

# FOR SALE

DOLLAR GENERAL  
1701 W. Dallas Avenue  
Cooper, Texas 75432



**EXCLUSIVE**  
— REALTY —



## INVESTMENT HIGHLIGHTS

- Modified Gross Lease
- 8,000 square foot Dollar General Store on 0.72 Acres
- Dollar General is a publicly traded Fortune 500 company with over 80 years in business and BBB Investment grade rated
- Corporate Guaranteed Lease
- Close proximity to State Highway 24 provides high visibility to the store
- Average Annual Household Income exceeds \$67,000 within a 3 Mile Radius

PRICE:	\$700,000
NOI:	\$56,154
CAP RATE:	8.0%
LEASE TYPE:	MODIFIED GROSS

**FOR MORE INFO CONTACT: STEVE SAGMANI/ANGELO IACOBELLI**

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## INVESTMENT OFFERING

Exclusive Realty is pleased to present this 8,000 square foot Dollar General store located in Cooper, Texas. The property has a Modified Gross Lease. The lease is corporately guaranteed by Dollar General, Inc., which holds a credit rating of “BBB” and this is classified as investment grade.

This Dollar General is located in close proximity to State Highway 24 on W. Dallas Avenue, which feeds off of the Highway making it an ideal location for a Dollar General. It is 70 miles NE of Dallas.

The subject offering represents an ideal opportunity for a 1031 Exchange buyer.

This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, one of the nation’s top dollar stores.



**DOLLAR  
GENERAL®**

## INVESTMENT SUMMARY

LIST PRICE:	\$700,000
NOI:	\$56,154
CAP RATE:	8.0%
BUILDING SIZE:	8,000 sq. ft.
LAND ACREAGE:	0.72 Acres
YEAR BUILT:	1998
ZONING:	Commercial
TENANT:	Dollar General
LEASE TYPE:	Modified Gross
INSURANCE, CAM, TAXES :	Tenant Pays Flat Amount
INSURANCE, ROOF, STRUCTURE, CAM, HVAC, INSURANCE:	Landlord Responsibility
LEASE START DATE:	December 22, 1997
LEASE EXPIRATION:	March 31, 2025
OPTIONS:	None
LEASE GUARANTOR:	Dollar General
TENANT WEBSITE:	<a href="http://www.dollargeneral.com">www.dollargeneral.com</a>

## FOR MORE INFORMATION CONTACT:

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## LEASE ANALYSIS

### INCOME:

Base Rental Income:	\$31,600.00
Tax Reimbursement:	\$5,200.00
Insurance Reimbursement:	\$800.00
CAM Reimbursement:	\$2,000.00
Percentage Rent:	\$40,928.02
Total Income:	\$80,528.02

### EXPENSES:

Insurance:	\$3,844.72
Maintenance:	\$4,560.00
Repairs:	\$3,140.54
Taxes:	\$9,828.17
Management Fees:	\$3,000.00
Total Expenses:	\$24,373.43

**NET OPERATING INCOME:** \$56,154.59

Lease Type: Modified Gross  
Percentage Rent: 2.5% Over \$1,053,332

Tenant has paid the same reimbursements since the original lease was signed in 1997

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## ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third- party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ER makes no warranties and/or representations regarding the accuracy, totality, or relevance of any financial data or assumptions. All data and assumptions regarding financial performance may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ER in compliance with all applicable fair housing and equal opportunity laws.

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## TENANT PROFILE

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Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of January 2020, Dollar General operates 16,278 stores in the continental United States.

The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky, owned by James Luther Turner and Cal Turner. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2020 reached #112. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$27 billion in 2019.

## TENANT OVERVIEW

Company:	Dollar General
Founded:	1939
Total Revenue:	27.8 Billion
Net Worth:	22.825 Billion
Headquarters:	Goodlettsville, Tennessee
Website:	<a href="http://www.dollargeneral.com">www.dollargeneral.com</a>

## TENANT HIGHLIGHTS

- Over 16,278 stores in the United States
- Ranked #354 as America's Best Employer by State in Forbes 2020
- Dollar General has over 143,000 Employees
- Ranked #179 as America's Largest Public company in Forbes 2018
- Launching a new retail concept - popshelf - designed to appeal to Consumers with more disposable income

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