

Snapshot of Dollar General

Dollar General Corp. focuses on customers that most other retailers ignore. The company serves the consumable basic needs of customers mainly in the low and middle-income brackets, and of customers on fixed incomes. Its merchandise assortment includes health and beauty aids, packaged food products, cleaning supplies, housewares, stationary, seasonal goods, basic apparel, and domestics.

Dollar General operates over 8,000 stores in 32 states, mainly in the southern, southwestern, midwestern, and eastern US. The average Dollar general Store has about 6,800 sq ft of selling space, and serves customers living within a five mile radius.

McAllen, TX

During the past two decades, this area has been the focus of industrial attraction. This area is being transformed into a major international trade area by developing first-rate commercial, retail, office, industrial, medical, retirement and educational facilities. The promotion of international and retail trade, tourism and manufacturing is among the most successful along the U.S.-Mexico Border.

McAllen is outpacing much of the nation in population and job growth. Fortune Magazine Investor's Guide 2007 lists McAllen as #1 in the nation for price appreciation for the next two years, projecting 2007 at 8.5% and 2008 at 9.8%. Business 2.0 (from CNN Money) names McAllen as #5 in the nation for projected price gains over the next 5-year period, projected at 57%. The appreciation was steady in 2006 at 7.57%.

The Dollar General in McAllen, TX

- Good location near other retail
- Brand New Construction
- Abundant on-site parking

About Tenants-in-Common (TIC)

Tenants-In Common is a form of ownership that allows for multiple buyers to own an undivided interest in a single property. Each investor receives a deed for their portion of the property and enjoys the same rights as a sole owner. Real Estate investors nationwide are discovering the benefits of owning TIC property as their returns are enhanced while their risks decline.

All Rockwell TIC properties have the following characteristics:

- \$50,000 minimum investment
- Each co-owner will receive monthly rents according to their percentage ownership of the property
- Property is offered debt-free
- Low property management fee
- Minimal closing costs
- Satisfies IRS requirements for 1031 exchange



Property Information for Dollar General in McAllen, TX

Name	Dollar General
Locations	4100 South Ware Road McAllen, TX 78501
Type:	Single-Tenant, Stand Alone, Retail
Date Built	2007
Total SF	9,014 sq. ft.
Total Purchase Price	\$1,194,000

Lease and Tenant Information

Tenant	Dollar General (NYSE: DG)
Lease Type	NN-lease
Standard Lease Term	10 years with three 5-year renewal options. 14% increase in the first option and 10% increases thereafter
Total Annual Rent	
yrs 1-10	\$80,600
Option 1	\$91,844
Option 2	\$101,028
Option 3	\$111,131
Cap Rate	
yrs 1-10	6.75%
Option 1	7.70%
Option 2	8.46%
Option 3	9.31%

For more information about Rockwell TIC properties please contact us:

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