OFFERING MEMORANDUM

DOLLAR GENERAL

809 E Park Ave, Hereford, TX 79045

Marcus & Millichap

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By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

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SECTION 1

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EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

OFFERING SUMMARY

809 E PARK AVE

Listing Price	Cap Rate	Price/SF
$600,000	**7.50%**	**$73.85**

FINANCIAL

Listing Price	$600,000
Down Payment	100% / $600,000
NOI	$45,000
Cap Rate	7.50%
Price/SF	$73.85
Rent/SF (Monthly)	$0.46
Rent/SF (Annually)	$5.54

OPERATIONAL

Lease Type	Double Net
Guarantor	Corporate Guarantee
Lease Expiration	01/31/2029
Gross SF	8,125 SF
Rentable SF	8,125 SF
Lot Size	0.8 Acres (35,000 SF)
Occupancy	100%
Year Built	2003

DOLLAR GENERAL

809 E Park Ave, Hereford, TX 79045

INVESTMENT OVERVIEW

The subject property is a 8,125 square foot investment property on .80 Acres in Hereford, Texas. The property is leased to Dollar General and has over a 20 year track record

INVESTMENT HIGHLIGHTS

Over 20 Years of Operating History

Limited Landlord Responsibility - Double Net Lease

Little to None Dollar Store Competition in the Immediate area

Partial Reimbursement for Outside Store Maintenance Including Parking Lot and HVAC Repairs as Needed

SECTION 2

02

PROPERTY INFORMATION

Tenant Profiles
Regional Map

DOLLAR GENERAL

TENANT PROFILES

TENANT OVERVIEW

Company:	- Dollar General
Founded:	- 1939
Locations:	- 21,000+
Headquarters:	- Goodletsville, TN
Website:	- www.dollargeneral.com

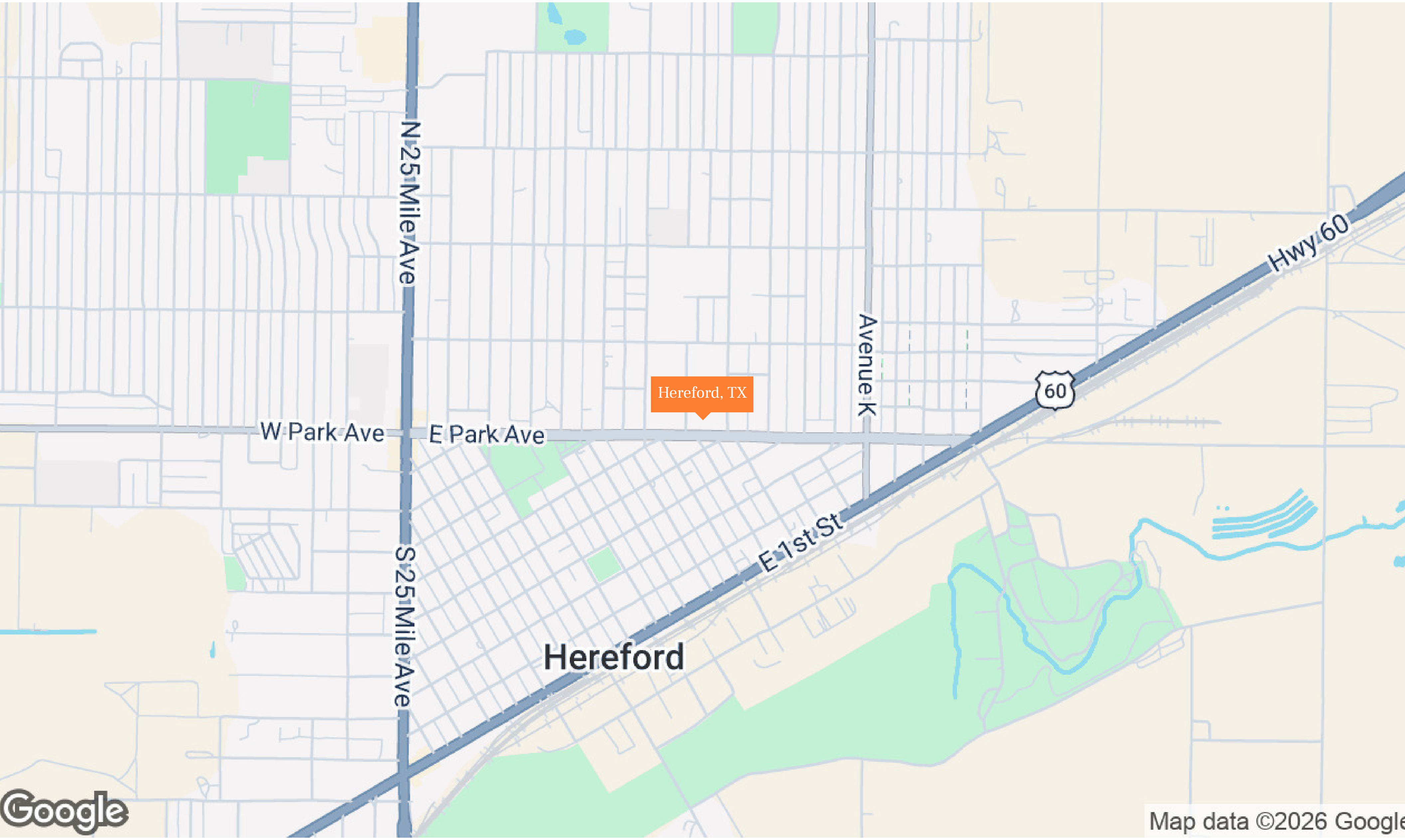
RENT SCHEDULE

We strive to make shopping hassle-free and affordable with more than 20,000 convenient, easy-to-shop stores in 48 states. Our stores deliver everyday low prices on items including food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, seasonal items, paper products and much more from America’s most-trusted brands and products, along with high-quality private brands.

From serving our customers with value and convenience and our employees with career opportunities to serving the communities we call home through literacy and education, Dollar General has been committed to its mission of Serving Others since the company’s founding in 1939.

DOLLAR GENERAL

REGIONAL MAP



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SECTION 3

FINANCIAL ANALYSIS

Financial Details

DOLLAR GENERAL

FINANCIAL DETAILS

THE OFFERING	
Price	$600,000
Capitalization Rate	7.50%
Price/SF	$73.85

PROPERTY DESCRIPTION	
Year Built / Renovated	2003
Gross Leasable Area	8,125 SF
Type of Ownership	Fee Simple
Lot Size	0.80 Acres

LEASE SUMMARY	
Tenant	Dollar General
Rent Increases	In Option
Guarantor	Corporate Guarantee
Lease Type	Double Net
Lease Commencement	07/29/2003
Lease Expiration	01/31/2029
Renewal Options	One 5 Year
Term Remaining on Lease (Yrs)	3 Years
Landlord Responsibility	Roof and Structure
Tenant Responsibility	Taxes and Insurance

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	$45,000	$3,750	$5.54	7.50%
One 5 Year Option	$48,000	$4,000	$5.91	8.00%

DOLLAR GENERAL

FINANCIAL DETAILS

CAP RATE	PRICE	PRICE/SF	INITIAL CASH-ON-CASH
8.04%	$560,000	$68.92	8.04%
7.76%	$580,000	$71.38	7.76%
7.50%	$600,000	$73.85	7.50%
7.26%	$620,000	$76.31	7.26%
7.03%	$640,000	$78.77	7.03%

2003

OPERATING INFORMATION	
Year 1 Net Operating Income	$45,000
Rent/SF	$5.54 /SF
Gross Leasable Area	8,125 SF

LEASE SUMMARY	
Tenant:	Dollar General
Guarantor:	Corporate Guarantee
Credit Rating:	BBB
Rent Commencement:	07/29/2003
Lease Expiration:	01/31/2029
Options:	
Lease Type:	Double Net
Base Rent:	$5.54 /SF $0.46 /SF/Month $45,000 Annual Rent
Rent Increases:	In Option

SECTION 4

04

SALE COMPARABLES

Marcus & Millichap

DOLLAR GENERAL

SALE COMPS

Dollar General
809 E Park Ave, Hereford, TX 79045

Listing Price:	$600,000
Cap Rate:	7.50%
Lease Expiration:	01/31/2029
COE Date:	On Market
Property Type:	Net Lease
Gross Leasable Area:	8,125 SF
Price/SF:	$73.85
Lot Size:	0.8 Acres
Year Built:	2003

A

Dollar General
7080 Crestway Dr, San Antonio, TX 78239

Sale Price:	$940,000
Cap Rate:	7.96%
Years Remaining On Lease:	-
COE Date:	11/20/2025
Property Type:	Net Lease
Gross Leasable Area:	9,435 SF
Price/SF:	$99.63
Lot Size:	1 Acres
Year Built:	2004

DOLLAR GENERAL

SALE COMPS

B

Dollar General | Liberty Hill (Austin MSA)
15560 W State Hwy 29, Liberty Hill, TX 78642

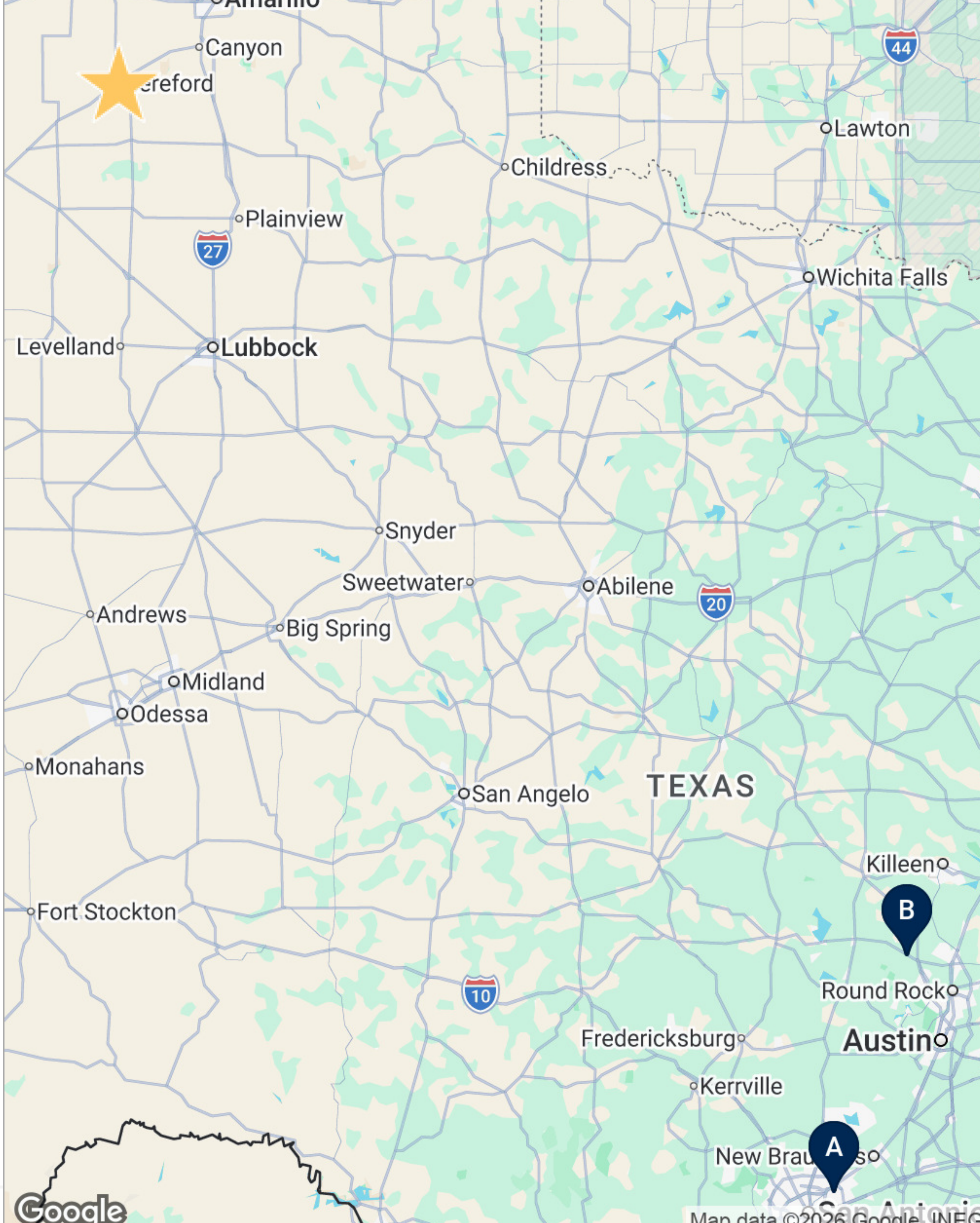
Sale Price:	$770,000
Cap Rate:	7.32%
Years Remaining On Lease:	-
COE Date:	07/07/2026
Property Type:	Net Lease
Gross Leasable Area:	9,000 SF
Price/SF:	$85.56
Lot Size:	1.13 Acres
Year Built:	2004

DOLLAR GENERAL

SALE COMPS MAP

SALE COMPS MAP

- Dollar General
- A Dollar General
- B Dollar General | Liberty Hill (Austin MSA)



DOLLAR GENERAL

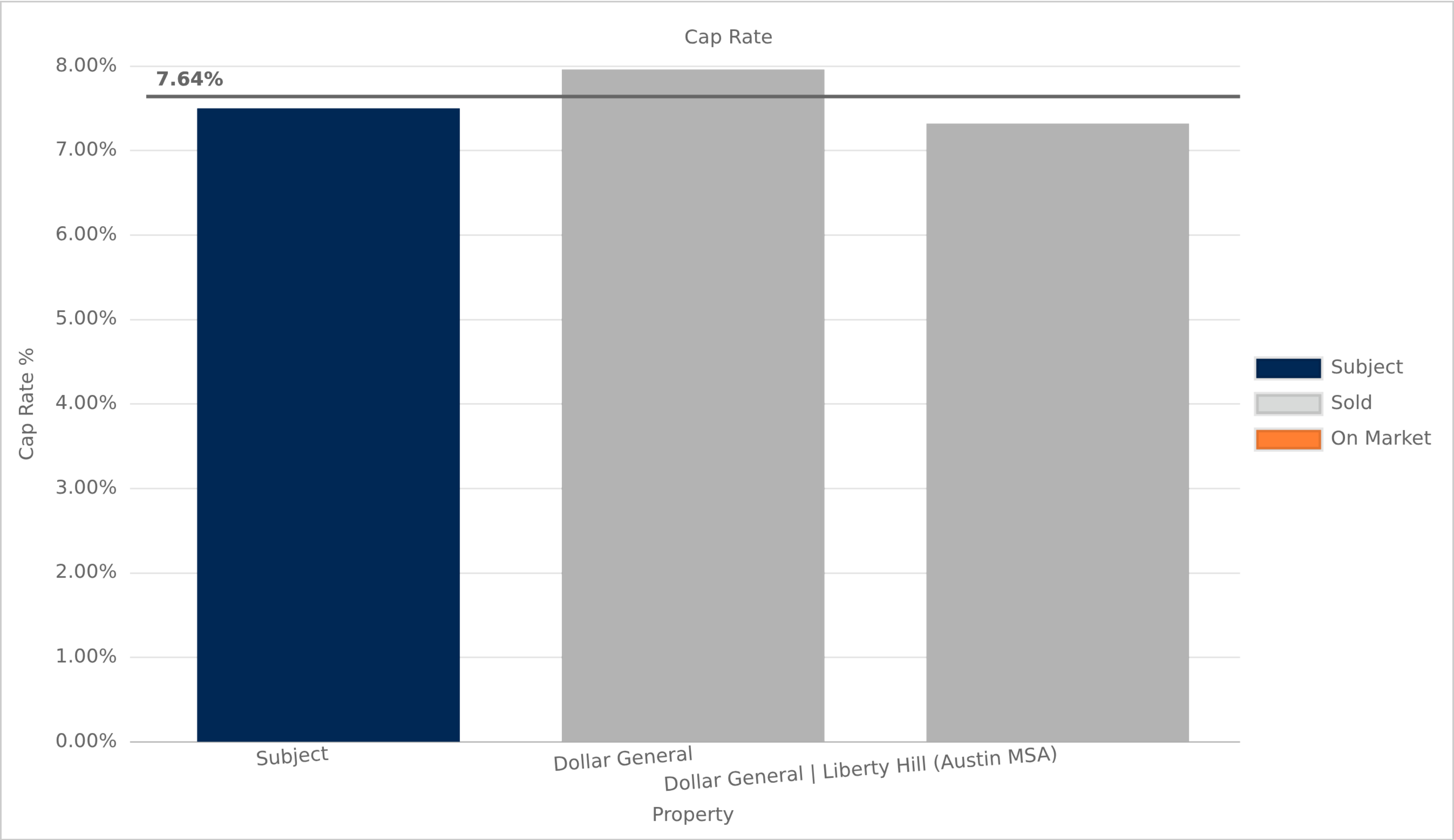
SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	CAP RATE	# OF UNITS	CLOSE
	Dollar General 809 E Park Ave Hereford, TX 79045	$600,000	8,125 SF	7.50%	1	On Market

	SALE COMPARABLES	PRICE	BLDG SF	CAP RATE	# OF UNITS	CLOSE
A	**Dollar General** 7080 Crestway Dr San Antonio, TX 78239	$940,000	9,435 SF	7.96%	-	11/20/2025
B	**Dollar General | Liberty Hill (Austin MSA)** 15560 W State Hwy 29 Liberty Hill, TX 78642	$770,000	9,000 SF	7.32%	-	07/07/2026
	AVERAGES	**$855,000**	**9,218 SF**	**7.64%**	**-**	**-**

DOLLAR GENERAL

CAP RATE CHART



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SECTION 5

MARKET OVERVIEW

Market Overview

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DOLLAR GENERAL

MARKET OVERVIEW

AMARILLO

Amarillo is in the heart of cattle country and is a major transportation hub in the Texas Panhandle. The metro consists of Potter, Armstrong, Carson, Randall, and Oldham counties. Amarillo is the most populous city in the region, with just over 200,000 residents, and is the seat of Potter County. The city of Canyon is the only other location with a population above 15,000 residents. Attractions in the area include Palo Duro Canyon, the Don Harrington Discovery Center, Wonderland Amusement Park, and the Amarillo Zoo.

ECONOMY

- Food production and agriculture are major industries in the metro. Amarillo will soon be home to the Producer Owned Beef plant, a $670 million facility expected to process at least 3,000 head of cattle per day by the end of 2028. The city also houses the headquarters for the Texas Cattle Feeders Association.
- Major employers represent a variety of industries and include Owens Corning, Amarillo College, Bell, United Supermarkets, and CNS Pantex.
- The expanding healthcare sector is underpinned by Baptist St. Anthony's Health Care Systems and the Northwest Texas Healthcare System.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

QUICK FACTS

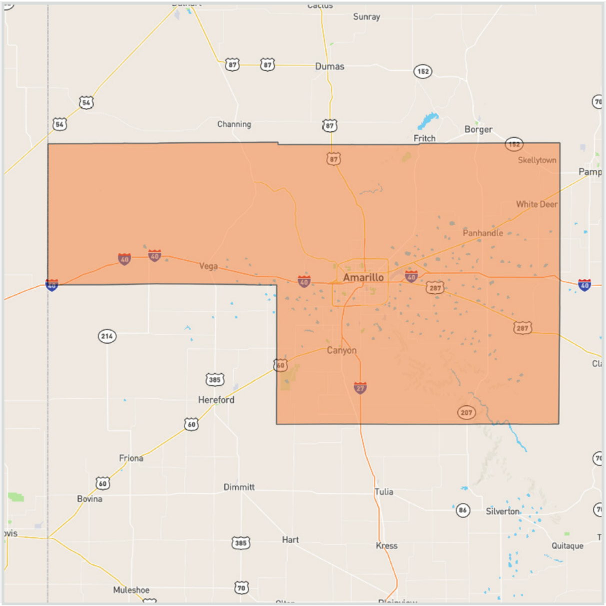
POPULATION
269K
Growth 2025-2029*
1.2%

HOUSEHOLDS
106K
Growth 2025-2029*
1.8%

MEDIAN AGE
36.0
U.S. Median:
40.0

MEDIAN HOUSEHOLD INCOME
$77,200
U.S. Median:
$78,200

** Forecast*



METRO HIGHLIGHTS

AIRCRAFT ASSEMBLY PLANT
Bell's Amarillo assembly facility produces the V-22 Osprey tiltrotor aircraft and is performing work tied to a recently awarded $590 million U.S. Navy CMV-22B program.

CATTLE AND AGRICULTURAL PRODUCTION
Amarillo has 14 million acres of agricultural land that is used to grow various crops. Tyson Foods is also a large employer in the metro, though its Amarillo operations have scaled back recently.

DISTRIBUTION
Interstate 40 enhances Amarillo's freight and distribution connectivity. The metro also plays an important role in the freight rail system. BNSF operates a local vehicle facility, while its mainline connects the metro to Dallas-Fort Worth.

809 E PARK AVE

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