



DESCRIPTION

Family Dollar is one of the fastest growing discount store chains in the United States. Currently, the company operates over 6,600 stores in 44 states. In 2009, Family Dollar surpassed their 2008 annual revenue of \$6.9 Billion with annual revenue of \$7.4 Billion and reported net income of \$291 million.

SAN ANTONIO, TX

San Antonio is the second-largest city in the state of Texas and the seventh-largest city in the United States with a population of 1.3 million. It was the fourth-fastest growing large city in the nation from 2000 to 2006 and the fifth-fastest-growing from 2007 to 2008.

San Antonio is home to five Fortune 500 companies. The city is also home to one of the largest military concentrations in the United States. The defense industry in San Antonio employs over 89,000 and provides a \$5.25 billion impact to the city's economy.



ABOUT TENANTS-IN-COMMON

Tenants-in-Common or TIC ownership allows multiple buyers to purchase an undivided percentage of a single piece of property. Each buyer receives his own deed to the property and benefits from all of the income, tax shelters and appreciation it provides. All Rockwell Debt-Free properties have the following characteristics:

- Low minimum investment amounts
- Property is offered debt-free
- Strong national companies as tenants
- Long-term, corporate-guaranteed lease
- No closing costs
- Satisfies IRS requirements for 1031 exchanges



PROPERTY INFORMATION

TENANT	Family Dollar
LOCATION	10817 Marbach Road San Antonio, TX 78245
PROPERTY TYPE	Single-tenant, stand alone, retail
DATE BUILT	November 2009
TOTAL SQUARE FEET	9,180 sq. ft.
PURCHASE PRICE	\$1,400,000

LEASE INFORMATION

LEASE GUARANTOR	Family Dollar
LEASE TYPE	NNN-lease
LEASE TERM	Ten-year base term <ul style="list-style-type: none"> • 5% increase in year six • (5) Five-year renewal options 10% increase w/each option

	TOTAL ANNUAL RENT	CAP RATE
YEARS 1-5	\$ 98,000	7.00%
YEARS 6-10	\$102,900	7.35%
OPTION 1	\$113,190	8.08%
OPTION 2	\$124,509	8.89%
OPTION 3	\$136,959	9.78%
OPTION 4	\$150,654	10.76%
OPTION 5	\$165,719	11.83%

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