

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.

San Antonio, TX

San Antonio is the second-largest city in the state of Texas and the seventh-largest in the United States. As of the 2005 U.S. Census estimate, the city had a population of over 1.2 million.

Famous for its River Walk, the Alamo, Tejano culture, and being home to SeaWorld and Six Flags Fiesta Texas theme parks, the city is visited by 20 million tourists per year. San Antonio is also home to the first museum of Modern Art in Texas – the Marion Koogler McNay Art Museum.

The Dollar General in San Antonio, TX:

- Brand New construction
- Abundant on-site parking
- Near the Airport

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 San Antonio, TX

Name	Dollar General
Locations	10940 US Highway 181 San Antonio, TX 78233
Type:	Single-Tenant, Stand Alone, Retail
Date Built	2007
Total SF	9,014 sq. ft.
Lot Size	1.278 acres
Total Purchase Price	\$888,800

Lease and Tenant Information

Tenant	Dollar General (NYSE: DG)
Lease Type	NN-lease
Standard Lease Term	10 years with three 5-year renewal options. 10% increase in rent with each renewal.
Total Annual Rent	
yrs 1-10	\$60,000
Option 1	\$66,000
Option 2	\$72,600
Option 3	\$79,860
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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