



DOLLAR GENERAL

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NET LEASED DISCLAIMER

Upland Real Estate Group, Inc. hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Upland Real Estate Group, Inc. has not and will not verify any of this information, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters. Upland Real Estate Group, Inc. makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Upland Real Estate Group, Inc. expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

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

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased 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, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While 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.

All information, including price change and withdrawal from the market, is subject to change without notice.

By accepting this Marketing Package you agree to release to Upland Real Estate Group, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

CONFIDENTIALITY AND DISCLAIMER: The information contained in the following Marketing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Upland Real Estate Group, Inc. and should not be made available to any other person or entity without the written consent of Upland Real Estate Group, Inc. This Marketing Package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Upland Real Estate Group, Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property or any other matter related to the subject property. The information contained in this Marketing Package has been obtained from sources we believe to be reliable; however, Upland Real Estate Group, Inc. has not verified, and will not verify, any of the information contained herein, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



- Strategically located at heavily trafficked intersection of FM 88 and Mile 11 Road.
- Dollar General is a fast-growing retailer that boasts over 16,360 discount stores in over 45 US states.
- Dollar General Corp. reports revenues of \$33 billion (2021) and Net Worth of \$6.67 billion (2021).
- Dollar General Corp. is an investment Grade Tenant with S&P Credit Rating of BBB and Moody's Rating of Baa2.
- 5 miles away is Knapp Medical Center, a Level 3 Trauma Unit with 233 hospital beds, and serves Weslaco's emergency medical needs.
- Weslaco is home to South Texas College, South Texas Vocational Technical Institute and Valley Grande Institute for Academic Studies. Texas A&M also operates an agricultural research center in Weslaco.

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INVESTMENT SUMMARY

PRICE \$1,119,230

CAP 6.50%

NOI \$72,750

RENT/SF \$8.07

PRICE/SF \$124.17

RENT ADJUSTMENTS

YEARS 1-10 \$72,750.00

OPTION 1 \$80,025.00

OPTION 2 \$88,027.56

OPTION 3 \$96,830.28

LEASE INFORMATION

LEASE TYPE NN

LEASE TERM REM 6+ Years

RENEWAL OPTIONS Three 5-Year

RENT COMMENCEMENT 11/21/2007

LEASE EXPIRATION 11/20/2027



LEASE NOTES:

Net, Net Lease. Landlord shall maintain, repair and replace the exterior of the premises including roof, paved and grass or landscaped areas, foundations, floors, walls, all interior and exterior utility lines and pipes and all other structural portions of the building. Landlord shall keep the parking area properly paved and striped. Landlord shall at all times furnish heating, lighting, plumbing and air conditional equipment in the premises and shall be responsible for the entire cost of major repairs and replacement of all such equipment.

Tenant pays Landlord \$400 per month for parking lot maintenance in addition to rent.

PROPERTY INFORMATION

ADDRESS 5525 North FM 88
Weslaco, TX 78596

BUILDING SIZE 9,014 SQ FT

LOT SIZE 1.10 ACRES

COUNTY Hidalgo

YEAR BUILT 2007

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2021 POPULATION	3,702	40,474	101,820
2026 POPULATION	4,023	44,047	109,312
2021 MEDIAN HOUSEHOLD INCOME	\$43,722	\$35,460	\$37,149
2021 AVERAGE HOUSEHOLD INCOME	\$62,651	\$51,219	\$51,712

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2020 and 2025.

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DOLLAR GENERAL®

TENANT	Dollar General Corporation
REVENUES	\$33 billion (2021)
NET WORTH	\$6.67 billion (2021)
S&P RATING	BBB

The tenant on the lease is Dollar General Corporation which operates 16,360 stores in some 45 states.

Dollar General is a fast-growing retailer boasting more than 16,360 discount stores in some 45 US states, mostly in the South, East, the Midwest, and the Southwest. It generates more than 75% of its sales from consumables (including refrigerated, shelf-stable, and perishable foods) and another 12% from seasonal items. The stores also offer household products (cleaning supplies and health and beauty aids) and apparel. Dollar General targets low-, middle-, and fixed-income shoppers pricing items at \$10 or less. The no-frills stores typically measure about 7,400 sq. ft. and are located in small towns that are off the radar of giant discounters. As of January 2021, Dollar General Corporation reported a net worth of \$6.6 billion, revenues of \$33 billion and had a 'BBB' S&P credit rating Moody's Rating of Baa2.

Dollar General's massive stores network is supported by nearly 15 distribution centers that are strategically located throughout its geographic footprint. Dollar General owns several trademarks, including Dollar General, Dollar General Market, Clover Valley, DG, DG Guarantee, Smart & Simple, true living, and Sweet Smiles. It also boasts a few licenses, such as Bobbie Brooks and Fisher Price for clothing and Rexall for health and beauty aids.

The retailer sells brand-name products from manufacturers the likes of Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo, and Coca-Cola. With its small-box stores that typically measure some 7,200 sq. ft, Dollar General caters to customers who find shopping at its stores easier and quicker than at super-sized competitors such as Wal-Mart (which are often much farther away).



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WESLACO, TEXAS AERIAL



This Dollar General is located off of Mile 5 Road West, in Weslaco, Texas. Traffic counts average over 21,000 vehicles daily on Mile 5 Road West. Located near the property is the Beatriz Garza Middle School and the North Bridge Elementary School.

Weslaco is home to three exceptional nature parks, a historic downtown and a rich culture. Families can take advantage of affordable real estate, first-rate schools and a strategic location that is perfect for living and doing business in the Rio Grande Valley. There is lots to see and do in Weslaco. The geographic center of the World Birding Center network, Estero Llano Grande State Park attracts a spectacular array of South Texas wildlife with its varied landscape of shallow lake, woodlands, and thorn forest. Even beginning birders and nature lovers will enjoy exploring this 230 plus-acre refuge. Frontera Audubon Center is a natural urban jewel. The 15 acre site attracts birds and butterfly enthusiasts from across the United States and world,

thanks to its natural biodiversity. The Weslaco Museum is where sites and sounds of the past come alive. Visit the historical exhibits including the earliest Native American cultures, the arrival of the Spanish, the Tejano culture, Revolutions and Wars, the founding of this City and the local culture that makes Weslaco one of a kind! There are rotating monthly exhibits showcasing are and history.

The Knapp Medical Center, a Level 3 Trauma Unit with 233 hospital beds, has been serving the healthcare needs of Mid-Valley residents for five decades now. Knapp works hard to provide state-of-the-art technology, progressive diagnostic and treatment options. Throughout recent years, Knapp has been recognized as one of the best health care facilities in the United States.

ESTERO LLANO GRANDE STATE PARK



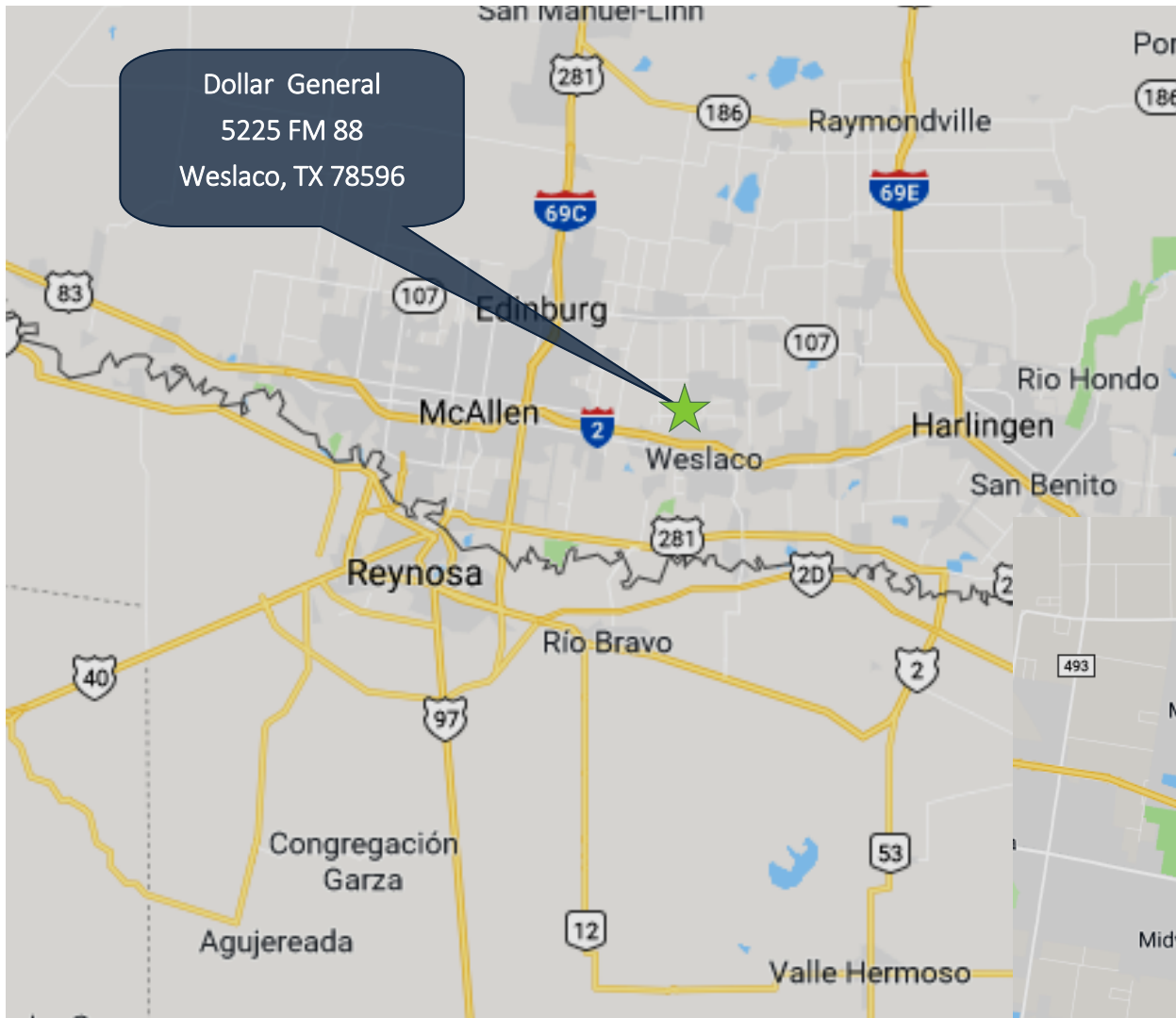
FRONTERA AUDUBON CENTER



WESLACO MUSEUM



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THE UPLAND ADVANTAGE

Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate, brokerage, and investment company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

BENEFITS OF WORKING WITH UPLAND

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

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PROVEN SUCCESS RECORD

- Completed in excess of 800 net leased sales transactions totaling over \$2.1 billion
- Combined sales experience of over 60 years
- Specialized in NNN investment market for more than 20 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

7-Eleven
Advance Auto
Applebee's
Arby's
BJ's Wholesale
Bridgestone/Firestone
Buffalo Wild Wings
Burger King
Camping World
CVS Pharmacy

Dollar General
Family Dollar
Gander Mountain
Goodwill
Jack in the Box
Jiffy Lube
KinderCare Learning Center
Kohl's
McDonald's
National Tire & Battery

O'Reilly Auto Parts
Petco
Sherwin Williams
Starbucks
Taco Bell
Tires Plus
Tractor Supply
Trader Joe's
Valvoline
Walgreens



Front L to R: Amanda Leathers, Keith Sturm, Deb Vannelli, Back L to R: Emily Marsh & Larissa Jackson