



OFFERING MEMORANDUM

Actual Property

TEXAS DOLLAR GENERAL - RECENT LEASE EXTENSION - 8+ YEARS

705 HWY 150 E, COLDSRING, TX 77331

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**DOLLAR
GENERAL**

COLDSRING, TX

\$1,150,240 | 6.0% CAP

- NN Texas Dollar General - Recent Lease Extension Leaves Over 8 Years Remaining on Current Term
- 9,000 SF Prototype Store - One of Dollar General's Current Prototype Locations - Less Likelihood for Relocation
- Tenant Extended Lease 3 Years Early With No Rent Reduction - Good Indication of Store Performance
- Strong Demographics With Over 4,500 Residents in a 5-Mile Radius and Over 15% Population Growth in a 5-Mile Radius From 2010 to 2020
- Located 3.5 Miles to Lake Livingston - the 2nd Largest Lake Wholly Within State of Texas
- Fully Guaranteed Lease by Dollar General Corporation

EXCLUSIVELY MARKETING BY:

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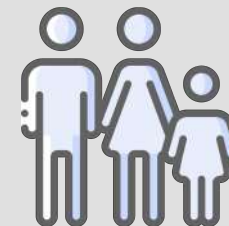
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INVESTMENT OVERVIEW:

Base Annual Rent:	\$69,014
Rent Per SF:	\$7.21
Rent Commencement Date:	7/28/2004
Lease Expiration Date:	3/31/2030
Lease Term Remaining:	8+ Years
Lease Type:	NN
Type of Ownership:	Fee Simple



In 2021, Dollar General Plans to Continue Expansion by Opening 1,050 Stores & Remodeling 1,750 Stores



Dollar General, an Essential Business, is located within 5 Minutes of 75% of the US Population



As a Recession Proof Tenant, Dollar General is #119 on the Fortune 500 List Operating 17,000+ Stores

PROPERTY DETAILS:

Building & Land Area:	9,576 SF / 1.23 AC
Year Built:	2005
Guarantor:	Dollar General Corporation (NYSE: DG)
Price Per SF:	\$120.12
Parking Lot CAM:	\$375.58

LEASE ABSTRACT

705 HWY 150 E | COLDSRING, TX

ANNUALIZED OPERATING DATA

Term		Annual Rent	Rent Per SF	Cap Rate
Current Term	7/28/2004-3/31/2030	\$69,014	\$7.21	6.00%
Two (2), 5-Year Options; 3.78% & 10% Increase	4/1/2030-3/31/2035	\$71,623	\$7.48	6.23%
	4/1/2035-3/31/2040	\$78,786	\$8.23	6.85%



RESPONSIBILITIES BREAKDOWN

TAXES & INSURANCE

PAID BY **TENANT**

Taxes: Lessee shall reimburse Lessor for the general real estate taxes (including special assessments) paid by Lessor for the Demised Premises.
Insurance: Lessee shall reimburse Lessor for insurance premiums paid by Lessor for the Demised Premises.

PARKING LOT

PAID BY **TENANT/LANDLORD**

...Tenant agrees to pay Landlord \$338.03 per month during the Extended Term...as Tenant's sole contribution to Landlord for its cost of care and maintenance of the Parking Lot.

ROOF & STRUCTURE

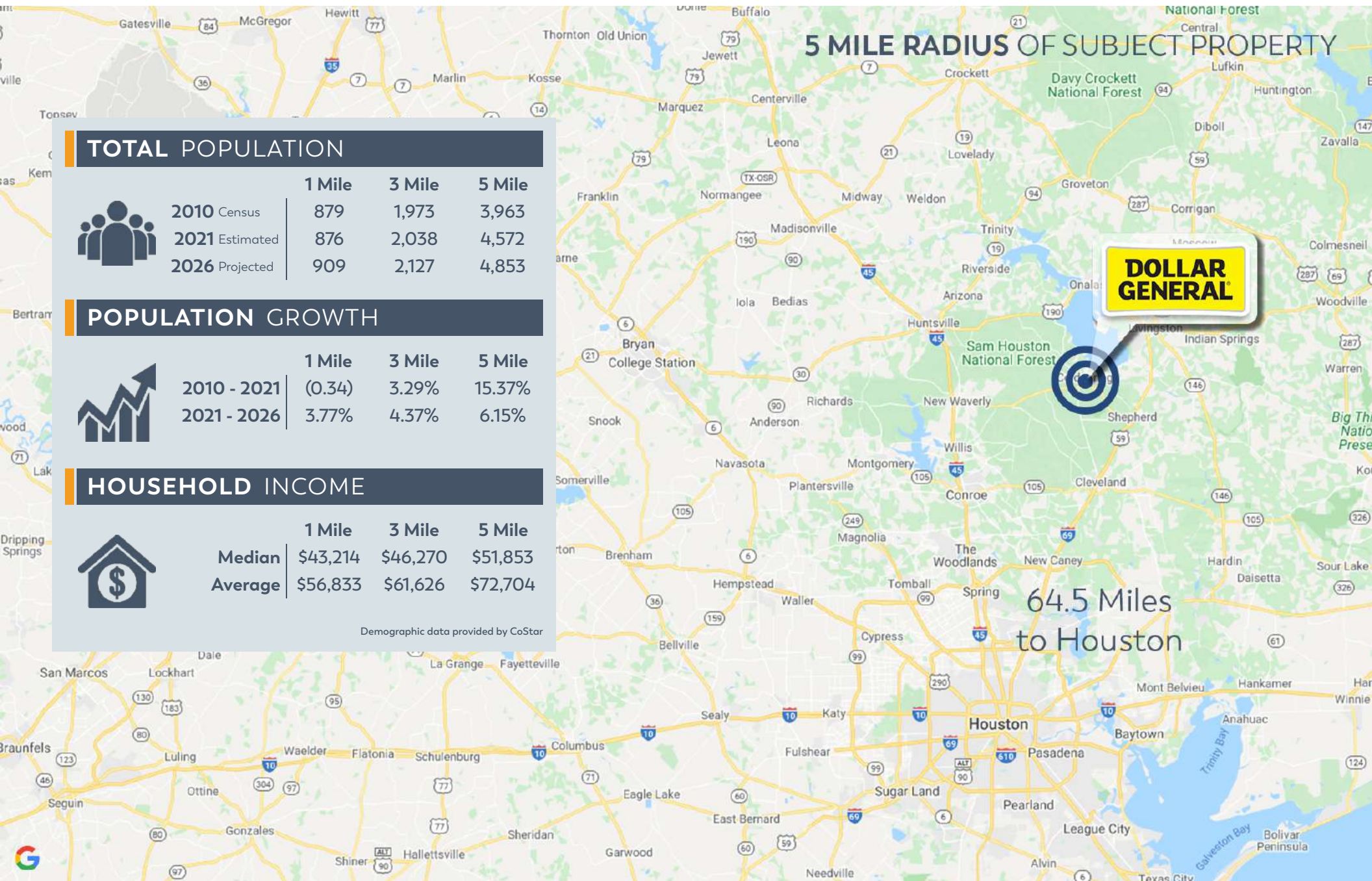
PAID BY **LANDLORD**

Lessor shall maintain at its sole cost and expense in good condition and shall perform all necessary maintenance, repair, and replacement to the exterior of the premises including but not limited to, the roof, all paved and grass or landscaped areas, foundation, floors, walls, all interior and exterior utility lines and pipes, and all other structural portions of the building during the term of this Lease...

HVAC

PAID BY **TENANT/LANDLORD**

Lessor shall at all times furnish heating, lighting, plumbing, and air conditioning equipment in the premises and shall be responsible for the entire cost of major repairs and replacement of all such equipment. Minor repairs are defined as costing less than \$1,000.00 and major repairs are defined as any repairs costing \$1,000.00 or more



TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	879	1,973	3,963
2021 Estimated	876	2,038	4,572
2026 Projected	909	2,127	4,853

POPULATION GROWTH

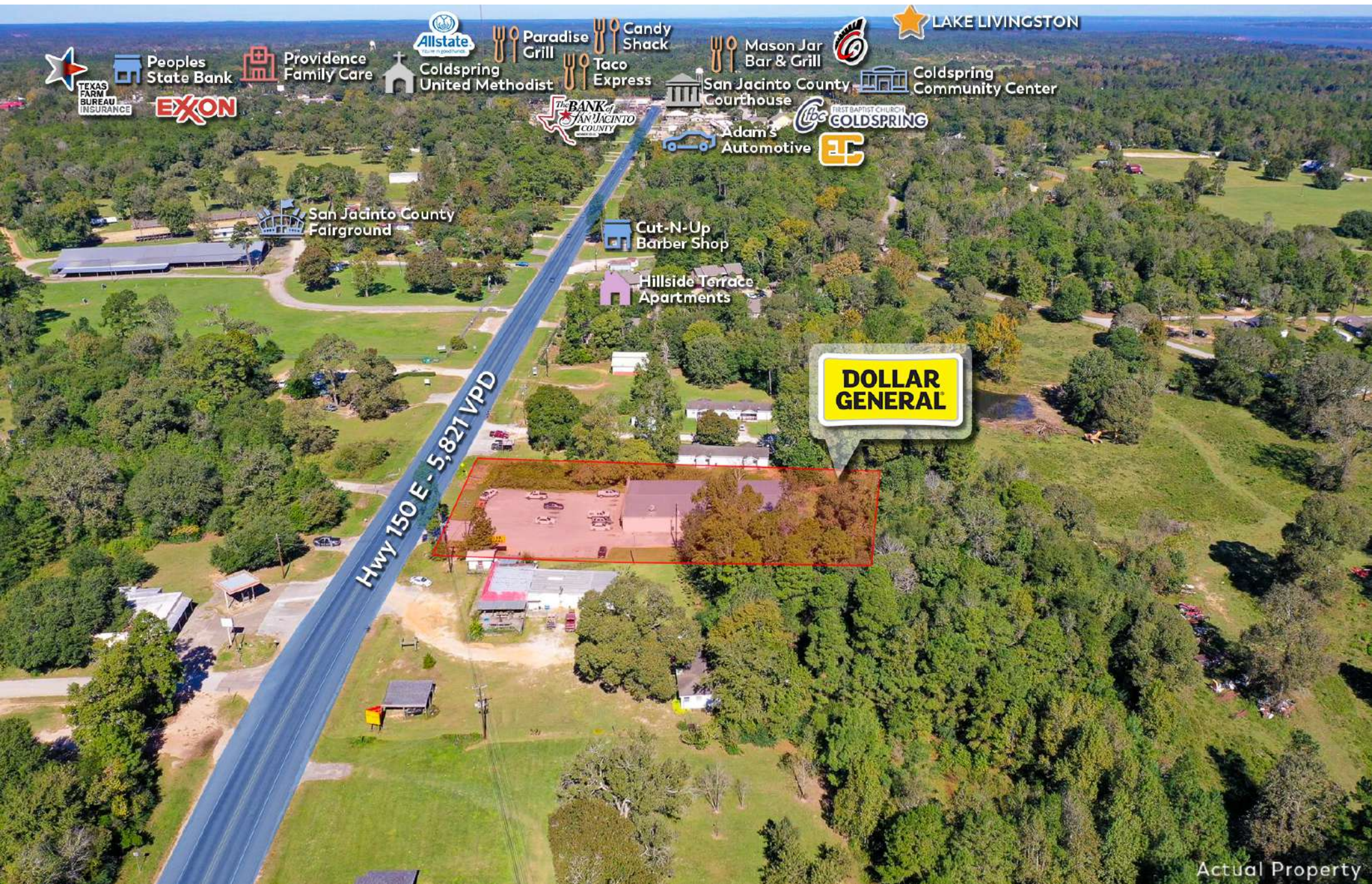


	1 Mile	3 Mile	5 Mile
2010 - 2021	(0.34)	3.29%	15.37%
2021 - 2026	3.77%	4.37%	6.15%

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$43,214	\$46,270	\$51,853
Average	\$56,833	\$61,626	\$72,704



Actual Property

★ LAKE LIVINGSTON



Hillside Terrace
Apartments

**DOLLAR
GENERAL**

Hwy 150 E - 5,821 VPD

Actual Property





Actual Property



Actual Property





**DOLLAR
GENERAL®**



**82 Years
of Success**



**Publicly
Traded Co.**
NYSE: DG



BBB
S&P Rated



\$49B
Market Cap



17,500+
Locations

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

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Actual Property

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.

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:
 - 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.

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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