FORTIS NET LEASE

THREE MILE POPULATION GROWTH RATE 8.51%

DOLLAR GENERAL

BRAND NEW DOLLAR GENERAL PLUS 3 MILE LINE RD & LIBERTY BLVD, PENITAS, TX 78576

REPRESENTATIVE STORE

30445 Nor thwestern Highway, Suite 275 Farmington Hills, MI 48334 248.254.3410 fortisnetlease.com

BENJAMIN SCHULTZ

BSCHULTZ@FORTISNETLEASE.COM

SENIOR DIRECTOR

D: 248.254.3409

MANAGING DIRECTOR D: 248.419.3810 BBENDER@FORTISNETLEASE.COM

BRYAN BENDER

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ALL PARTIES SHALL CONDUCT THEIR 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. FNL makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FNL 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 FNL in compliance with all applicable fair housing and equal opportunity laws.

EXCLUSIVELY LISTED BY:

BRYAN BENDERBENJAMIN SCHULTZMANAGING DIRECTORSENIOR DIRECTORD: 248.419.3810D: 248.254.3409BBENDER@FORTISNETLEASE.COMBSCHULTZ@FORTISNETLEASE.COM

STATE BROKER OF RECORD:

BRIAN BROCKMAN BANG REALTY, INC. 11427 REED HARTMAN HWY #236 CINCINNATI , OH 45241 513.657.3645

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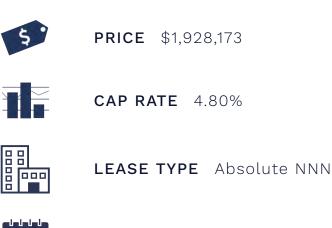
INVESTMENT	SUMMARY

List Price:	\$1,928,173
Current NOI:	\$92,568.00
Initial Cap Rate:	4.80%
Land Acreage:	+/- 1.14
Year Built	2022
Building Size:	10,640 SF
Price PSF:	\$181.22
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	4.80%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new 10,640 SF. **Dollar General PLUS** store located in Peñitas, Texas (**an income tax free state**) in an **opportunity zone**. The 2022 BTS property offers a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains 5 (5 Year) options to renew, each with a 10% rental rate increase. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of "BBB", which is classified as Investment Grade. The store is on track to be complete and open in April 2022.

This Dollar General is highly visible as it is strategically positioned on the corner of 3 Mile Road and Liberty Boulevard which sees 1,059 cars per day. The five mile population from the site is 58,934 while the one mile average household income is \$33,342 per year, making this location ideal for a Dollar General. This area is experiencing great growth with the three mile population growth rate at 8.51%. The Subject offering represents an ideal opportunity for a 1031exchange buyer or a "passive" investor to attain the fee simple ownership of Dollar General. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, the nation's top dollar store. List price reflects a 4.80% caprate based on NOI of \$92,552.28.





TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease | Zero Landlord Responsibilities
- Plus Size Store | Concrete Parking Lot
- Texas is an Income Tax Free State!
- Located in an Opportunity Zone
- 2022 BTS Construction | Corner Location
- 5 (5 Year) Options | 10% Increases At Each Option
- One Mile Household Income \$33,342
- Five Mile Population 58,934 | Expected 6.23% Growth
- Three Mile Population Growth Rate 8.51%
- 1,059 Cars Per Day on Liberty Blvd
- Investment Grade Dollar Store With "BBB" Credit Rating
- DG Reported 31 Consecutive Years of Same Store Sales Growth
- Surrounded by Residential Homes and Local Schools

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FORTIS NET LEASE™

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$92,568.00	\$8.70
Gross Income	\$92,568.00	\$8.70
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$92,568.00	\$8.70

PROPERTY SUMMARY

Year Built:	2022
Lot Size:	+/- 1.14 Acres
Building Size:	10,640 SF
Traffic Count:	1,059
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Plus Size Prototype
Parking Lot:	Concrete
# of Parking Spaces	35
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY	
Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$92,568.00
Rent PSF:	\$8.70
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	4/21/2022
Lease Expiration Date:	4/30/2037
Lease Term Remaining:	15 Years
Rent Bumps:	10% at Each option
Renewal Options:	Five (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



\$33.7 BILLION

LEASE SUMMADV



17,000+





GUARANTOR: DG CORP S&P: BBB

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	10,640	4/21/2022	4/30/2037	\$92,568.00	100.0	\$8.70
			Option 1	\$101,807.52		\$9.56
			Option 2	\$111,988.32		\$10.52
			Option 3	\$123,187.08		\$11.58
			Option 4	\$135,505.80		\$12.73
			Option 5	\$149,056.44		\$14.00
Totals/Averages	10,640			\$92,568.00		\$8.70







TOTAL ANNUAL RENT \$92,568.00



OCCUPANCY RATE 100.0%



AVERAGE RENT/SF \$8.70



NUMBER OF TENANTS 1



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in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 17,000+ stores with more than 140,000 employees, located across 44 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets, now they are expanding into more densely populated areas. Opened 1,000 new stores in 2020, and planning to open an additional 1,050 in 2021. The Dollar General strategy is to deliver a hassle-free experience to consumers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.

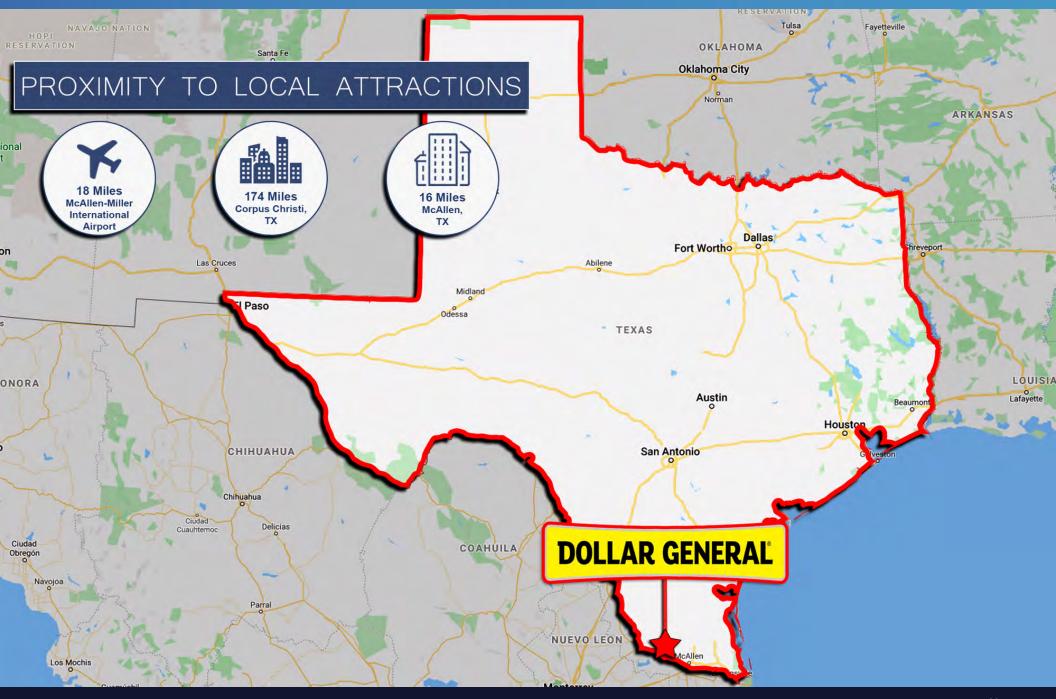


17,000+ STORES ACROSS 46 STATES

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FORTIS NET LEASE™



Peñitas is a city in Hidalgo County, Texas. The population was 4,403 at the 2010 census, up from 1,167 at the 2000 census. It is part of the McAllen–Edinburg–Mission and Reynosa–McAllen metropolitan areas.

In South Texas, trace evidence of the presence of Spaniards as early as 1520. The Town of Peñitas, which is located right on the Rio Grande about 13 miles west of McAllen and around its nearby port of Brazos Santiago on Brazos Island on the Texas coast close to the mouth of the Rio Grande.

According to local tradition, the Town of Peñitas was founded by one Fray Zamora and five Spanish officers, and their slaves, who were survivors of the Panfilo de Narvaez expedition and shipwreck of 1520. The expedition was formed to arrest the conqueror of Mexico, Hernando Cortez, who was accused of treason against the King of Spain. The expedition failed after Narvaez and his men were defeated in battle and imprisoned by Cortez.

By 1850, Peñitas had several ranches located within boundaries and by 1904, the St. Louis, Brownsville, and Mexico Railways had reached the town. The population of Peñitas totaled to approximately 100 people from 1925 to 1948. During the 1950s, the population peaked at approximately 300 people before slowly decreasing in the 1960s. By 1992, the town had estimated population of 1,077, which increased slightly to 1,167 in 2000. In 2010, the population had increased exponentially to an estimated 4,400 people. With a recent annexation in 2013, the total population is currently estimated to be 7,500.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2021	2,321	16,975	58,934
Total Population 2026	2,494	18,420	62,608
Population Growth Rate	7.45%	8.51%	6.23%
Median Age	25.5	29.7	28.8
# Of Persons Per HH	4.3	3.5	3.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	545	4,867	15,325
Average HH Income	\$33,342	\$47,642	\$46,833
Median House Value	\$67,579	\$82,088	\$77,499
Consumer Spending	\$14.3 M	\$130.3 M	\$421.5 M

Penitas Dollar GE



TOTAL SALES VOLUME

\$7.5B

PROPERTIES SOLD

3,600+

BROKER & BUYER REACH

345K

STATES SOLD IN

44

Click to Meet Team Fortis

EXCLUSIVELY LISTED BY:

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BRYAN BENDER

MANAGING DIRECTOR D: 248.419.3810

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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:
 - 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
 - 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.

Brian Brockman	701472	brian@bangrealty.com	513-898-1551
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brian Brockman	701472	brian@bangrealty.com	513-898-1551
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
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