

OFFERING MEMORANDUM

3211 Nederland Ave. | Nederland, TX



Actual Property

SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Table of Contents:

INVESTMENT SUMMARY

Investment Highlights

PROPERTY OVERVIEW

Location Map
Property Aerial
Retail Map

AREA OVERVIEW

City Overview

TENANT PROFILE

Lease Abstract

FINANCIAL ANALYSIS

Rent Roll

CONFIDENTIALITY AGREEMENT

ABOUT BROKERAGE SERVICES

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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

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INVESTMENT SUMMARY

Price	\$2,280,585
Cap Rate	6.15%
NOI	\$140,256
Price per SF	\$214.34
Total Building Area	10,640 SF
Total Land Area	45,000 SF
Years Remaining	14+ Years Remaining
Lease Guaranty	Dollar General

DEMOGRAPHICS

Trade Area Profile Statistics	1 - MILE	3 - MILE	5 - MILE
POPULATION ESTIMATE	11,920	44,325	71,894
MEDIAN H.H. INCOME	\$56,955	\$53,645	\$51,594
Traffic Count (VPD)	US Route 69	Nederland Ave.	
	56,000	16,000	

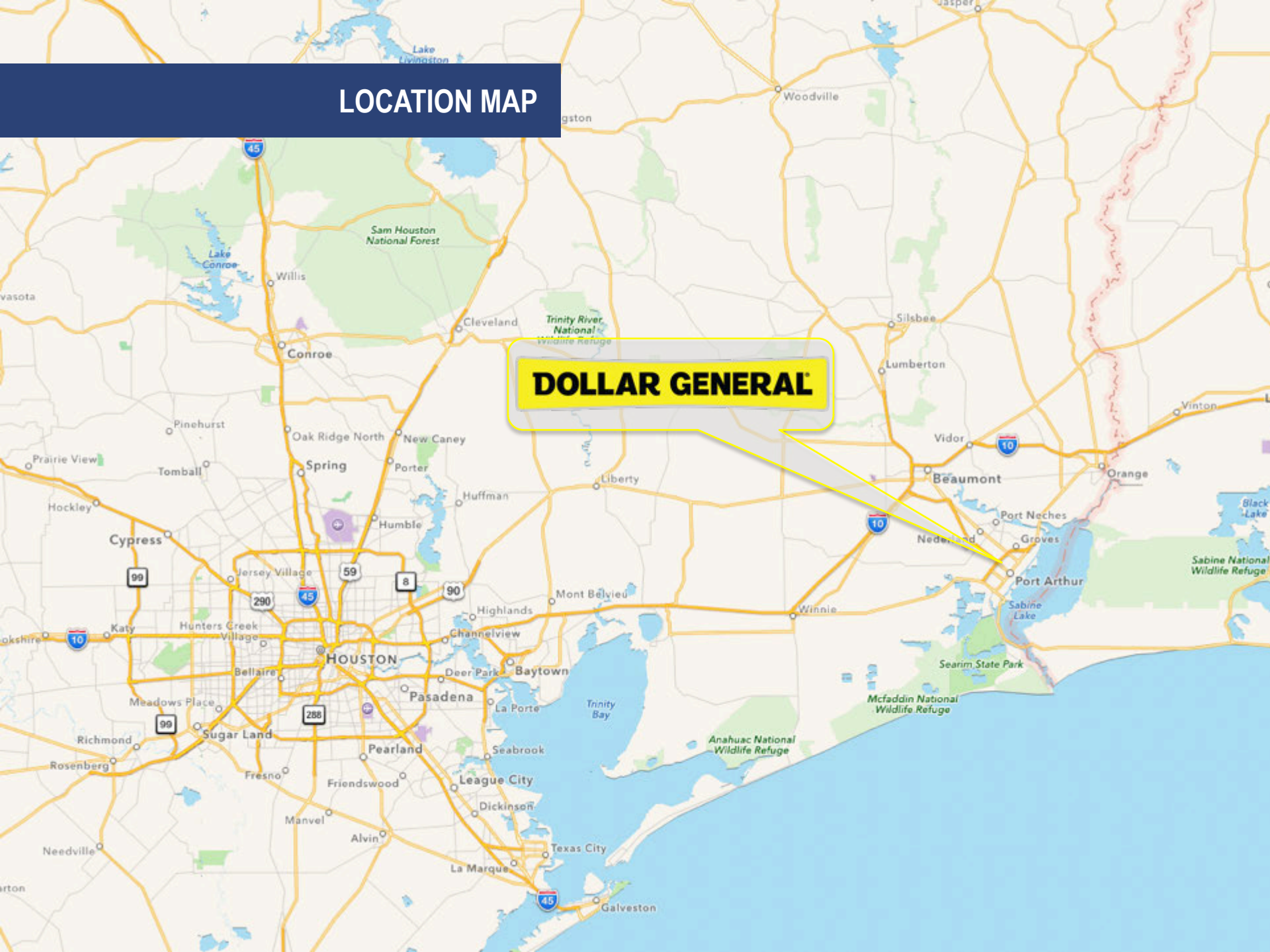
INVESTMENT HIGHLIGHTS

- Single Tenant Absolute NNN Dollar General with 14+ Years Remaining on Long Term Lease
- 10% Rental Increase at Options Periods.
- Four (4) - Five (5) Year Options to Extend Remain Intact
- Lease Guaranteed by Dollar General Corporate (NYSE:DG)
- Ideal Demographics with Over 71,000 Residents Within 5 Miles of the Location, and Over 5,000 Vehicles Per Day Along Route 69



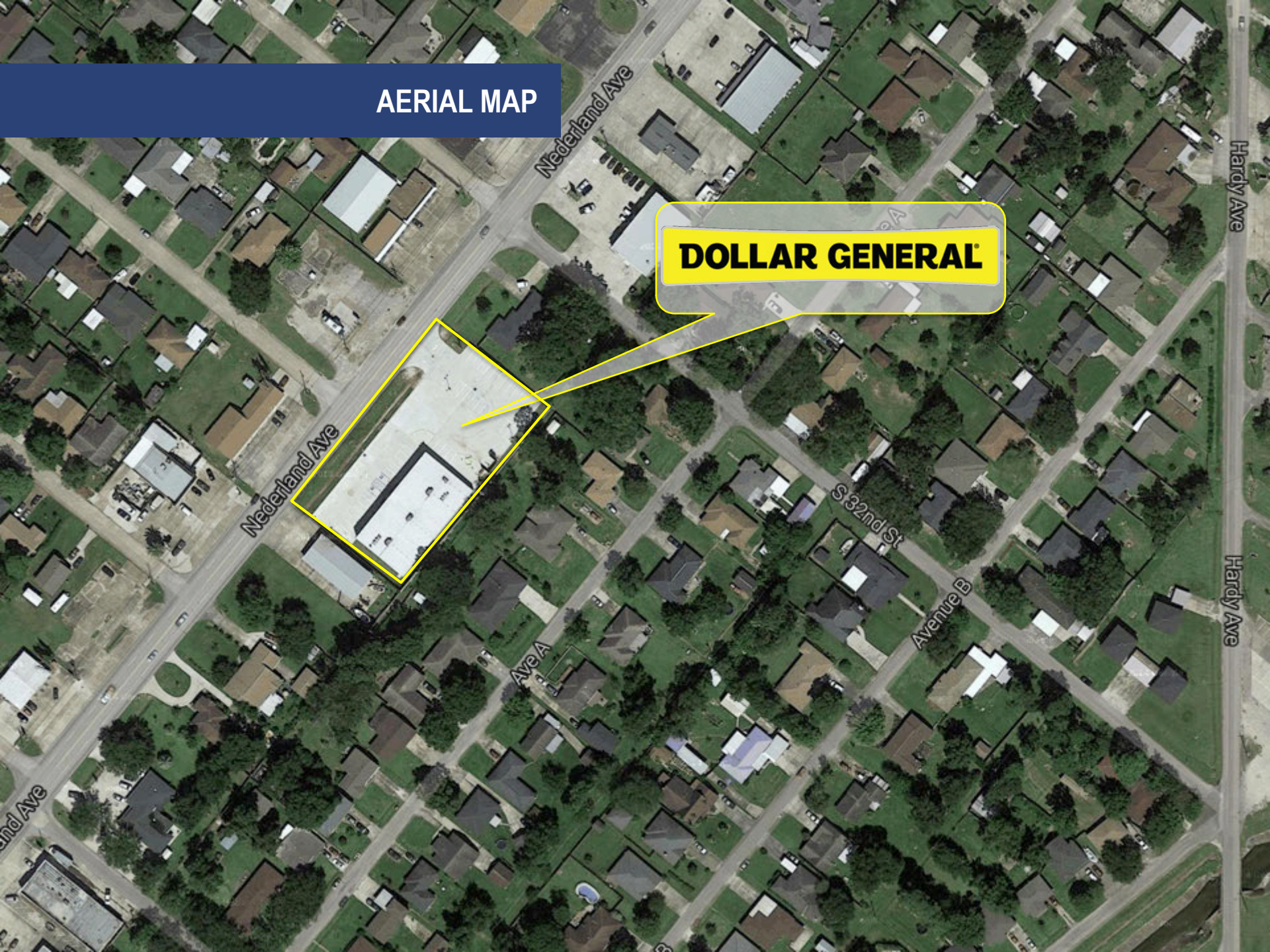
LOCATION MAP

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AERIAL MAP

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RETAIL MAP

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H-E-B
SUPERCUTS
Jason's deli

VALERO
SHERWIN WILLIAMS

CHASE **VALERO**
ACE Jack POPCORN
in the box

Capital One BBVA Compass **WELLS FARGO**
CVS Walgreens **WORLD GYM** KFC
TACO BELL **Wendy's** **AW** **PAPA JOHN'S**
T-Mobile **ICE CREAM** **SUBWAY**

- BonWorth **CAFO**
Justice PACSUN rue21
PLACE **BEALLS**
Dillard's JCPenney
Sears **TARGET** **TJ-maxx**
BED BATH & BEYOND - **claire's**
REGIS SALONS **STARBUCKS** **SHOE DEPT. ENCORE**
CHAMPS T-Mobile

Chevron **Shell**
BURGER KING **McDonald's**

BEST BUY **radioshack** **ROSS**
DOLLAR TREE **Curves**
ANNA'S LINENS **petco** **BUFFALO WILD WINGS**
Jack **IHOP** **STARBUCKS**
Chick-fil-A **Schlitzsky's**

FIRST NATIONAL BANK TEXAS **SportClips**
TEXAS **WING STOP**
SUBWAY **at&t**
verizon **DISCOUNT**
BBVA Compass **Walmart SUPERCENTER**
SALLY BEAUTY SUPPLY **LOWE'S**
Office DEPOT **Luby's** **McDonald's**
McALISTER'S DELI **Academy**

SONIC

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NEDERLAND, TX

Nederland is a city in Jefferson County, Texas. The population was 17,547 at the 2010 census. The city was settled in 1897 along what is now Boston Avenue and incorporated in 1940. It was settled by Dutch immigrants on land sold by the Kansas City Southern railroad. It is part of the Beaumont-Port Arthur Metropolitan Statistical Area. Nederland is also a part of an area known as "the Golden Triangle," which comprises Beaumont, Port Arthur, and Orange. The city is adjacent to the Jack Brooks Regional Airport in Port Arthur, which serves the nearby cities of Beaumont and Port Arthur.

The City of Nederland completed a new \$1.3 million City Hall building at 207 N. 12th street in September 2013. The previously City Hall was shared with Police and Fire services and will receive a \$3.6 million upgrade for Police and Fire services only and will be the Homer E. Nagel Public Safety Complex. The safety complex should be completed in August 2014. Nederland has a council-manager system of government.



TENANT PROFILE

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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

TENANT	Dollar General
PREMISES	A building of approximately 10,640 SF in Nederland, TX. APN: 550-000-016010-00000-5
LEASE COMMENCEMENT	October 11, 2014
LEASE EXPIRATION	October 10, 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



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RENT ROLL

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TENANT NAME	SQUARE FOOTAGE	% OF PROPERTY	LEASE TERM		RENTAL RATES			
			BEGIN	END	MONTHLY	ANNUALLY	INCREASES	OPTIONS
Dollar General	10,640 SF	100%	10.11.14	10.10.19	\$11,688	\$140,256	10% at Options	4 x 5 Year
TOTALS / AVERAGES	10,640 SF	100%			\$11,688	\$140,256		

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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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