

OFFERING MEMORANDUM



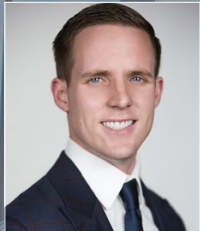
DOLLAR GENERAL
ORANGE, TEXAS



SCHUCHERT
RETAIL GROUP



EXCLUSIVELY LISTED BY:



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INVESTMENT SUMMARY



PURCHASE PRICE
\$1,390,655



LOCATION
**11990 FM 1442
ORANGE, TX 77630**



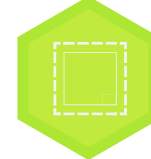
CAP RATE
6.10%



ANNUAL RENT
\$84,830.00



BUILDING SIZE
9,026 SQ. FT.



LAND AREA
1.20 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
ABSOLUTE NNN



TERM REMAINING
13 YEARS



LEASE EXPIRATION
4/30/2033



RENEWAL OPTIONS
4 - 5 YEAR



RENT INCREASES
10% AT OPTIONS



PARKING
32 SPACES



YEAR BUILT
2018



APN
R315736



TRAFFIC COUNTS
6,594 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- 13 Years Remaining
- 2018 Construction Build-to-Suit Dollar General
- Four (4) - Five (5) Year Option Periods with 10% Rental Increases

A TRUE COUPON CLIPPER | ABSOLUTE NNN LEASE:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Property Taxes
- Ideal, Management-Free Investment for an Out-of-State, Passive Investor

2020 STORE REMODEL:

- Recent Store Remodel at Sole Cost of Dollar General
- Strong Sign of Tenant's Commitment to this Location

LOCATION:

- Visible from Interstate 10 - 57,258 Vehicles Per Day

ORANGE, TEXAS:

- Located on the West Bank of the Sabine River, Which Separates the States of Texas and Louisiana
- The County Seat of Orange County and is the Easternmost City in Texas

PROXIMITY FROM ORANGE, TX:

- Beaumont, Texas | 31 Miles
- Lake Charles, Louisiana | 36 Miles
- Port Arthur, Texas | 39 Miles
- Houston, Texas | 114 Miles

TRADE AREA DEMOGRAPHICS:

- 3-Mile = 3,859 Residents ; \$83,364 Average Household Income
- 5-Mile = 10,161 Residents ; \$86,478 Average Household Income
- 7-Mile = 37,000 Residents; \$83,096 Average Household Income

TENANT:

- Dollar General (NYSE: DG) Features Investment Grade Credit "BBB" by Standard & Poor's
- 16,368 Stores in 45 States as of February 28, 2020
- Dollar General Plans to Undertake Some 2,600 Real Estate Projects in 2020, Including 1,000 New Store Openings (Up From 975 in 2019), 1,500 Mature Store Remodels, and 80 Store Relocations
- Ranked #119 on the Fortune 500 List - Up 4 from Last Year (Dollar General has Moved Up the Fortune 500 Ranking for the 10th Consecutive Year)



FAMILY DOLLAR Chevron SUBWAY
 Mobil Exxon VALERO
 CITGO
 Little Caesars ACE O'Reilly
 AutoZone DOLLAR GENERAL
 CVS pharmacy Walgreens McDonald's
 Jack in the Box BURGER KING DQ TACO BELL SONIC
 SAVYTIME HOTELS popeyes
 WAFFLE HOUSE Market Basket
 DBVA Compass STAGE H
 Best Western PLUS DOLLAR TREE cricket
 Walmart metro Pizza Hut
 CIRCLE K BR Brothers Brothers

DOLLAR GENERAL FAMILY DOLLAR
 DQ SONIC VALERO
 Shell Market Basket
 SUBWAY Chevron

TRACTOR SUPPLY CO ACE O'Reilly
 NAPA CVS pharmacy
 Walgreens BBVA Compass
 CHASE H-E-B
 Kroger McDonald's Jack in the Box DQ
 SONIC VALERO popeyes
 SUBWAY WAFFLE HOUSE
 FAMILY DOLLAR DOLLAR GENERAL
 Shell CITGO Market Basket
 Little Caesars Quick Lane WELLS FARGO
 Days Inn Hampton H
 Exxon TACO BELL DICKEY'S
 BW Best Western metro

Chevron VALERO Shell
 DOLLAR GENERAL

DOLLAR GENERAL

McDonald's SONIC
 WHATABURGER SUBWAY
 WAFFLE HOUSE Denny's
 BW Best Western SUNTANA Comfort Inn
 CIRCLE K 6 BURGER KING
 Pilot FLYING J

DOLLAR GENERAL FAMILY DOLLAR CITGO
 SUBWAY Mobil DUNKIN'

Exxon

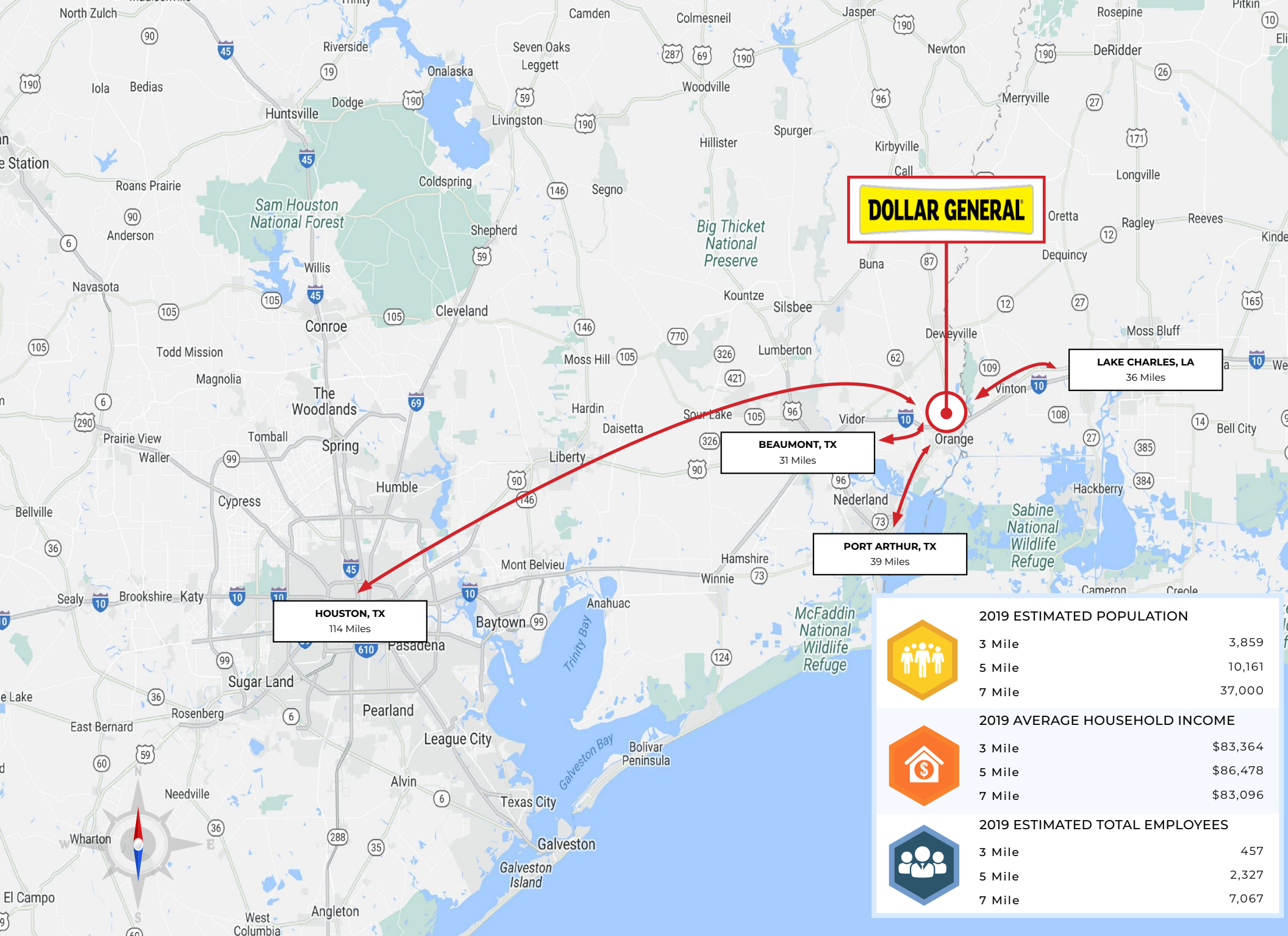
DOLLAR GENERAL SUBWAY
 Exxon Shell THE HOME DEPOT
 NAPA AUTO PARTS AutoZone BIG LOTS!
 FAMILY DOLLAR DOLLAR TREE
 CVS pharmacy CAFO
 rue21 DQ McDonald's
 SONIC WHATABURGER CHILI'S
 burkes Walmart
 SALLY BEAUTY
 HIBBETT SPORTS SMOOTHIE KING
 GNC MURPHY USA
 SportClips STAGE
 cricket
 metro BURGER KING Chevron

Exxon

Chevron

DOLLAR GENERAL

Mobil



DOLLAR GENERAL

LAKE CHARLES, LA
36 Miles

BEAUMONT, TX
31 Miles

PORT ARTHUR, TX
39 Miles

HOUSTON, TX
114 Miles



2019 ESTIMATED POPULATION

3 Mile	3,859
5 Mile	10,161
7 Mile	37,000



2019 AVERAGE HOUSEHOLD INCOME

3 Mile	\$83,364
5 Mile	\$86,478
7 Mile	\$83,096



2019 ESTIMATED TOTAL EMPLOYEES

3 Mile	457
5 Mile	2,327
7 Mile	7,067

AREA OVERVIEW



ORANGE, TEXAS

Orange is a city in Orange County, Texas, United States. As of July 1, 2017, the city population was 18,984. It is the county seat of Orange County, and is the easternmost city in Texas. Located on the Sabine River at the border with Louisiana, Orange is 113 miles from Houston and is part of the Beaumont–Port Arthur Metropolitan Statistical Area. Founded in 1836, it is a deep-water port to the Gulf of Mexico.

The City of Orange is served by the Little Cypress-Mauriceville Consolidated Independent School District, the West Orange-Cove Consolidated Independent School District, and the Orange field Independent School District. Lamar State College-Orange is a community college and part of the Texas State University System.

While staying in Orange, one can enjoy a variety of recreational activities at Solomon Johnson Park, Sunset Park, Pinhurst City Park, and Navy Park. The city is also home to the Shangri - La Botanical Gardens and Heritage History Museum of Orange County. Orange also hosts the Cajun Heritage Festival every year in the month of May. In addition, Orange provides easy access to Sam Houston Jones State Park and Sea Rim State Park.

Orange is served by Interstate 10, as well as a deep-water seaport. Commercial aviation service is located at nearby Southeast Texas Regional Airport, and general aviation service is provided by Orange County Airport. Orange has the distinction of having Exit 880 on Interstate 10 within its city limits, which is the highest numbered exit and mile marker on an interstate highway or freeway in North America.

Orange County is a county in the U.S. state of Texas. As of July 1, 2017, its population was 85,047. The county seat is Orange. Orange County is included in the Beaumont-Port Arthur, TX Metropolitan Statistical Area. It is located in the very southeastern corner of Texas, with a boundary with Louisiana, within the Golden Triangle of Texas.

Primary economic activities in Orange County are the petroleum refining industry, paper milling, rice farming, and shrimping. Orange County was formerly a center for the building of warships, and there is still a large U.S. Navy ghost fleet (reserve fleet) in Jefferson County - from which currently, many old warships are being cleaned of water pollution sources and then scrapped for their metals. Thus, there is still employment for residents of Orange County in shipbreaking.

AREA DEMOGRAPHICS



POPULATION

	3 MILE	5 MILE	7 MILE
2019 Population	3,859	10,161	37,000
2024 Projected Population	3,493	9,186	33,525
2010 Population	3,654	9,602	35,247



HOUSEHOLDS

	3 MILE	5 MILE	7 MILE
2019 Households	1,508	3,956	14,637
2024 Households	1,487	3,896	14,442
2010 Households	1,339	3,507	13,094
Average Household Size	3.02	3.04	2.99



INCOME

	3 MILE	5 MILE	7 MILE
Average Household Income	\$83,364	\$86,478	\$83,096
Median Household Income	\$69,228	\$68,505	\$67,713
Per Capita Income	\$32,576	\$33,674	\$32,895



HOUSING

	3 MILE	5 MILE	7 MILE
2019 Housing Units	1,508	3,956	14,637
2019 Owner-Occupied Units	99	1,348	3,483
2019 Renter Occupied Housing Units	18	160	472



PLACE OF WORK

	3 MILE	5 MILE	7 MILE
2019 Businesses	34	206	799
2019 Employees	457	2,327	7,067

TENANT OVERVIEW



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$40 Billion



FORTUNE 500
#119



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
16,368



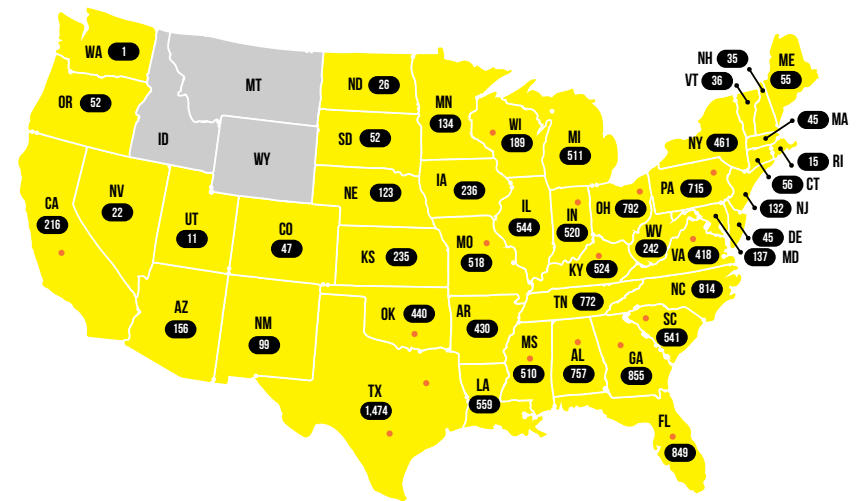
NO. EMPLOYEES
143,000

ABOUT

Dollar General Corporation has been delivering value to shoppers for 80 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 16,368 stores in 45 states as of February 28, 2020. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

16,368 STORES | IN 45 STATES |
AS OF 2/28/2020

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at 11990 FM 1442, Orange, Texas 77630 ("Property"). This Offering Memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information and materials contained herein are selective and limited in nature, and neither Owner or Schuchert Retail Group purports this to be an all-inclusive report on the Property.

This Offering Memorandum contains select information pertaining to the Property and does not purport to be all-inclusive or contain all or part of the information which prospective purchasers may require to evaluate a purchase of the Property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation, express or implied, as to the truth, accuracy or completeness of any information provided and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. The information contained herein is not a substitute for a thorough due diligence investigation. All information is presented "as is" without representation or warranty of any kind. It is your responsibility to independently confirm its accuracy and completeness.

Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and its suitability for their needs. Prior to submitting an offer, prospective purchasers should consult with their own financial, legal, tax and construction advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

By receipt of this Offering Memorandum for the Property, you agree that:

- This Offering Memorandum and its contents are of a confidential nature.
- You will treat it in the strictest confidence.
- You will not disclose this Offering Memorandum or any of its contents to any other person or entity without the prior written authorization of the Owner or Schuchert Retail Group.
- You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or Schuchert Retail Group.
- You will be responsible for making your own decisions.

Owner and Schuchert Retail Group expressly reserve the right, in its sole discretion, to: (i) reject any or all expressions of interest or offers to purchase the Property without providing any reason or (ii) to terminate any negotiations with any party, at any time, with or without notice. The Owner shall have no legal commitment or obligations to any recipient viewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the property has been fully executed on terms acceptable to Owner and any and all conditions set by Owner have been fully satisfied or waived.

By accepting this Offering Memorandum you agree to release the Seller and Schuchert Retail Group of any and all liability and hold the parties harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of the Property.

**DOLLAR
GENERAL®**



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