

# OFFERING MEMORANDUM

34900 US Rte. 96 | Buna, TX



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS

*Representative Image*

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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.



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## INVESTMENT SUMMARY



Price	\$1,675,784
Cap Rate	6.00%
NOI	\$100,547
Price per SF	\$201.42
Total Building Area	8,320 SF
Total Land Area	47,220 SF
Years Remaining	15 Years Remaining
Lease Guaranty	Family Dollar

### DEMOGRAPHICS

Trade Area Profile Statistics	1 - MILE	3 - MILE	5 - MILE
POPULATION ESTIMATE	1,327	2,529	8,141
MEDIAN H.H. INCOME	\$41,666	\$43,521	\$48,124
Traffic Count (VPD)	US Rte. 96		US Rte. 62
	11,000		9,000

## INVESTMENT HIGHLIGHTS

- Single Tenant Absolute NNN Family Dollar with 15 Years Remaining on Long Term Lease
- 10% Rental Increase in Year 11
- Six (6) - Five (5) Year Options to Extend Remain Intact
- Lease Guaranteed by Family Dollar Corporate (NYSE:FDO)
- Texas Has No State Income Tax: Ideal for In-State and Out-of-State Investors

# LOCATION MAP

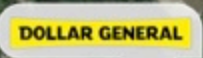


Buna, TX

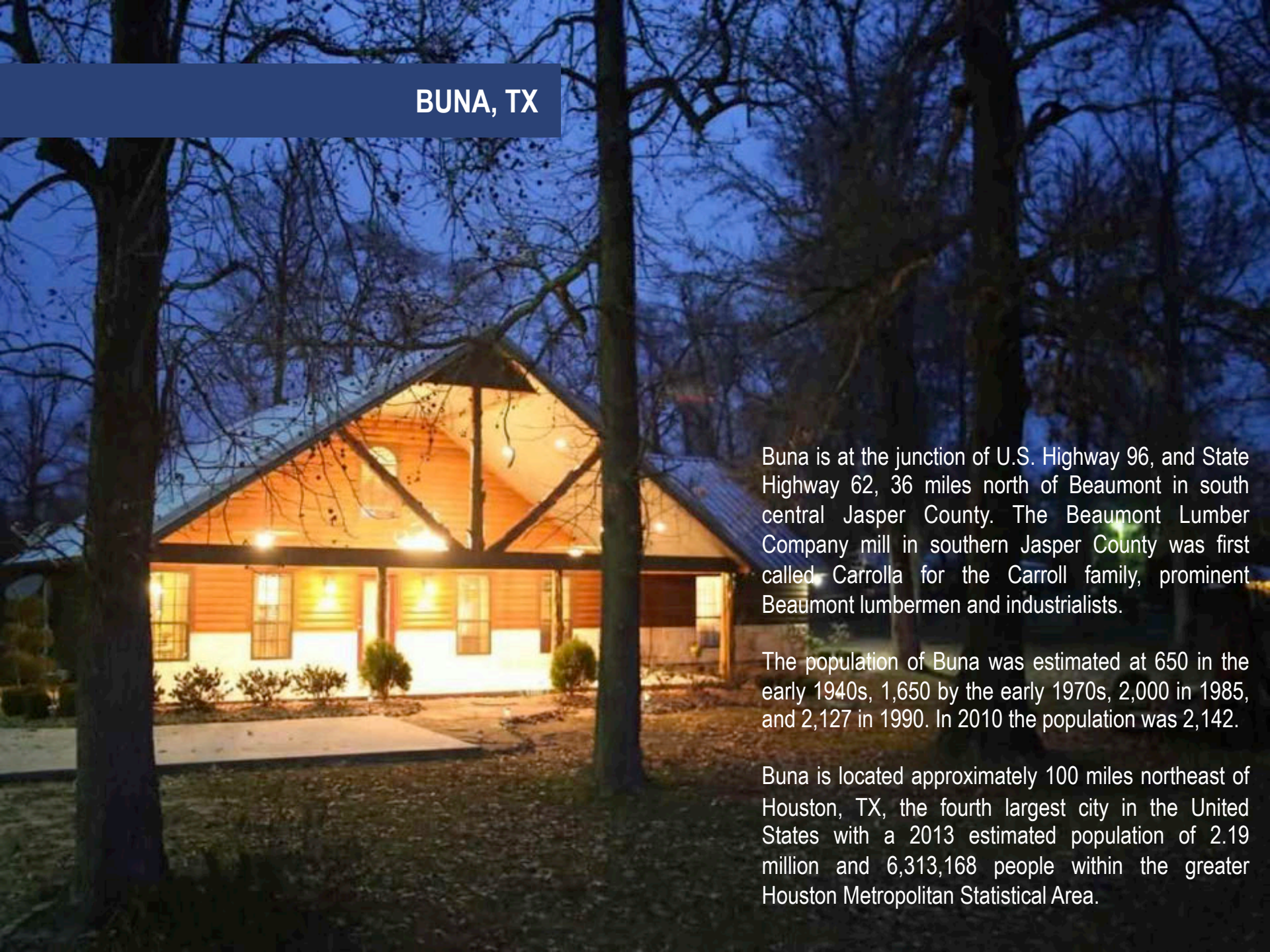
# AERIAL MAP



# RETAIL MAP



## BUNA, TX



Buna is at the junction of U.S. Highway 96, and State Highway 62, 36 miles north of Beaumont in south central Jasper County. The Beaumont Lumber Company mill in southern Jasper County was first called Carrola for the Carroll family, prominent Beaumont lumbermen and industrialists.

The population of Buna was estimated at 650 in the early 1940s, 1,650 by the early 1970s, 2,000 in 1985, and 2,127 in 1990. In 2010 the population was 2,142.

Buna is located approximately 100 miles northeast of Houston, TX, the fourth largest city in the United States with a 2013 estimated population of 2.19 million and 6,313,168 people within the greater Houston Metropolitan Statistical Area.

# TENANT PROFILE



## COMPANY PROFILE

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PUBLIC COMPANY	<b>NYSE:FDO</b>
FOUNDED	<b>1959</b>
# OF LOCATIONS	<b>8,100+</b>
HEADQUARTERS	<b>Matthews, NC</b>

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Family Dollar is an American variety store chain in the United States. It is the second largest retailer of its type in the United States. Family Dollar is headquartered in Matthews, North Carolina, where it employs 1,400 people.

When the Company opened its first store in November 1959 in Charlotte, North Carolina, nothing sold for more than \$2. Now, more than 50 years later; Family Dollar has grown to more than 8,100 stores in 46 states with sales in excess of \$10 billion. Over time, the merchandise mix has evolved, but the principal that drives the business the same – satisfy the customer and the customer will return.

As shoppers enter their neighborhood Family Dollar, they'll find great values on the name brands they trust in a clean, well-organized store, staffed with friendly team members who are members of the local community. The average size of a Family Dollar store is approximately 7,000 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small town, as well as in large urban neighborhoods. Within these markets, the stores are located in shopping centers or as free-standing buildings and all are convenient to the Company's customer base.

Family Dollar operates ten full-service, highly automated distribution facilities throughout the country. The company has been a publicly held corporation since 1970 and its Common Stock is listed on the New York Stock Exchange under the ticker symbol FDO.



# LEASE ABSTRACT



<b>TENANT</b>	Family Dollar
<b>PREMISES</b>	A Building of Approximately 8,320 SF in Buna, TX.
<b>LEASE COMMENCEMENT</b>	July 1, 2015
<b>LEASE EXPIRATION</b>	June 30, 2030
<b>LEASE TERM</b>	15 years remaining
<b>RENEWAL OPTIONS</b>	Six (6) – Five (5) Year Options
<b>RENT INCREASES</b>	10% in year 11
<b>LEASE TYPE</b>	<b>Absolute NNN (Triple Net)</b>
<b>USE</b>	Dollar Store

<b>PROPERTY TAXES</b>	Tenant's Responsibility
<b>INSURANCE</b>	Tenant Pays Directly
<b>COMMON AREA</b>	Tenant Pays Directly
<b>ROOF &amp; STRUCTURE</b>	Tenant Pays Directly
<b>REPAIRS &amp; MAINTENANCE</b>	Tenant's Responsibility
<b>HVAC</b>	Tenant Pays Directly
<b>UTILITIES</b>	Tenant Pays Directly



Representative Image

# RENT ROLL



Representative Image

TENANT NAME	SQUARE FOOTAGE	% OF PROPERTY	LEASE TERM		RENTAL RATES			
			BEGIN	END	MONTHLY	ANNUALLY	INCREASES	OPTIONS
Family Dollar	8,320 SF	100%	7.1.15	6.30.30	\$8,378.92	\$100,547.04	10% in Year 11	6 x 5 Year*

\*10% Rent Increases at Each Option



# 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



**B**efore 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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