

OFFERING MEMORANDUM



FAMILY DOLLAR - H2 REMODEL
HOUSTON, TEXAS



SCHUCHERT
RETAIL GROUP



SCHUCHERT
RETAIL GROUP

FAMILY DOLLAR

EXCLUSIVELY LISTED BY:



JOE SCHUCHERT

Co-Founder & Managing Partner

joe@schuchert.com

D 310.935.4732

M 310.971.3116

CA License #01973172



JIM SCHUCHERT

Co-Founder & Managing Partner

jim@schuchert.com

D 310.321.4020

M 310.971.3892

CA License #01969414

AVERY MURRAH - STROUDLINK REALTY SERVICES
BROKER OF RECORD
TX LICENSE #9004477



INVESTMENT SUMMARY



LIST PRICE
\$1,177,777



LOCATION
**1212 ALDINE BENDER ROAD
HOUSTON, TX 77032**



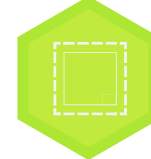
CAP RATE
6.75%



ANNUAL RENT
\$79,500.00



BUILDING SIZE
9,180 SQ. FT.



LAND AREA
1.09 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
NN



TERM REMAINING
7 YEARS



LEASE EXPIRATION
12/31/2027



RENEWAL OPTIONS
6 - 5 YEAR



RENT INCREASES
10% AT OPTIONS



PARKING
31 SPACES



YEAR BUILT
2008



APN
1309440010001



TRAFFIC COUNTS
23,006 VPD

INVESTMENT HIGHLIGHTS

FAMILY DOLLAR CORPORATE LEASE:

- 2008 Construction
- 7 Years Remaining in the Lease Term
- Six (6) - Five (5) Year Options with 10% Rent Increases

RECENT LEASE EXTENSION:

- In October 2020, Tenant Extended the Lease Early through December 31, 2027

RECENT H2 REMODEL:

- Tenant Recently Completed the H2 Remodel to the Store

HIGH PERFORMING LOCATION:

- In 2019, Tenant Operated at a 4.42% Rent-to-Sales Ratio

NN+ LEASE | MINIMAL LANDLORD RESPONSIBILITIES:

- Landlord Responsibilities Limited to Roof & Parking Lot
- Tenant is Responsible for Maintaining, Repairing & Replacement of HVAC Units
- Tenant is Responsible for Lawn and Landscape Maintenance Including Mowing, Snow Removal, Ice Removal, Trash Removal, Repairing Parking Area Lights; and Restriping the Parking Lot
- Tenant is Responsible for Asphalt/Concrete Repairs Made to the Parking, Service & Access Areas in any Lease Year up to \$1,500 Per Year

ABOVE AVERAGE RENT INCREASES:

- 10% Rental Increases in Option Periods
- New Family Dollar Leases Have 5% Rent Increases in Options

LOCATION:

- Traffic Counts of Approximately 23,006 Vehicles Per Day
- Aldine Bender Road is a 6-Lane Road
- Less than 7.2 Miles from George Bush Intercontinental Airport - the 14th Busiest Airport in the United States

PROXIMITY TO OTHER MAJOR CITIES:

- Austin, Texas | 165 Miles
- San Antonio, Texas | 197 Miles
- Dallas, Texas | 239 Miles

TRADE AREA DEMOGRAPHICS:

- 1-Mile = 3,477 Residents; \$53,926 Average Household Income
- 3-Mile = 76,481 Residents; \$42,592 Average Household Income
- 5-Mile = 224,801 Residents; \$46,971 Average Household Income

TENANT:

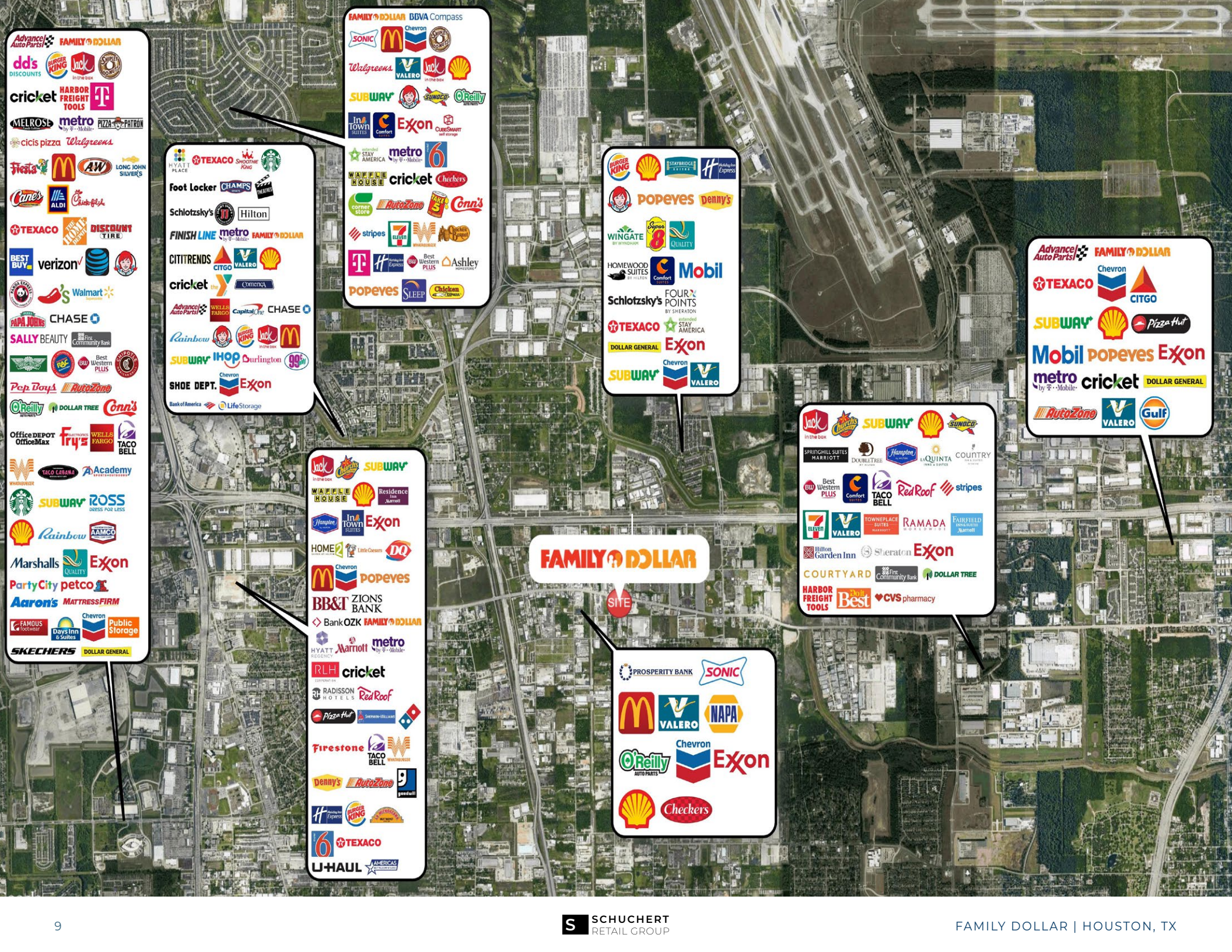
- Dollar Tree, Inc. (NASDAQ: DLTR) Features Investment Grade Credit (BBB-) by Standard & Poor's
- 15,370 Stores Across 48 States and Five Canadian Provinces as of May 2, 2020
- Ranked #135 on Fortune 500 List











HYATT PLACE

TEXACO Starbucks

Foot Locker CHAMPS

Schlotsky's Hilton

FINISH LINE metro FAMILY DOLLAR

CITTRENDS CITGO VALERO

cricket

Advance Auto Parts WELLS FARGO Capital One CHASE

Rainbow

SUBWAY IHop Burlington

SHOE DEPT. Exon

Bank of America LifeStorage

FAMILY DOLLAR DBVA Compass

SONIC McDonald's

Walgreens VALERO Jack in the Box Shell

SUBWAY

InTown Suites Exon

STAY AMERICA metro

Waffle House cricket Checkers

corner store AutoZone TAKE 5 Cnn's

stripes 7 ELEVEN W

T Home Depot Best Western PLUS Ashley

POPEYES SLEEP

BURGER KING Shell STAYBROOK Holiday Inn Express

POPEYES PENNY'S

WINGATE 8 QUALITY

HOMewood SUITES Comfort Mobil

Schlotsky's FOUR POINTS BY SHERATON

TEXACO STAY AMERICA

DOLLAR GENERAL Exon

SUBWAY Chevron VALERO

Advance Auto Parts FAMILY DOLLAR

TEXACO Chevron CITGO

SUBWAY Shell Pizza-Hut

Mobil popeyes Exon

metro cricket DOLLAR GENERAL

AutoZone VALERO Gulf

Jack in the Box SUBWAY Shell SUNOCO

SPRINGHILL SUITES MARriott DOUBLE TREE Hampton LAQUINTA COUNTRY

Best Western PLUS Comfort TACO BELL Red Roof stripes

7 ELEVEN VALERO TOWNEPLAC SUITES RAMADA FAIRFIELD

Hilton Garden Inn Sheraton Exon

COURTYARD Best DOLLAR TREE

HARBOR FREIGHT TOOLS CVS pharmacy

FAMILY DOLLAR

SITE

Jack in the Box SUBWAY

Waffle House Residence

Hampton InTown Suites Exon

HOME2 Little Caesars DQ

McDonald's Chevron popeyes

BB&T ZIONS BANK

Bank OZK FAMILY DOLLAR

HYATT Marriott metro

RLH cricket

RADISSON HOTELS Red Roof

Pizza-Hut

Firestone TACO BELL

Denny's AutoZone

Home Depot Burger King

6 TEXACO

U-HAUL AMERICAS

PROSPERITY BANK SONIC

McDonald's VALERO NAPA

O'Reilly Auto Parts Chevron Exon

Shell Checkers

Advance Auto Parts FAMILY DOLLAR

dd's DISCOUNTS Burger King Jack in the Box

cricket HARBOR FREIGHT TOOLS

MELROS metro PIZZA-PATRON

cicis pizza Walgreens

Fiesta McDonald's A.W. LONG JOHN SILVERS

Cane's ALDI

TEXACO

BEST BUY verizon

Walmart

PAPA JOHN'S CHASE

SALLY BEAUTY

Peapod's AutoZone

O'Reilly DOLLAR TREE Cnn's

Office DEPOT OfficeMax Fry's WELLS FARGO TACO BELL

TACO CARABANA Academy

Starbucks SUBWAY ROSS

Shell Rainbow AMICO

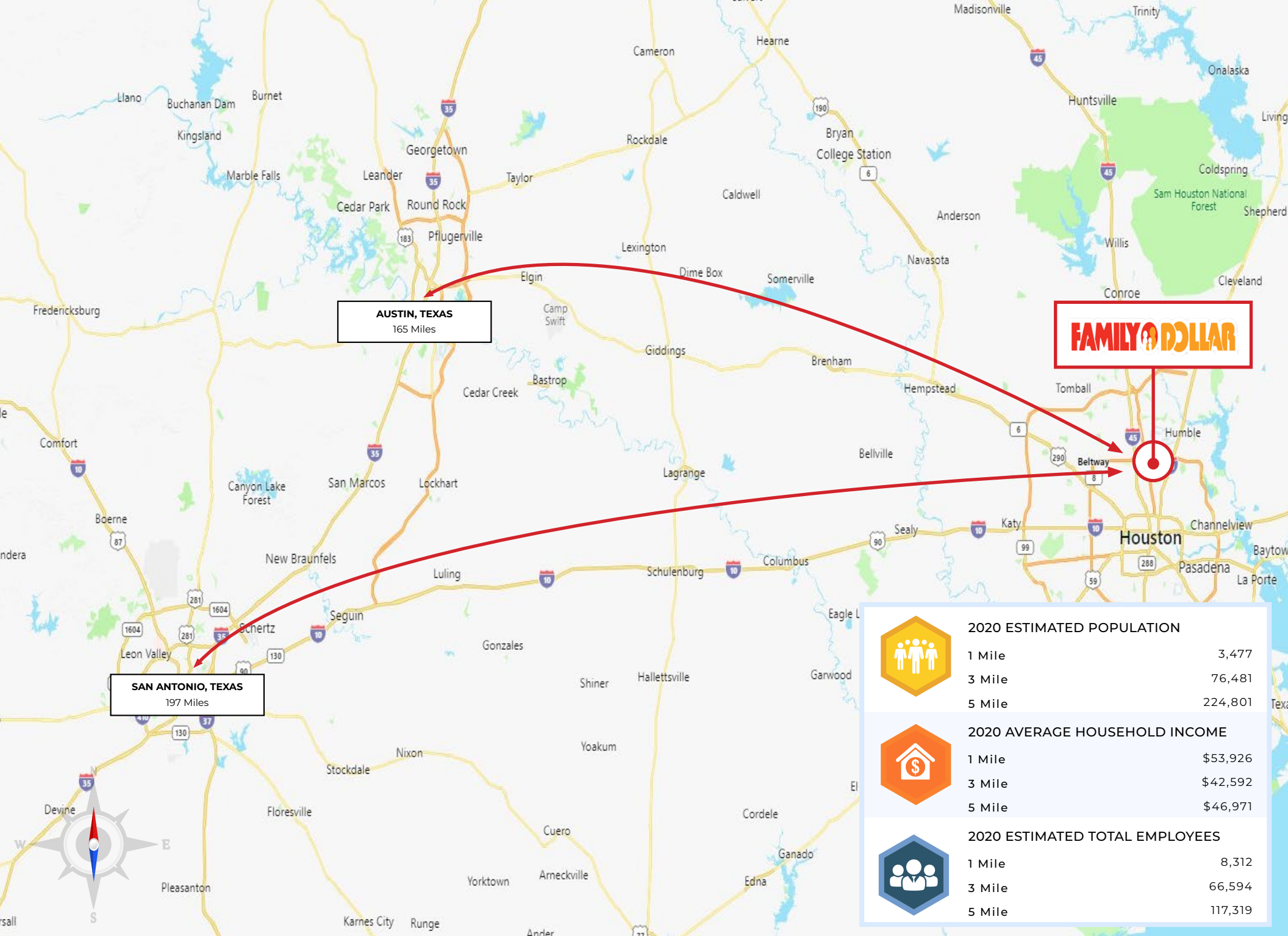
Marshalls Quality Exon

Party City petco

Aaron's MATTRESSFIRM

FAMOUS Footwear Days Inn Public Storage

SKECHERS DOLLAR GENERAL



AREA OVERVIEW



HOUSTON, TEXAS

Houston, the largest city in Texas and seat of Harris County, is located in the southeast part of the state near the Gulf of Mexico. The City of Houston is the largest city in Texas with a population of 2,414,978 as of July 1, 2019. It is the principal city of Houston–The Woodlands–Sugar Land, which is the fifth-most populated metropolitan area in the United States.

Known as the Bayou City for its waterway system, Houston thrives because it is a great place to work and a great place to live. For business and fun, for living and visiting, Houston is one of the dynamic frontiers on the world stage. With its proximity to the Southern Hemisphere and having the infrastructure to accommodate the growing needs of numerous global interests, Houston has become an international destination and one of the world's great cities.

As a major corporate center, Houston is home to 23 Fortune 500 companies. The port of Houston ranks high among U.S. ports in foreign tonnage handled. The city is a major business, financial, science, and technology center. Houston is outstanding in oil and natural-gas production and is the energy capital of the world. It is the home of one of the largest medical facilities in the world: the Texas Medical Center, and the focus of the aerospace industry. The Lyndon B. Johnson Space Center is the nation's headquarters for staffed spaceflight.

Harris County is a county located in the U.S. state of Texas. The estimated population as of 2017 was 4,666,093, making it the most populous county in Texas and the third-most populous county in the United States. Its county seat is Houston, the largest city in Texas and fourth-largest city in the United States. The county was founded in 1836 and organized in 1837. It is named for John Richardson Harris, an early settler of the area.

Two commercial airports, George Bush Intercontinental Airport and William P. Hobby Airport, are located in Houston and in Harris County. The Houston Airport System defines Harris County as a part of Bush InterContinental's service region. The city of Houston operates Ellington Field, a general aviation and military airport in Harris County.

Hospital services for the indigent and needy are provided by the Harris County Hospital District, a separate governmental entity. Harris County Hospital District operates three hospitals: LBJ General Hospital, Quentin Mease Community Hospital, and Ben Taub General Hospital, as well as many clinics. Additionally, numerous private and public hospitals operate in Harris County, including institutions in Texas Medical Center and throughout the county, for example the Harris County Psychiatric Center.



AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	3,477	76,481	224,801
2025 Projected Population	3,525	79,898	234,267
2010 Projected Population	3,145	69,055	202,098
Annual Growth Rate: 2020 to 2025	0.27%	0.89%	0.84%



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	1,068	23,935	68,482
2025 Households	1,107	25,555	73,064
2010 Households	926	20,595	58,851
Annual Growth Rate: 2020 to 2025	0.73%	1.35%	1.33%
Average Household Size	2.43	2.38	2.28



INCOME	1 MILE	3 MILE	5 MILE
Average Household Income	\$53,926	\$42,592	\$46,971
Median Household Income	\$42,046	\$39,233	\$42,635
Per Capita Income	\$16,561	\$13,336	\$14,401



HOUSING	1 MILE	3 MILE	5 MILE
2020 Housing Units	1,068	23,935	68,482
2020 Owner-Occupied Units	551	8,360	31,266
2020 Renter Occupied Housing Units	517	15,575	37,215



PLACE OF WORK	1 MILE	3 MILE	5 MILE
2020 Businesses	444	4,842	9,596
2020 Employees	8,312	66,594	117,319

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Family Dollar located at 1212 Aldine Bender Road, Houston, TX 77032 ("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.

This Offering Memorandum shall not be deemed an indication of the state of the affairs of the Property, nor constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this Offering Memorandum.

FAMILY DOLLAR



EXCLUSIVELY LISTED BY:

JOE SCHUCHERT
Co-Founder & Managing Partner

joe@schuchert.com
D 310.935.4732
M 310.971.3116
CA License #01973172

JIM SCHUCHERT
Co-Founder & Managing Partner

jim@schuchert.com
D 310.321.4020
M 310.971.3892
CA License #01969414

AVERY MURRAH
Stroudlink Realty Services

Broker of Record
TX License #9004477