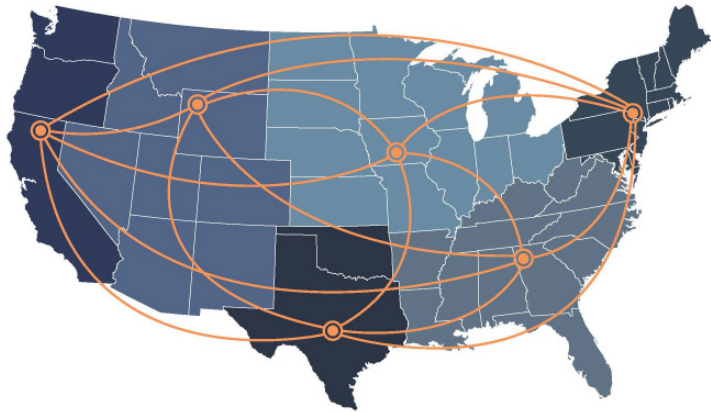
CAM Reimbursement

\$4,056/Year

Options Remaining

Three, 5-Year

	1 Mile	3 Mile	5 Mile	10 Mile
2020 Population	5,119	45,546	100,770	204,925
Median Household Income	\$42,037	\$34,074	\$34,672	\$33,274



Marcus & Millichap clients remained unbound by geographical borders in 2019, with more than \$9 billion moving across domestic borders. Texas inbound capital continues to outpace its outbound capital, as investors take advantage of the state having no income tax and an abundance of available inventory.

TEXAS & OKLAHOMA

Outbound - \$72 Million
Inbound Capital - \$1.5 Billion

TEXAS

NO-INCOME TAX STATE



LOUISIANA[®]

THE BAYOU STATE

STORE #11364

MARINGOUIN, LA

Maringouin is part of the Baton Rouge MSA, which has a population of more than 802,484. The Mississippi River traverses the region and plays a vital role in the region's economy. The city is also home to Louisiana State University (LSU), which has an enrollment of more than 31,000 students and a workforce of roughly 5,000 people.

The metro has a diverse employment base, from manufacturing and distribution to media and healthcare. It is home to firms such as Turner Industries Group and Performance Contractors. The area's petrochemical industry is underpinned by Exxon Mobil. The company's refinery complex is the fourth-largest oil refinery in the U.S. and is also one of the largest in the world. The industry is supported by a transportation network that includes rail, highway, pipeline and deep-water access.





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:
 - o That the owner will accept a price less than the written asking price;
 - o That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 interest 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.

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Representative Photo