



TEXAS DOLLAR GENERAL WITH BUILT IN RENT INCREASES
TBD S BICKLEY AVE, PECOS, TX 79772

\$2,309,372 6.0% CAP



PECOS, TX

\$2,309,372 | 6.0% CAP

- 15-Year Lease Dollar General with Rent Increases Every 5 Years in Primary Term
- Absolute NNN Lease With Zero Landlord Responsibilities
- Store Projected Opening Date in October 2023
- Pecos is Located Directly off Interstate 20 70 Miles West of Odessa
- 13,000+ Residents Living Within 5 Miles of the Subject Property
- New Dollar General Lease Structure That Features 5% Rental Increases Every 5 Years
- Site Located Along S Bickley Avenue (6,500+ VPD) Limited Retail Options in Immediate Vicinity
- Corporately Guaranteed Lease

# **EXCLUSIVELY MARKETED BY:**

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# **INVESTMENT** OVERVIEW:

Base Annual Rent: \$138,562
Rent Per SF: \$13.11

Rent Commencement Date: 10/1/2023

Lease Expiration Date: 10/31/2038

Lease Term Remaining: 15 Years

Lease Type: Absolute NNN

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 U.S. Population



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

# **PROPERTY** DETAILS:

Building Area: 10,566 SF

Land Area: 1.12 AC

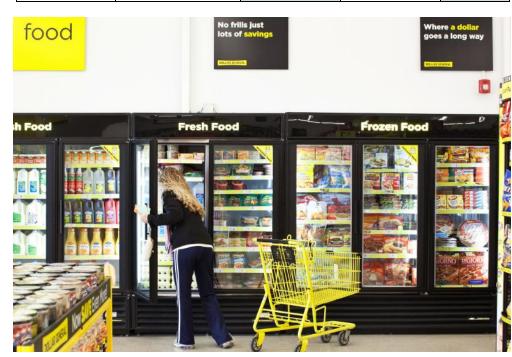
Year Built: 2023

Guarantor: Dollar General Corporation (NYSE: DG)

Price Per SF: \$218.57

# **ANNUALIZED** OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Years 1-5	10/1/2023-10/31/2028	\$138,562	\$13.11	6.00%
Years 6-10 (5% Rental Increase)	11/1/2028-10/31/2033	\$145,490	\$13.77	6.30%
Years 11-15 (5% Rental Increase)	11/1/2033-10/31/2038	\$152,765	\$14.46	6.62%
Five (5), 5-Year Options 10% Increase	11/1/2038-10/31/2043	\$160,403	\$15.18	6.95%
	11/1/2043-10/31/2048	\$168,423	\$15.94	7.31%
	11/1/2048-10/31/2053	\$176,844	\$16.74	7.66%
	11/1/2053-10/31/2058	\$185,687	\$17.57	8.04%
	11/1/2058-10/31/2063	\$194,971	\$18.45	8.44%



# TAXES

REAKDOWN

**SPONSIB** 

#### PAID BY TENANT

Tenant shall reimburse Landlord for the ad valorem taxes payable with respect to the Demised Premises within forty-five (45) days after receipt of Landlord's paid receipt...

# **INSURANCE**

#### PAID BY TENANT

Tenant further agrees to maintain a "special cause of loss" policy (formerly an "all risk" policy) insuring all improvements on the Demised Premises (the "Property Insurance").

# **ROOF & STRUCTURE**

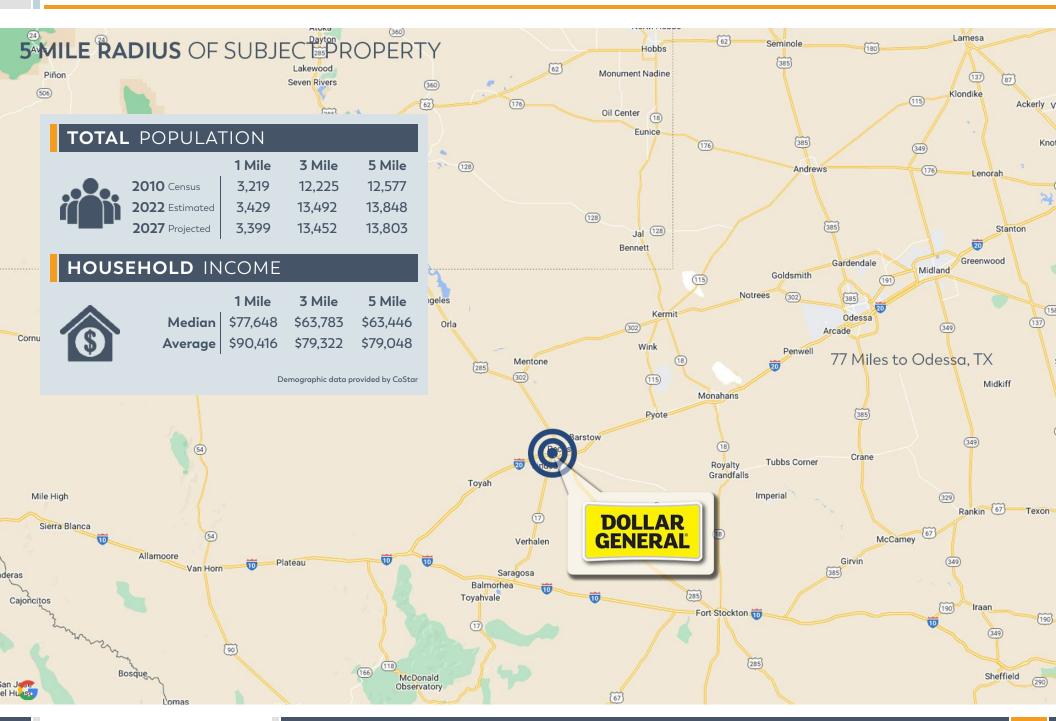
#### PAID BY TENANT

...Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.

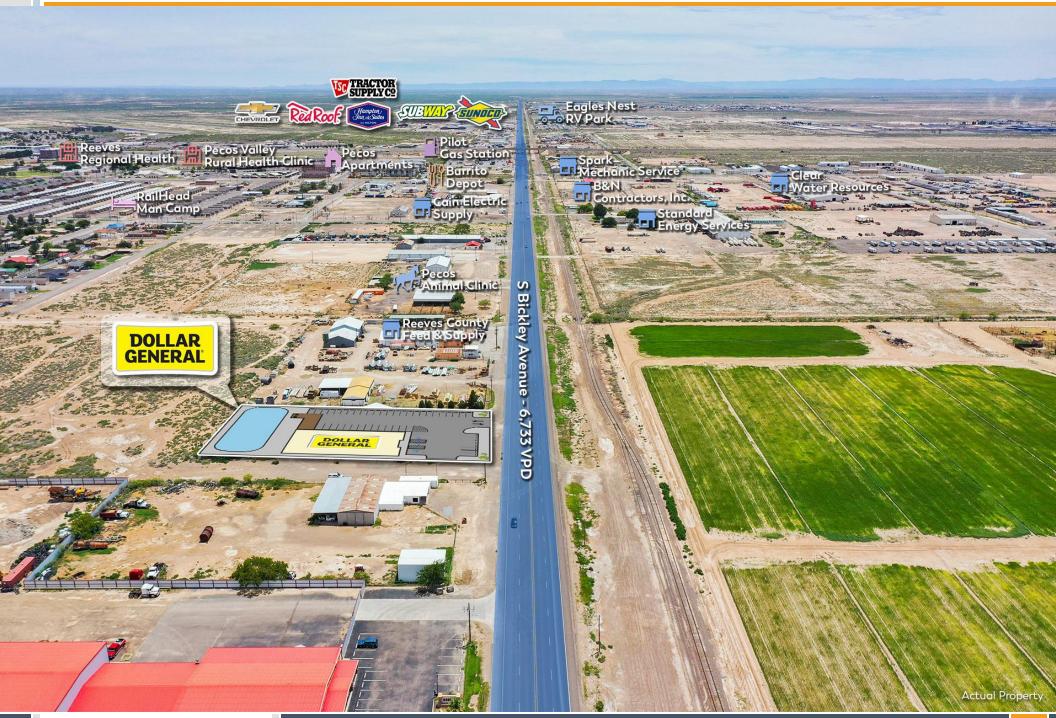
# PARKING LOT & HVAC

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# **DISCLAIMER**

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# 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;
  - 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 <u>www.trec.texas.gov</u> IABS 1-0 / 11-2-2015



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REAL ESTATE INVESTMENT SERVICES

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