



REPRESENTATIVE PHOTO

EXCLUSIVE OFFERING | \$1,428,000 – 6.35% CAP

DOLLAR GENERAL | S&P RATING BBB



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Property. Brand new Dollar General, 9,100+ SF building on 1.25+ acre site. Metal Construction, Stone Masonry Trim, Concrete Parking Lot.

Tenant. S&P Rating BBB, operates 13,000+ stores in 43 states. Ranked 159th within the Fortune 500 Companies. Fiscal 2015 revenues exceeded \$20.3 billion.

Lease structure. Corporate, 15-year, absolute NNN lease scheduled to begin March 2017, with 10% rent increases at the beginning of each option.

Location. Dollar General is situated along FM RD 730 N (7,000 VPD) and is surrounded by many residential communities. FM RD 730 N is a north-south thoroughfare that carries traffic between Azle, TX and Decatur, TX. Briar, a northern suburb of Azle, is located in north central Texas within the Dallas-Fort Worth-Arlington MSA, providing easy access to the Dallas – Forth Worth – Arlington markets. The city is located approximately 16 miles northwest of Fort Worth, Texas, 19 miles south of Decatur, Texas, 36 miles from DFW International Airport, and less than 2 miles away from Eagle Mountain Lake.

PAGE 2:	TABLE OF CONTENTS DISCLAIMER
PAGE 3:	INVESTMENT TENANT LEASE OVERVIEW
PAGE 4:	INVESTMENT OVERVIEW CONT.
PAGE 5-6:	AERIAL PHOTO
PAGE 7:	SITE PLAN
PAGE 8:	SITE RENDERINGS
PAGE 9-10:	LOCATION OVERVIEW
PAGE 11-12:	LOCATION MAPS
PAGE 13:	DEMOGRAPHICS

DISCLAIMER

Trivanta ("Agent") has been engaged as an agent for the sale of the property located at 14465 N FM 730 Azle, TX by the owner of the Property ("Seller"). The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations hereunder have been satisfied or waived. By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller and Agent.

14465 N FM 730 AZLE, TX (DFW)

PRICE CAP RATE:	\$1,428,000 6.35%
NET OPERATING INCOME:	\$90,690
BUILDING AREA:	9,100± Square Feet
LAND AREA:	1.25± Acres
YEAR BUILT :	2017
OWNERSHIP:	Fee Simple Interest
OCCUPANCY:	100%
CONSTRUCTION TYPE:	Metal Construction, Stone Masonry Trim, Concrete Parking Lot

LEASE OVERVIEW

Initial Lease Term:	15-Yrs, Plus (3), 5-Year Options to Renew
Projected Rent Commencement:	March 2017
Projected Lease Expiration:	March 2032
Lease Type:	Absolute NNN
Rent Increases:	10% In Option Periods
Year 1-15 Annual Rent (Current):	\$90,690
Year 16-20 Annual Rent (Option 1):	\$99,759
Year 21-25 Annual Rent (Option 2):	\$109,735
Year 26-30 Annual Rent (Option 3):	\$120,709

TENANT OVERVIEW



DOLLAR GENERAL | www.dollargeneral.com | S&P Rating BBB (upgraded from BBB- in October, 2015)

Cal Turner founded J. L. Turner & Son, Inc. in 1939, and opened the first Dollar General store in Springfield, Kentucky in June 1955. Today, Dollar General Corporation operates as the country’s largest small-box discount retailer with stores in the southern, southwestern, midwestern, and eastern United States. The stores are typically located in local neighborhoods and small communities deemed “too small” for big-box retailers. Dollar General offers both name-brand and generic merchandise—including off-brand goods and closeouts of name-brand items. Although it has the word “dollar” in the name, Dollar General is not a dollar store. Many of its offerings are priced at more than one dollar. However, goods are usually sold at set price points of penny items and up to the range of 50 to 60 dollars, not counting phone cards and loadable store gift cards. The company provides paper and cleaning products (paper towels, bath tissues, paper dinnerware, trash and storage bags, laundry, and other home cleaning supplies), packaged food and perishables (cereals, canned soups and vegetables, sugar, flour, milk, eggs, and bread), beverages, snacks (such as candies, cookies, crackers, salty snacks, and carbonated beverages), over-the-counter medicines, personal care products (soap, body wash, shampoo, dental hygiene, and foot care products), pet supplies and pet food products, seasonal products (decorations, toys, batteries, small electronics, greeting cards, and stationery) prepaid cell phones and accessories, gardening supplies, hardware, automotive, home office supplies, home products (kitchen supplies, cookware, small appliances, light bulbs, storage containers, frames, candles, and craft supplies, as well as kitchen, bed, and bath soft goods), and casual, everyday apparel (for infants, toddlers, girls, boys, women, and men, as well as socks, underwear, disposable diapers, shoes, and accessories). Since the turn of the century, Dollar General has added stores that carry a greater selection of grocery items, which operate under the name “Dollar General Market”.

In 2007 Kohlberg Kravis Roberts & Co. (KKR) acquired Dollar General, privatized the company for restructuring, and took the company public again in 2009. As of February 1, 2016, Dollar General operated 13,000+ stores in 43 states. The company ranks 159th within the Fortune 500 Companies. Fiscal 2015 revenues exceeded \$20.3 billion with net income of \$1.16 billion.

14465 N FM 730 AZLE, TX (DFW)

2015 Financial Highlights:

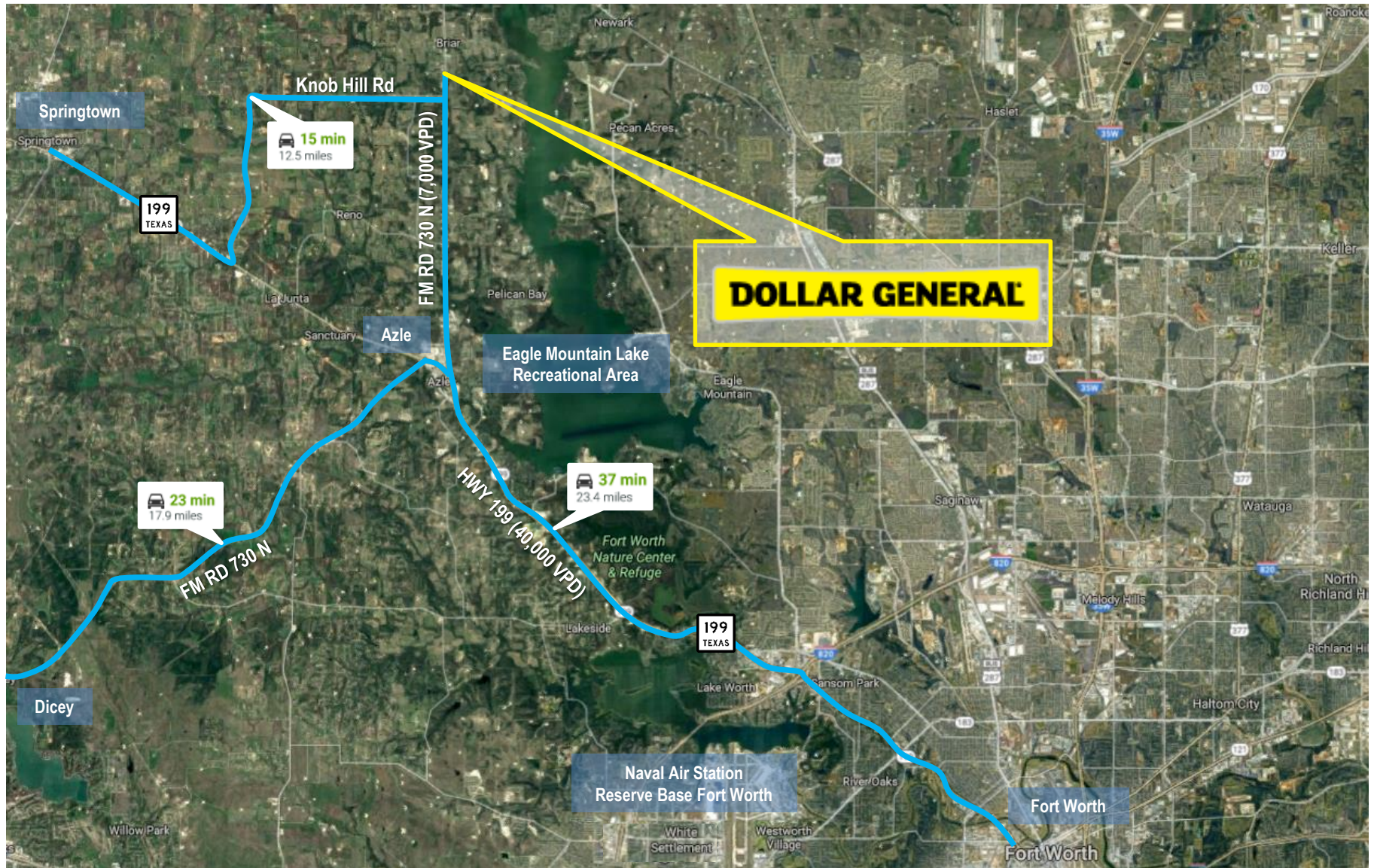
- Total Sales Increase of 7.72% to \$20.3 Billion
- Same-Store Sales Increase of 2.8%
- 25th Consecutive Year of Same-Stores Sale Growth
- Net Income Increased 9.36% to 1.16 Billion

Investment Highlights:

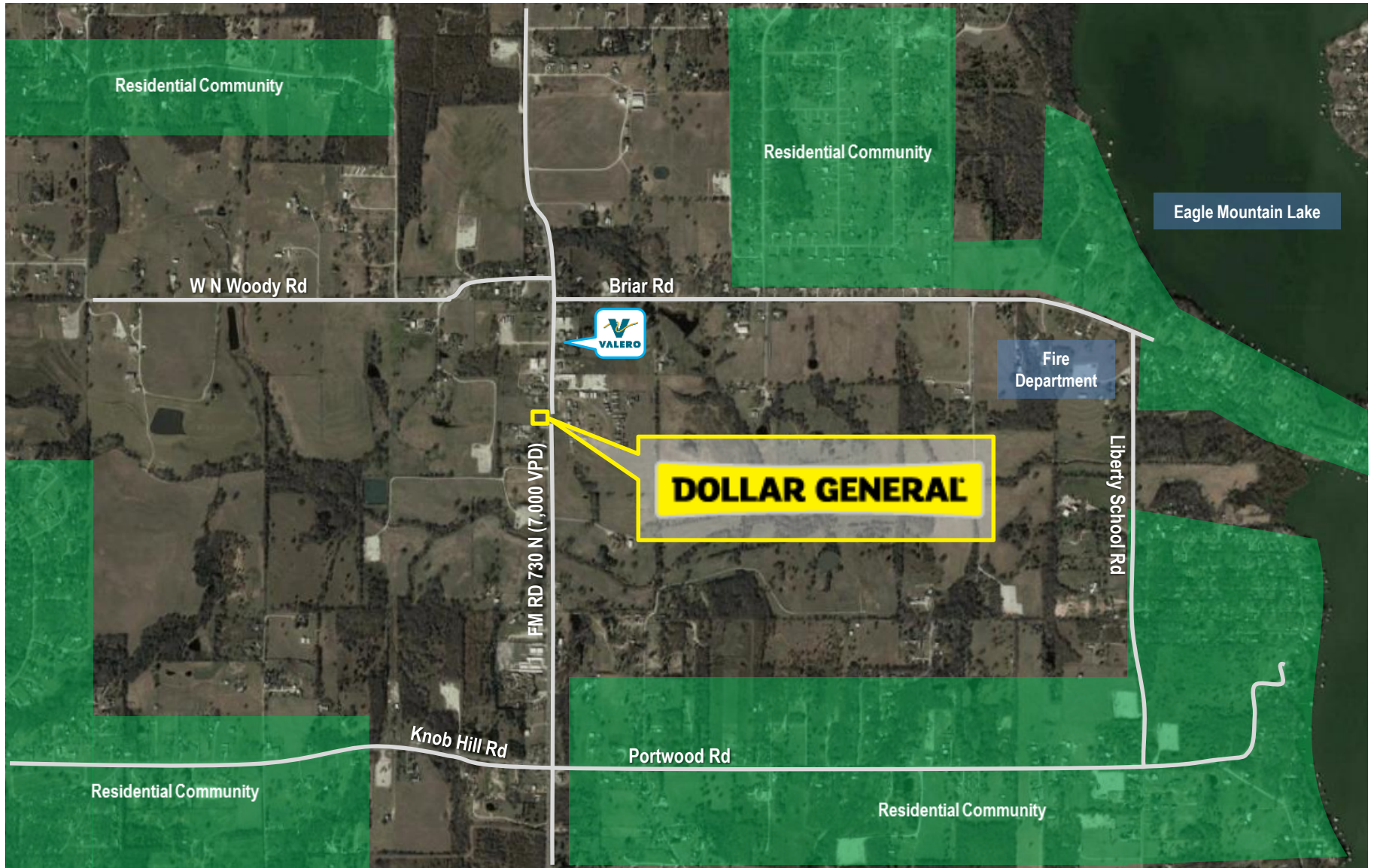
- Dollar General is the Country's Largest Small-Box Discount Retailer
- Corporate guaranty by investment grade tenant: Dollar General (S&P:BBB)
- Absolute NNN Lease – No Landlord Responsibility



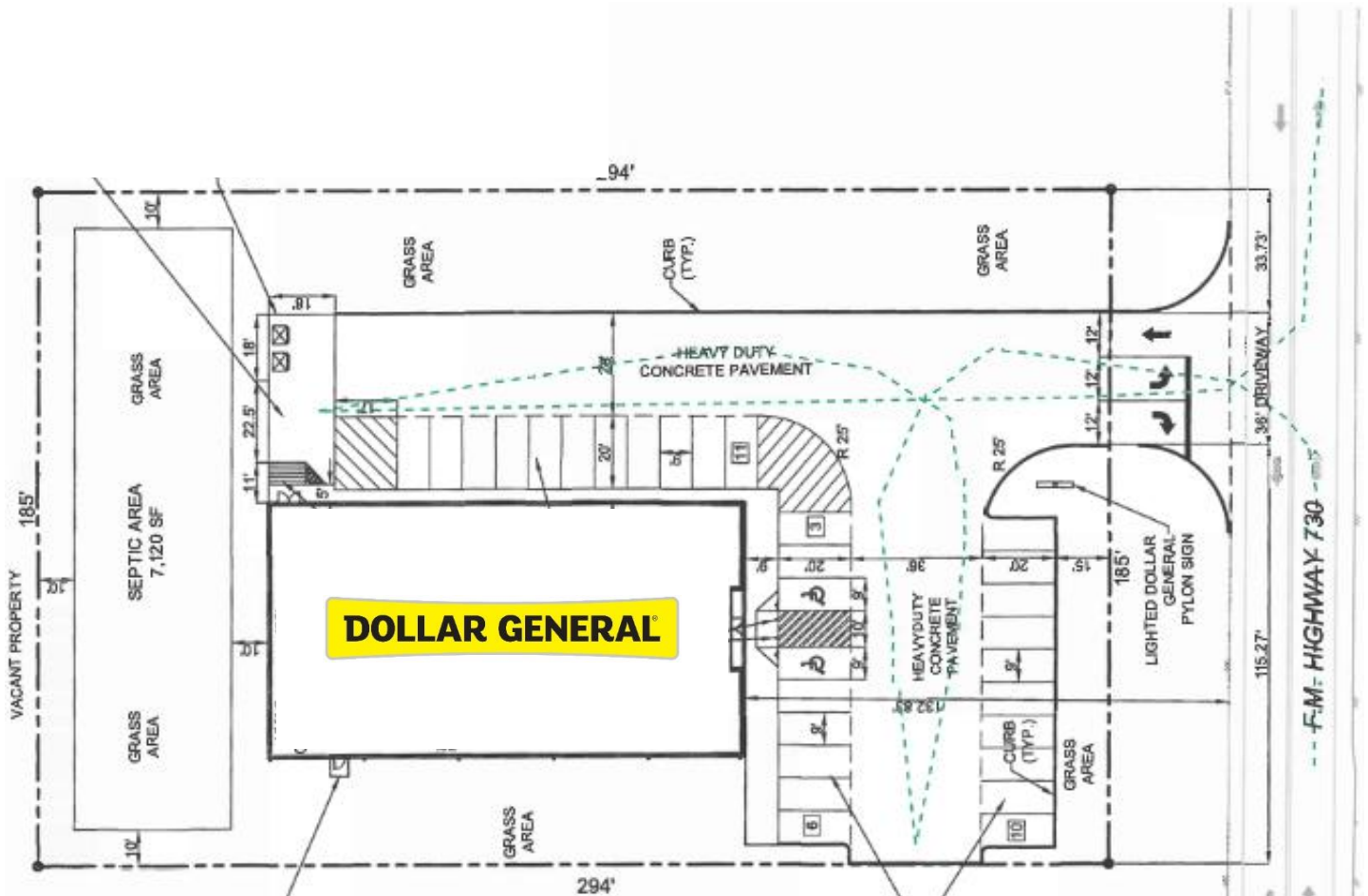
14465 N FM 730 AZLE, TX (DFW)



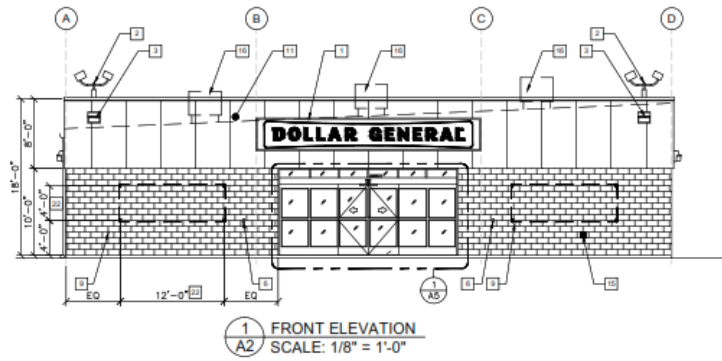
14465 N FM 730 AZLE, TX (DFW)



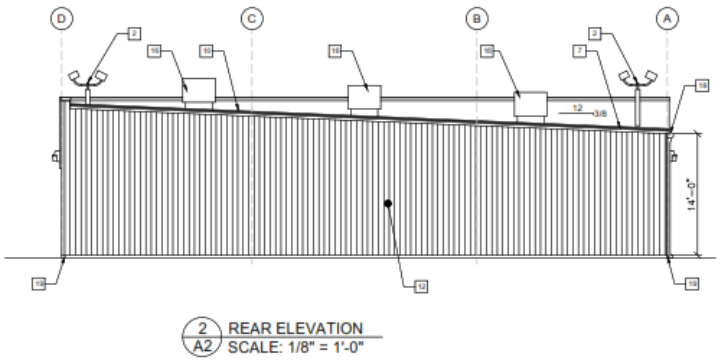
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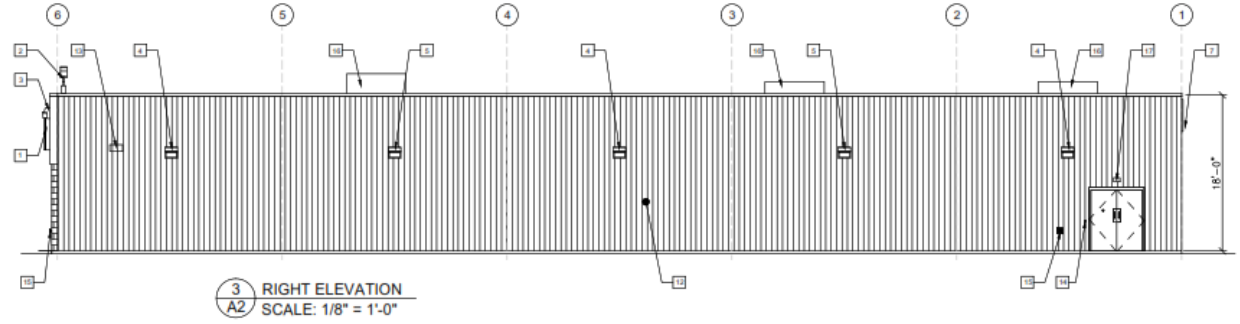
14465 N FM 730 AZLE, TX (DFW)



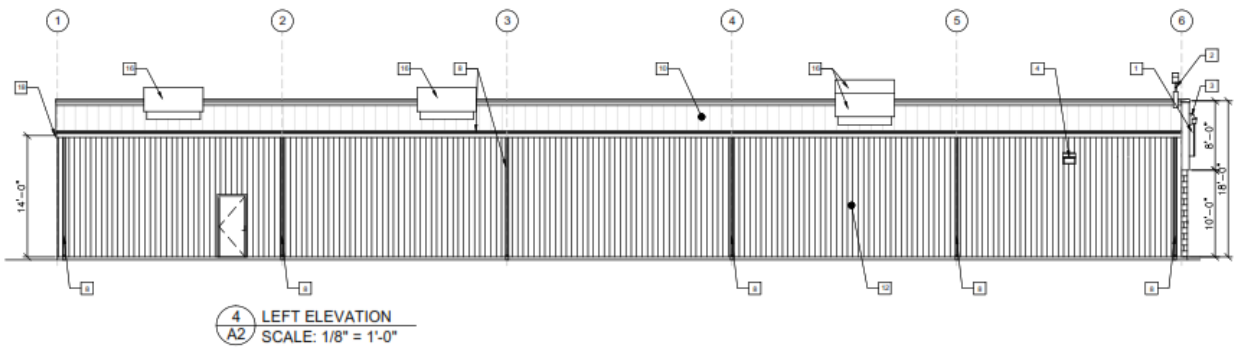
1 FRONT ELEVATION
A2 SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
A2 SCALE: 1/8" = 1'-0"



3 RIGHT ELEVATION
A2 SCALE: 1/8" = 1'-0"



4 LEFT ELEVATION
A2 SCALE: 1/8" = 1'-0"

14465 N FM 730 AZLE, TX (DFW)



AZLE, TX/ BRIAR, TX

Dollar General is situated along FM RD 730 (7,000 VPD) and is surrounded by many residential communities. FM RD 730 is a north-south thoroughfare that carries traffic between Azle, TX and Decatur, TX. Briar, a northern suburb of Azle, is located in north central Texas within the Dallas-Fort Worth- Arlington (DFW) MSA, providing easy access to the DFW markets. The city is located approximately 16 miles northwest of Fort Worth, Texas, 19 miles south of Decatur, Texas, 36 miles from DFW International Airport, and less than 2 miles away from Eagle Mountain Lake. The population of Azle is 10,947, as of the 2010 census.

The subject property borders three counties in north central Texas including Tarrant, Parker, and Wise County. Tarrant County is the third most populous county in Texas and the sixteenth most populous in the United States with a population of 1,982,498. Azle has ample resources for new businesses including industrial and commercial real estate at readily affordable prices, business services, industry and manufacturing, and numerous local, regional, and national firms. Residents continue to move to Azle for its quality schools and healthcare, the beautiful Eagle Mountain Lake, and the cultural and business opportunities present.

The Bend Arch-Fort Worth Basin area of the Barnett Shale Formation is a notable feature of the county; it is the largest producible onshore natural gas field in the United States. The field is estimated to contain 30 x 10¹² cubic feet of natural gas resources. While the formation has been recognized since the late 1800s profitable field production of the resources it contains has only been possible since significant improvements were made in hydraulic fracturing technology—most notably horizontal drilling-- in the early 2000s. Gas production has since brought a significant population and economic boom to the area, and many of the city's largest employers are involved in the oil and gas business.

EAGLE MOUNTAIN LAKE

Located less than two miles from Eagle Mountain Lake, the subject property is strategically positioned to capture and serve the traffic generated by the lake. Initially formed from the West Fork of the Trinity River to provide flood control, the lake now attracts many outdoor enthusiasts for its excellent recreational activities. The lake offers great opportunities for a variety of interests ranging from water sports such as boating, fishing, wake boarding, water skiing, and kayaking to land activities such as picnic areas, walking trails, campgrounds, and restaurants.

14465 N FM 730 AZLE, TX (DFW)



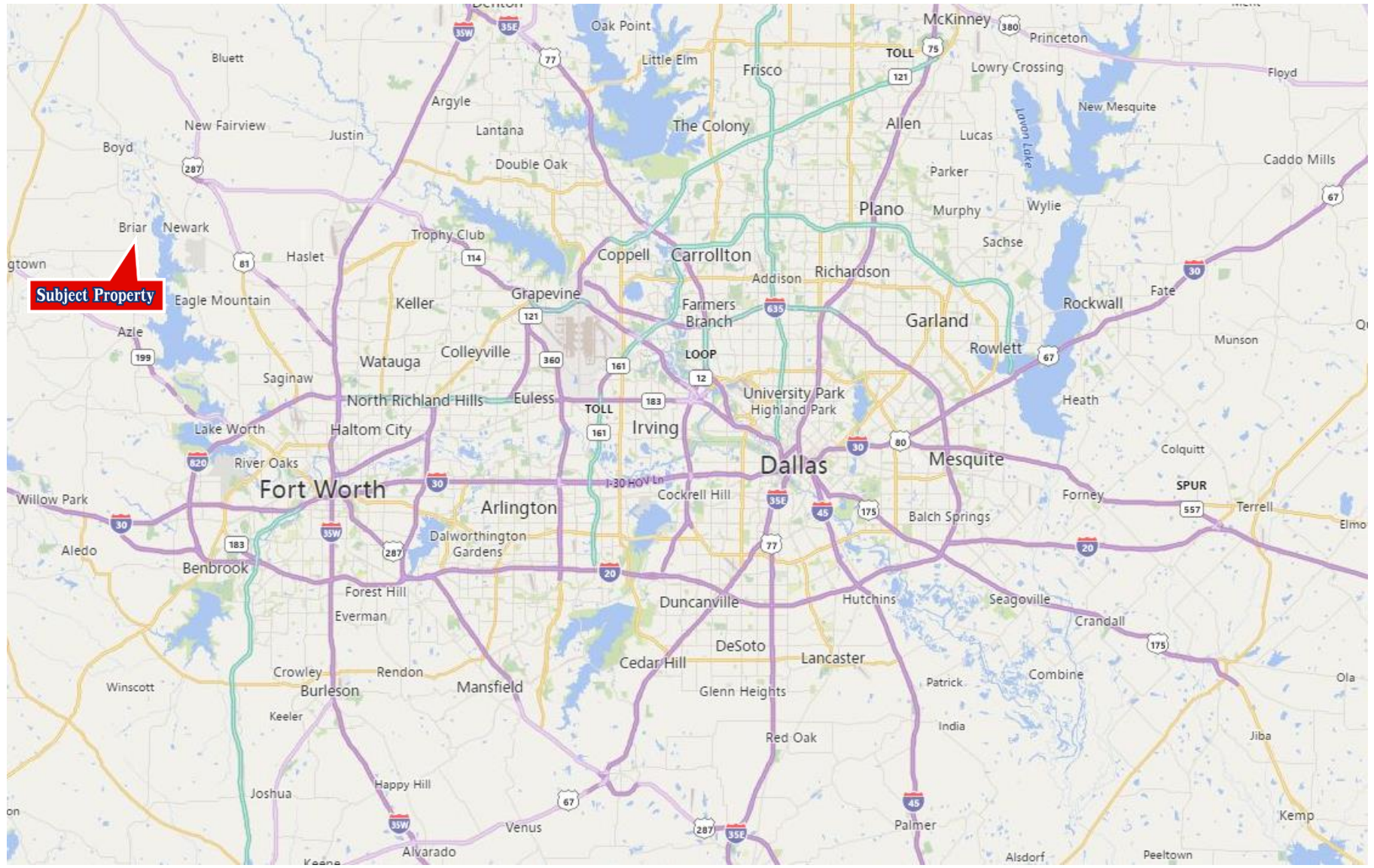
DALLAS - FORT WORTH - ARLINGTON MSA

The Dallas – Fort Worth – Arlington Metropolitan Statistical Area (MSA) encompasses 12 counties within the U.S. state of Texas. It is the economic and cultural hub of the region commonly called North Texas or the Metroplex and is the largest land-locked metropolitan area in the United States.

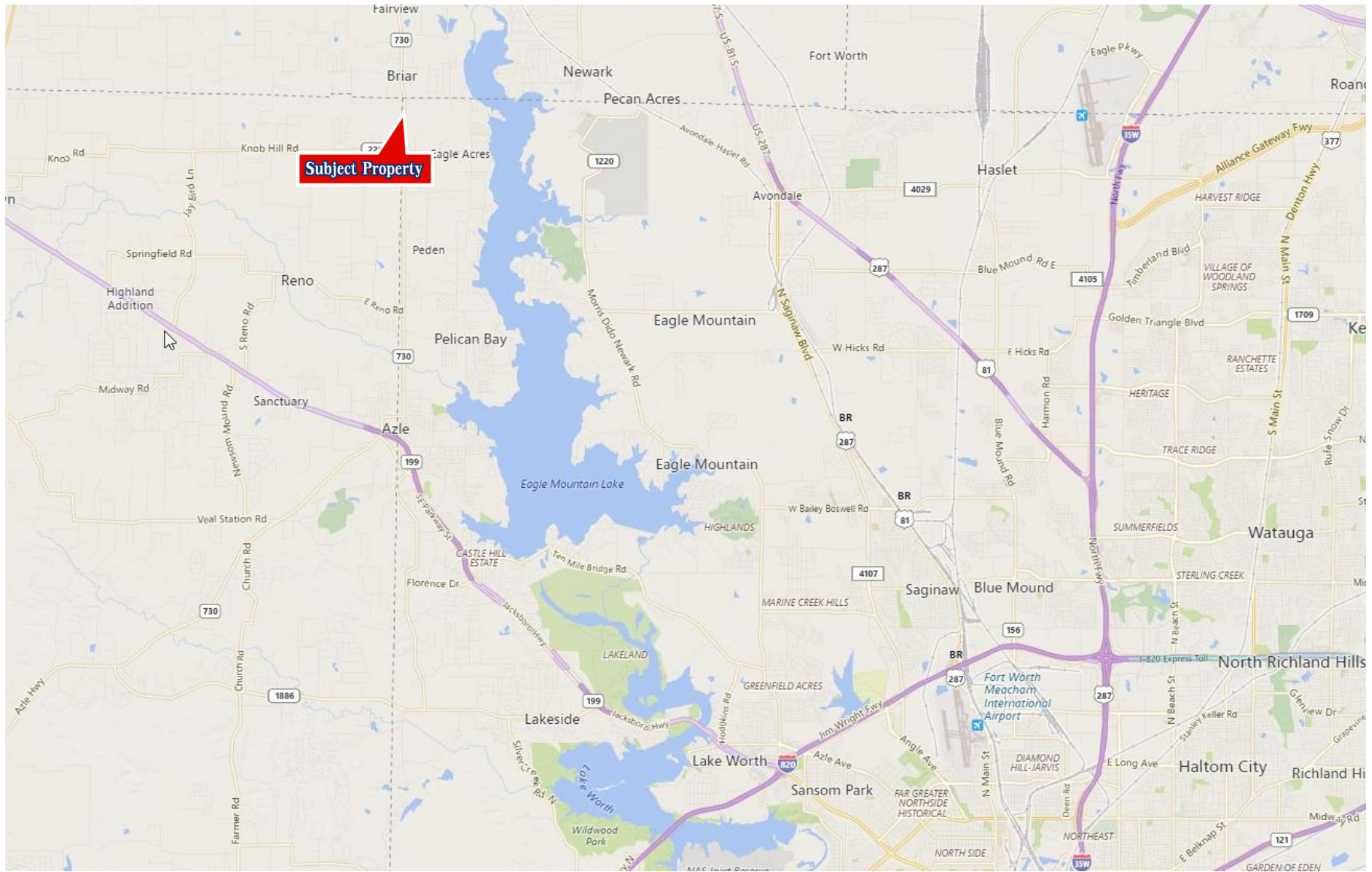
The official 2011 U.S. Census estimate has the Dallas-Fort Worth Metroplex at 6,526,548. During the 12-month period from July 2008 to July 2009, the Dallas-Fort Worth-Arlington metropolitan area gained 146,530 new residents, more than any other metropolitan area in the United States. The area's population has grown by about 1 million since the last census was administered in 2000. The Dallas–Fort Worth–Arlington MSA is, by population, the largest metropolitan area in Texas, the largest in the South, the 4th largest in the United States, and the 10th largest in the Americas. The metropolitan area has the 6th largest gross metropolitan product (GMP) in the United States, and approximately 10th largest by GMP in the world.

The Metroplex has one of the highest concentrations of corporate headquarters in the United States. 20 Fortune 500 companies are headquartered in the area. The city of Dallas alone has the 3rd largest concentration of Fortune 500 headquarters in the country. The Metroplex also contains the largest Information Technology industry base in the state (often referred to as Silicon Prairie or the Telecom Corridor), due to the large number of corporate IT projects and the presence of numerous electronics, computing and telecommunication firms. The Telecom Corridor located just north of Dallas in Richardson is home to more than 5,700 companies including Texas Instruments which employs over 10,000 people at its headquarters. HP Enterprises Services, Dell Services, i2, AT&T, Ericsson, CA and Verizon also have headquarters or major operations in and around Dallas. The Texas farming and ranching industry, based in Fort Worth adds to the economic diversification of the area. Several major defense manufacturers, including Lockheed Martin, Bell Helicopter Textron, and Raytheon, maintain significant operations in the Metroplex. ExxonMobil, the #1 corporation on the Fortune 500 listings, is headquartered in Irving, Texas.

14465 N FM 730 AZLE, TX (DFW)



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14465 N FM 730 AZLE, TX (DFW)

14465 N FM 730		1 mi radius	3 mi radius	5 mi radius
Azle, TX 76020				
POPULATION	2016 Estimated Population	1,153	6,464	18,035
	2021 Projected Population	1,280	7,182	20,025
	2010 Census Population	1,070	6,035	16,905
	2000 Census Population	1,021	5,949	14,731
	Projected Annual Growth 2016 to 2021	2.2%	2.2%	2.2%
	Historical Annual Growth 2000 to 2016	0.8%	0.5%	1.4%
	HOUSEHOLDS	2016 Estimated Households	427	2,407
2021 Projected Households		457	2,565	7,029
2010 Census Households		402	2,277	6,253
2000 Census Households		378	2,157	5,257
Projected Annual Growth 2016 to 2021		1.4%	1.3%	1.3%
Historical Annual Growth 2000 to 2016		0.8%	0.7%	1.6%
AGE	2016 Est. Population Under 10 Years	12.5%	11.8%	12.5%
	2016 Est. Population 10 to 19 Years	13.1%	13.2%	13.6%
	2016 Est. Population 20 to 29 Years	10.3%	10.4%	10.5%
	2016 Est. Population 30 to 44 Years	16.6%	16.4%	17.8%
	2016 Est. Population 45 to 59 Years	24.4%	23.6%	23.4%
	2016 Est. Population 60 to 74 Years	17.0%	18.3%	16.9%
	2016 Est. Population 75 Years or Over	6.1%	6.2%	5.2%
	2016 Est. Median Age	42.0	42.4	40.5
MARITAL STATUS & GENDER	2016 Est. Male Population	49.2%	49.9%	49.9%
	2016 Est. Female Population	50.8%	50.1%	50.1%
	2016 Est. Never Married	26.0%	25.6%	23.0%
	2016 Est. Now Married	54.9%	52.4%	57.1%
	2016 Est. Separated or Divorced	13.9%	16.9%	15.1%
	2016 Est. Widowed	5.1%	5.1%	4.9%
INCOME	2016 Est. HH Income \$200,000 or More	5.1%	5.4%	6.0%
	2016 Est. HH Income \$150,000 to \$199,999	3.5%	2.7%	5.7%
	2016 Est. HH Income \$100,000 to \$149,999	9.3%	10.8%	14.3%
	2016 Est. HH Income \$75,000 to \$99,999	18.9%	18.1%	15.4%
	2016 Est. HH Income \$50,000 to \$74,999	17.3%	16.7%	16.6%
	2016 Est. HH Income \$35,000 to \$49,999	6.4%	9.8%	11.6%
	2016 Est. HH Income \$25,000 to \$34,999	7.6%	6.6%	7.0%
	2016 Est. HH Income \$15,000 to \$24,999	17.4%	18.1%	13.8%
	2016 Est. HH Income Under \$15,000	14.5%	11.9%	9.5%
	2016 Est. Average Household Income	\$102,425	\$83,314	\$85,457
	2016 Est. Median Household Income	\$54,620	\$56,258	\$65,905
	2016 Est. Per Capita Income	\$37,927	\$31,017	\$31,236
2016 Est. Total Businesses	17	88	404	
2016 Est. Total Employees	75	389	2,767	

14465 N FM 730		1 mi radius	3 mi radius	5 mi radius
Azle, TX 76020				
LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	920	5,184	14,293
	2016 Est. Civilian Employed	66.2%	59.3%	59.9%
	2016 Est. Civilian Unemployed	4.7%	3.2%	2.7%
	2016 Est. in Armed Forces	1.0%	0.6%	0.2%
	2016 Est. not in Labor Force	28.1%	36.9%	37.1%
	2016 Labor Force Males	49.8%	49.7%	49.6%
	2016 Labor Force Females	50.2%	50.3%	50.4%
	OCCUPATION	2010 Occupation: Population Age 16 Years or Over	416	2,511
2010 Mgmt, Business, & Financial Operations		11.5%	13.6%	14.2%
2010 Professional, Related		23.6%	16.1%	16.1%
2010 Service		20.3%	20.4%	15.5%
2010 Sales, Office		19.6%	21.4%	26.6%
2010 Farming, Fishing, Forestry		-	0.1%	0.1%
2010 Construction, Extraction, Maintenance		16.6%	15.9%	13.7%
2010 Production, Transport, Material Moving		8.3%	12.6%	13.8%
2010 White Collar Workers		54.8%	51.1%	56.9%
2010 Blue Collar Workers		45.2%	48.9%	43.1%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	76.9%	78.8%	80.9%
	2010 Drive to Work in Carpool	12.5%	14.2%	10.5%
	2010 Travel to Work by Public Transportation	0.9%	0.8%	0.3%
	2010 Drive to Work on Motorcycle	-	-	0.4%
	2010 Walk or Bicycle to Work	0.2%	0.8%	0.7%
	2010 Other Means	0.2%	0.4%	1.4%
	2010 Work at Home	9.3%	4.9%	5.7%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	9.5%	16.1%	16.8%
	2010 Travel to Work in 15 to 29 Minutes	20.5%	15.5%	21.0%
	2010 Travel to Work in 30 to 59 Minutes	51.9%	55.4%	48.6%
	2010 Travel to Work in 60 Minutes or More	18.2%	12.9%	13.6%
	2010 Average Travel Time to Work	36.0	34.9	33.1
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$29.7 M	\$147 M	\$411 M
	2016 Est. Apparel	\$1.04 M	\$5.11 M	\$14.3 M
	2016 Est. Contributions, Gifts	\$2.01 M	\$9.74 M	\$28.5 M
	2016 Est. Education, Reading	\$1.15 M	\$5.56 M	\$16.2 M
	2016 Est. Entertainment	\$1.66 M	\$8.22 M	\$23.1 M
	2016 Est. Food, Beverages, Tobacco	\$4.57 M	\$22.6 M	\$62.5 M
	2016 Est. Furnishings, Equipment	\$1.02 M	\$5.03 M	\$14.2 M
	2016 Est. Health Care, Insurance	\$2.62 M	\$13.0 M	\$35.7 M
	2016 Est. Household Operations, Shelter, Utilities	\$9.20 M	\$45.5 M	\$127 M
	2016 Est. Miscellaneous Expenses	\$437 K	\$2.16 M	\$5.99 M
	2016 Est. Personal Care	\$386 K	\$1.91 M	\$5.32 M
	2016 Est. Transportation	\$5.62 M	\$28.0 M	\$77.7 M



Approved by the Texas Real Estate Commission for Voluntary Use
*Texas law requires all real estate licensees to give the following information about
 brokerage services to prospective buyers, tenants, sellers and landlords.*

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)