



SANDS INVESTMENT GROUP
NET INVESTMENTS. NET RESULTS

OFFERING MEMORANDUM

4750 W. Fuqua St. | Houston, TX



Representative Image

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DOLLAR GENERAL®

Sands Investment Group believes the information contained herein to be reliable. However, we make no guarantees, representations or warranties of any kind, expressed or implied regarding this information; including, but not limited to content, accuracy & reliability. Investors should consult a tax and legal advisor, as well as verify ALL information prior to the investment.



Broker of Record: USRealty.com Lic #0556144

SANDS INVESTMENT GROUP | 844.4.SIG.NNN | WWW@SIGNNN.COM

INVESTMENT SUMMARY

| | |
|---------------------|--------------------|
| Price | \$1,645,800 |
| Cap Rate | 6.00% |
| NOI | \$98,748 |
| Price per SF | \$182.34 |
| Total Building Area | 9,026 SF |
| Total Land Area | 68,389 SF |
| Years Remaining | 14 Years Remaining |
| Lease Guaranty | Dollar General |

DEMOGRAPHICS

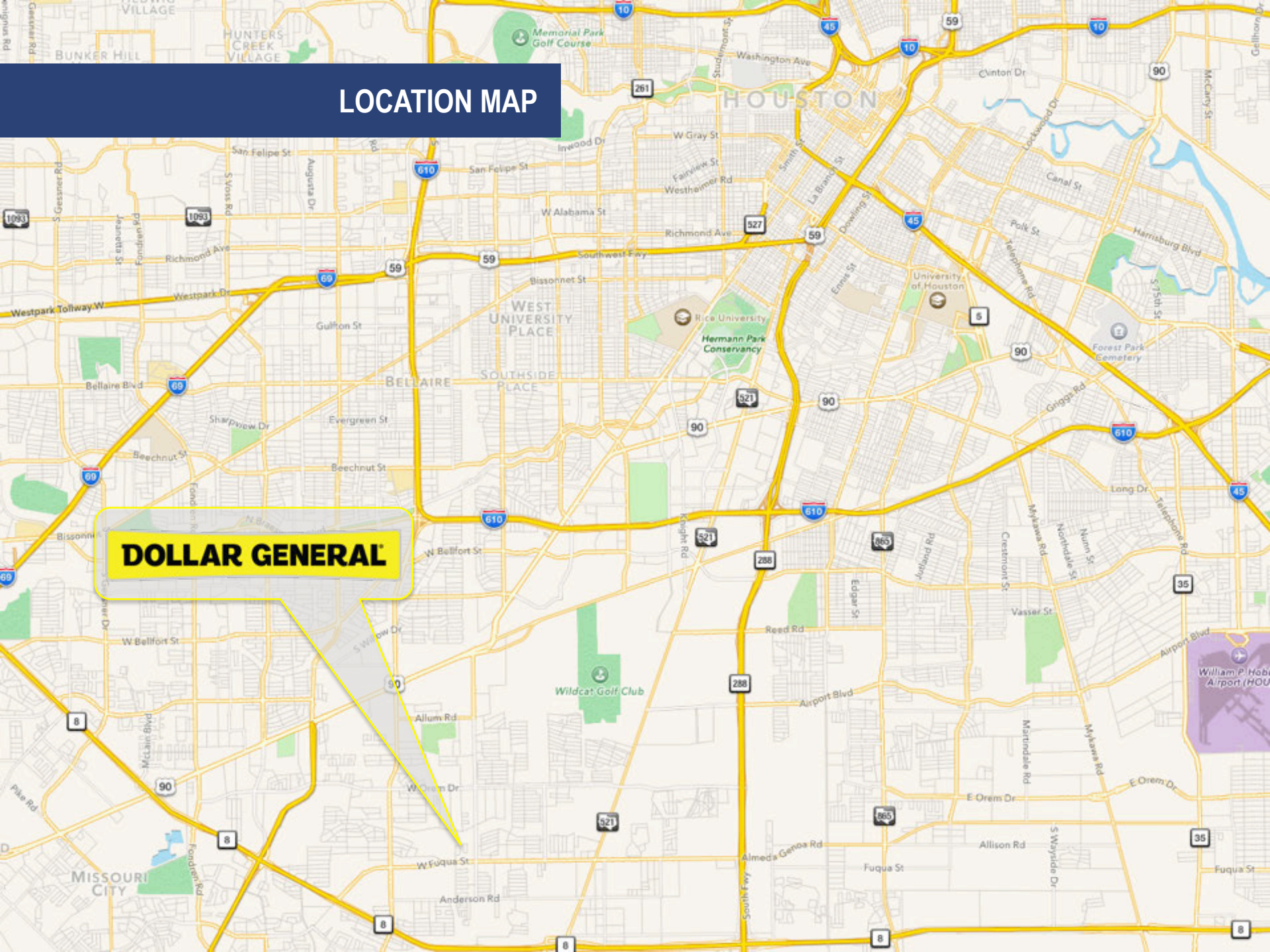
| Trade Area Profile Statistics | 1 - MILE | 3 - MILE | 5 - MILE |
|-------------------------------|--------------|------------------|----------|
| POPULATION ESTIMATE | 12,022 | 96,740 | 239,059 |
| MEDIAN H.H. INCOME | \$46,004 | \$49,759 | \$58,890 |
| Traffic Count (VPD) | W. Fuqua St. | Hiram Clarke Rd. | |
| | 33,000 | 13,000 | |

INVESTMENT HIGHLIGHTS

- Single Tenant Absolute NNN Dollar General with 14 Years Remaining on Long Term Lease
- 3% Rental Increase in Year 11 and 10% at Option Periods
- Four (4) - Five (5) Year Options to Extend Remain Intact
- Lease Guaranteed by Dollar General Corporate (NYSE:DG)
- Ideal Demographics in Urban Houston Area with Over 239,000 Residents Within 5 Miles of the Location, and Over 33,000 Vehicles Per Day Along W. Fuqua Street

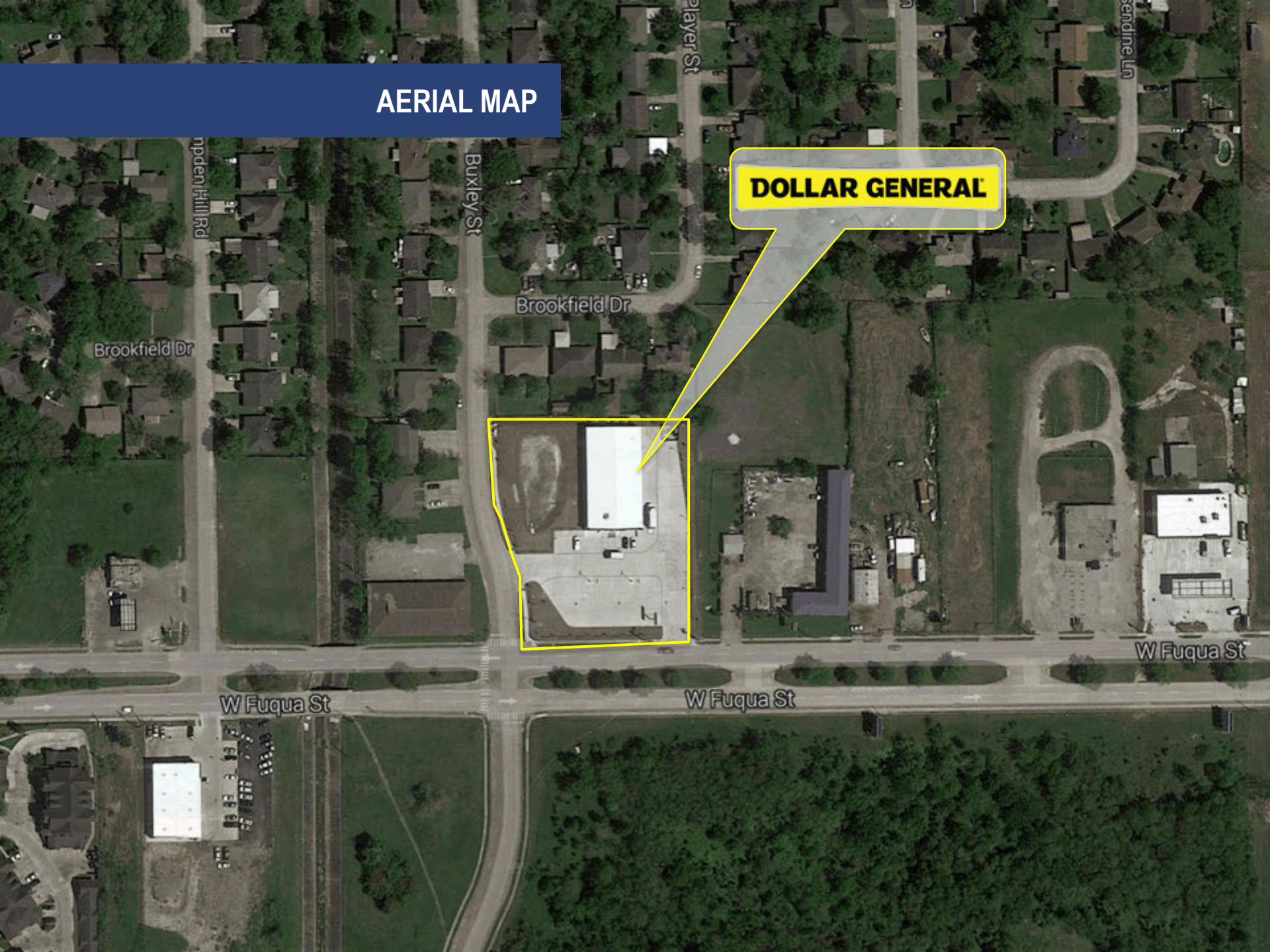
LOCATION MAP

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AERIAL MAP

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RETAIL MAP

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Simply Fashion FASHION TREND CVS pharmacy
POPEYES
SOUTHERN & BOURBON

PALAIS ROYAL
SHIPLEY DONUTS Jack in the box


Shell

  
FAMILY DOLLAR **Pizza Hut** **SUBWAY**

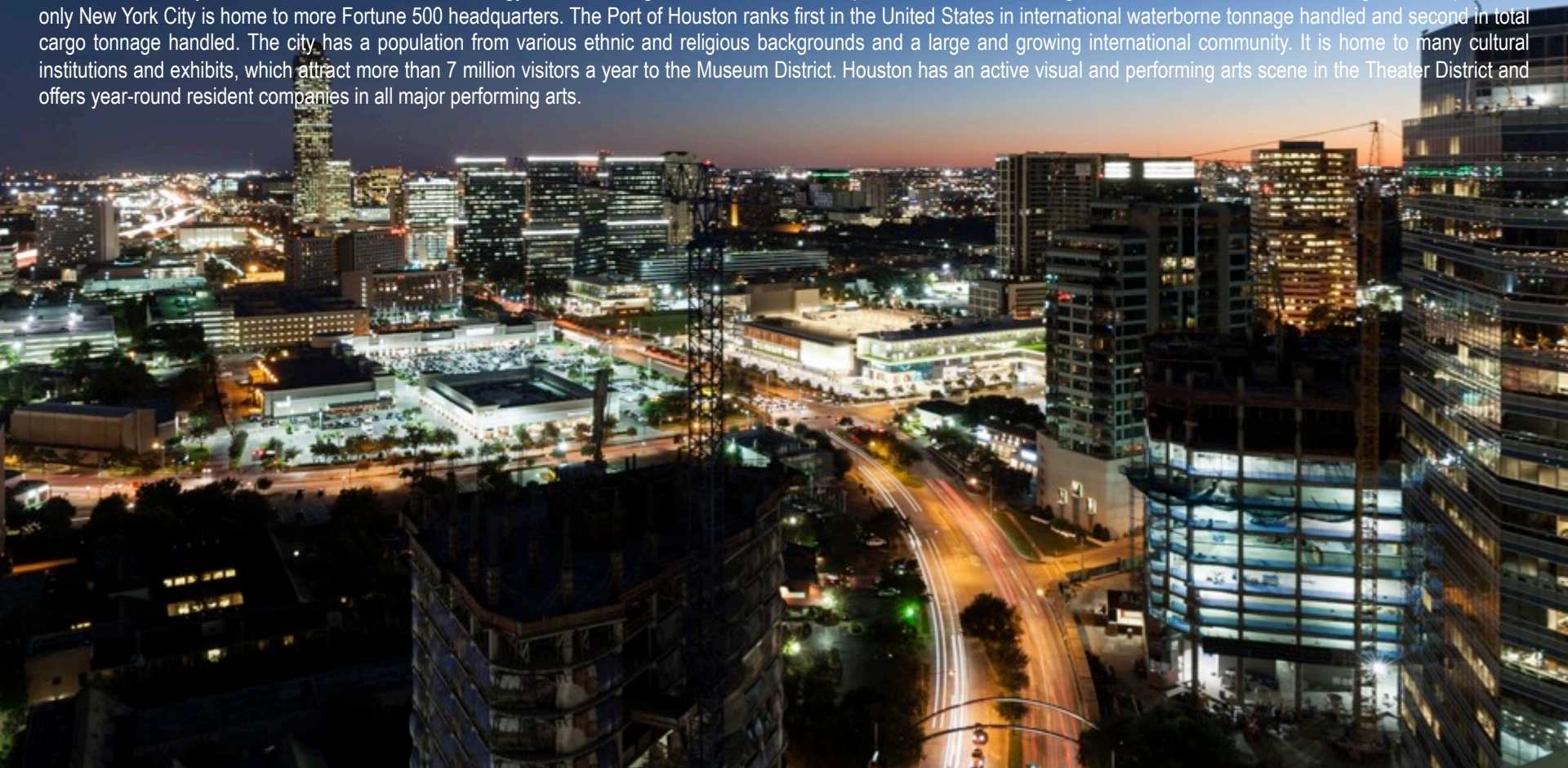
  
AutoZone **O'Reilly** **KFC**

HOUSTON, TX

Houston is the most populous city in Texas and the fourth most populous city in the United States. According to the 2012 U.S. Census estimates, the city had a population of 2.16 million people within a land area of 599.6 square. Houston is the seat of Harris County, and its metropolitan area is the fifth-most populated in the U.S., with over 6 million people.

Houston was founded in 1836 on land near the banks of Buffalo Bayou (now known as Allen's Landing) and incorporated as a city on June 5, 1837. The city was named after former General Sam Houston, who was president of the Republic of Texas and had commanded and won at the Battle of San Jacinto 25 miles east of where the city was established. The burgeoning port and railroad industry, combined with oil discovery in 1901, has induced continual surges in the city's population. In the mid-twentieth century, Houston became the home of the Texas Medical Center—the world's largest concentration of healthcare and research institutions—and NASA's Johnson Space Center, where the Mission Control Center is located.

Houston's economy has a broad industrial base in energy, manufacturing, aeronautics, and transportation. It is also leading in health care sectors and building oilfield equipment; only New York City is home to more Fortune 500 headquarters. The Port of Houston ranks first in the United States in international waterborne tonnage handled and second in total cargo tonnage handled. The city has a population from various ethnic and religious backgrounds and a large and growing international community. It is home to many cultural institutions and exhibits, which attract more than 7 million visitors a year to the Museum District. Houston has an active visual and performing arts scene in the Theater District and offers year-round resident companies in all major performing arts.



TENANT PROFILE

DOLLAR GENERAL®

COMPANY PROFILE

| | |
|----------------|--------------------|
| PUBLIC COMPANY | NYSE:DG |
| FOUNDED | 1955 |
| # OF LOCATIONS | 11,000 |
| HEADQUARTERS | Goodlettsville, TN |
| 2013 REVENUE | \$4.49 Billion |

Dollar General Corporation, incorporated in 1955, is a discount retailer in the United States by number of stores, with over 11,000 stores located in approximately 39 states as of 2013, primarily in the southern, southwestern, Midwestern and eastern United States.

The Company offers a selection of merchandise, including consumables, seasonal, home products and apparel. The Company's merchandise includes national brands from manufacturers, as well as private brand selections with prices at substantial discounts to national brands. It offers its merchandise at everyday low prices through its convenient small-box (approximately 7,200 square feet) locations.

During the fiscal year ended February 3, 2012 (fiscal 2011), it opened 625 stores and remodeled or relocated 575 stores, and closed 60 stores. Its small box stores offer consumable items, including packaged and refrigerated foods.

The average Dollar General store has approximately 7,200 square feet of selling space. During fiscal 2011, its total store count included 69 Dollar General Market stores, which, in addition to the merchandise offering of a traditional Dollar General store, feature an expanded food section, including fresh meat and produce and more frozen and refrigerated foods. During fiscal 2011, it opened 12 Dollar General Markets, including seven as part of its initial entrance into Nevada. In addition to the Market stores, it is also testing a large format traditional store with approximately 10,000 square feet of selling space, including an expanded section of coolers and freezers.

LEASE ABSTRACT

DOLLAR GENERAL®

| | |
|---------------------------|--|
| TENANT | Dollar General |
| PREMISES | A building of approximately 9,026 SF in Houston, TX. APN: 085-056-000-0041 |
| LEASE COMMENCEMENT | March 31, 2014 |
| LEASE EXPIRATION | March 30, 2029 |
| LEASE TERM | 14 years remaining |
| RENEWAL OPTIONS | Four (4) – Five (5) Year Options |
| RENT INCREASES | 10% At Options |
| LEASE TYPE | NNN (Triple Net) |
| USE | Dollar Store |

| | |
|----------------------------------|-------------------------|
| PROPERTY TAXES | Tenant's Responsibility |
| INSURANCE | Tenant Pays Directly |
| COMMON AREA | Tenant Pays Directly |
| ROOF & STRUCTURE | Tenant Pays Directly |
| REPAIRS & MAINTENANCE | Tenant's Responsibility |
| HVAC | Tenant Pays Directly |
| UTILITIES | Tenant Pays Directly |



RENT ROLL

DOLLAR GENERAL

| TENANT NAME | SQUARE FOOTAGE | % OF PROPERTY | LEASE TERM | | RENTAL RATES | | | |
|-------------------|----------------|---------------|------------|---------|--------------|----------|---------------|------------|
| | | | BEGIN | END | MONTHLY | ANNUALLY | INCREASES | OPTIONS |
| Dollar General | 9,026 SF | 100% | 3.31.14 | 3.30.29 | \$8,229 | \$98,748 | 3% in Year 11 | 4 x 5 Year |
| TOTALS / AVERAGES | 9,026 SF | 100% | | | \$8,229 | \$98,748 | | |

DOLLAR GENERAL®

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum 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, 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, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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 sub agency 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 the 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.

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Now Open

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