

# DOLLAR GENERAL



OFFERING  
MEMORANDUM





## OFFERING MEMORANDUM DISCLAIMER

This Offering Memorandum is provided solely for qualified investors interested in the Dollar General property described herein. The information has been compiled from sources believed reliable, but is not guaranteed, and is intended only as a summary. Buyers should conduct their own independent due diligence to verify all facts, figures, and projections. Seller reserves the right to accept or reject any offer in its sole discretion. All property showings are by appointment only.

Note: Dollar General is referenced solely as the tenant at this location. Use of its name or logo does not imply affiliation or endorsement.



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# DOLLAR GENERAL PORTFOLIO

## 3 STORE TEXAS PORTFOLIO OFFERING MEMORANDUM

Offered as a three-asset portfolio spanning key Texas growth corridors.

Dollar General locations:

LAREDO  
SAN ANTONIO  
NEW CANEY (NORTH HOUSTON)

Positioned along the I-35 border trade corridor (Laredo–San Antonio) and the I-69/Grand Parkway corridor (New Caney), these stores serve price-sensitive, car-dependent trade areas with daily-needs demand. The portfolio benefits from corporate credit, NN/NNN lease forms, and standardized option ladders, enabling uniform diligence, streamlined lender review, and efficient portfolio oversight.

This multi-market mix balances exposure across border-commerce, established metro (San Antonio), and high-growth suburban Houston, creating diversification while retaining a single-tenant, single-credit thesis.





## REGIONAL SCALE

The portfolio spans three Texas growth markets with a combined regional reach of ~10.4M+ residents:

- Houston MSA (IAH corridor / New Caney): ~7.34M (2022).
- San Antonio–New Braunfels MSA: ~2.76M (2024).
- Laredo MSA: ~0.34M (2024–2025).

**DOLLAR GENERAL**

5831 Old Pearsall Rd

San Antonio

## MOBILITY CORRIDOR

- I-35 (Laredo ↔ San Antonio) and I-69/US-59 + SH-99/Grand Parkway (New Caney) anchor the portfolio's trade areas. New Caney sits at the I-69/SH-99 interchange—one of North Houston's fastest-growing nodes—driving daily commuter and retail traffic ideal for small-box, daily-needs retail.

**DOLLAR GENERAL**

3353 Clark Blvd

Laredo

**DOLLAR GENERAL**

19620 FM 1485

Katy • Houston

Sugar Land

Galveston

## AIR ACCESS

From New Caney (North Houston), George Bush Intercontinental (IAH) is ~25–35 minutes via I-69/US-59 (alt: Beltway 8/Hardy), while William P. Hobby (HOU) is ~50–65 minutes via I-69/US-59 and I-610. From San Antonio (SW submarket), San Antonio International (SAT) is ~25–35 minutes from 5831 Old Pearsall Rd via Loop 410/I-10. From Laredo, Laredo International (LRD) is ~10–15 minutes from 3353 Black Blvd via Saunders Ave/US-59/Loop 20. Collectively, the portfolio benefits from a global hub (IAH), secondary Houston hub (HOU), a major regional airport (SAT), and local commercial service with strong cargo connectivity (LRD).





## KEY MOBILITY & ACCESSIBILITY DRIVERS

*Unified by Texas's I-35 (Laredo–San Antonio) and I-69/US-59 + SH-99 (New Caney) corridors, the portfolio sits in year-round commuter and freight flow—spanning border logistics (Laredo), established metro neighborhoods and employers (San Antonio), and fast-growing suburban rooftops (New Caney)—driving steady, high-frequency trips ideal for daily-needs retail.*

### LAREDO (I-35 Border Gateway)

- Port Laredo = America's #1 trade port by value (2024) with \$339B in total trade; 17k–18k+ trucks/day across World Trade & Colombia bridges. Logistics, cross-border workforce, and nearshoring tailwinds drive year-round traffic

### SAN ANTONIO (South/SW Metro, I-35/Loop System)

- Industrial & defense-adjacent economy; Toyota Motor Manufacturing Texas employs 3,700+ on site (with \$531M 2024 expansion) producing Tundra/Sequoia—plus a dense supplier base. Airport growth supports visitor and business demand.

### NEW CANEY – NORTH HOUSTON (I-69 & SH-99)

- High-growth Montgomery County node at the I-69/Grand Parkway interchange; Valley Ranch Town Center (1.5M+ SF) and a new 210k-SF convention center amplify regional draw and daytime trips.



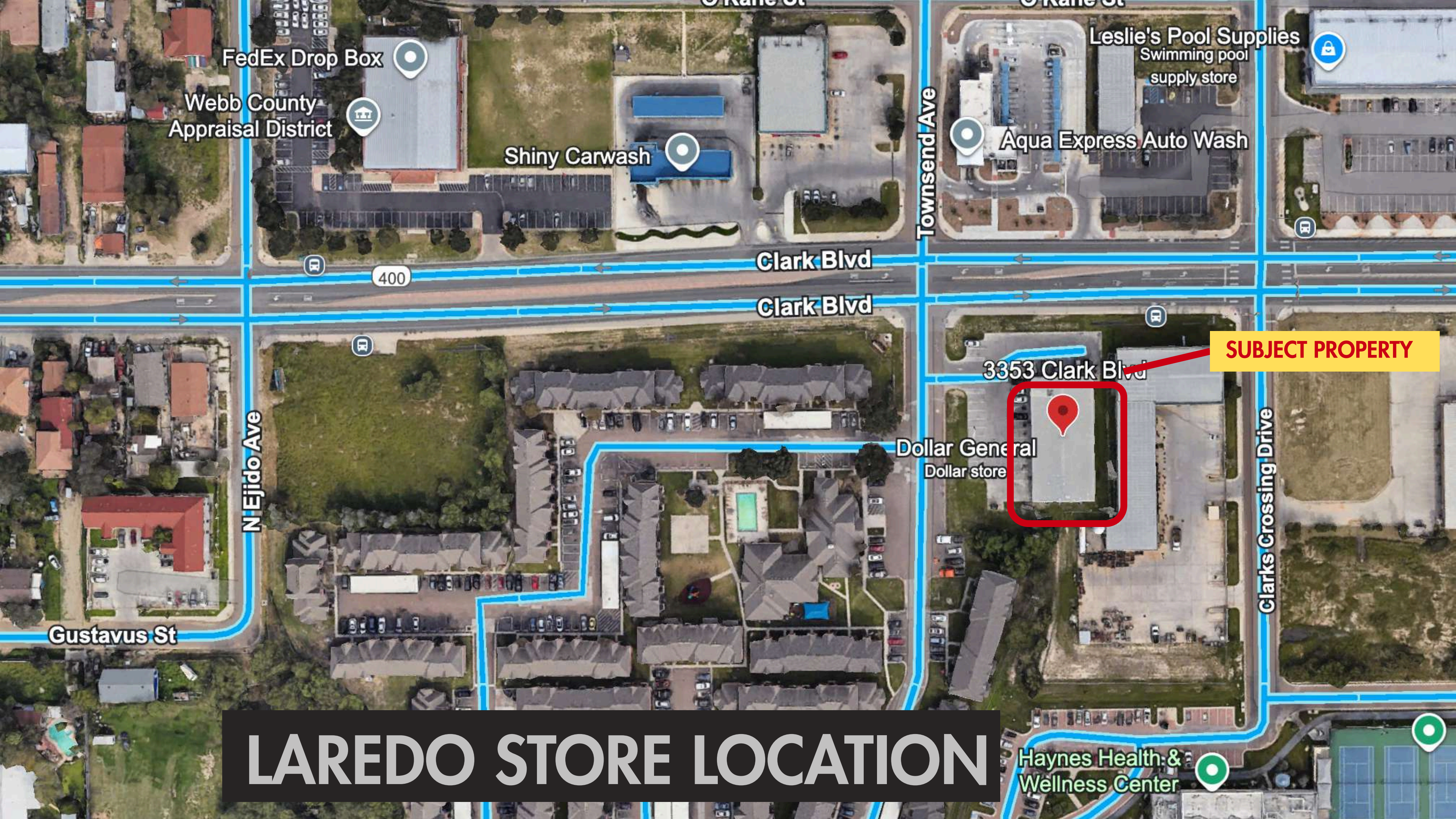


# AREA OVERVIEW

## LAREDO, TX

**Laredo**, the seat of Webb County, anchors **the southern end of the I-35 corridor** and functions as a year-round logistics and services hub. Daily demand is driven by **courthouse and county offices downtown**, steady commuter volumes on I-35 and Loop 20, and a deep ecosystem of distribution, trucking, and customs firms that support Port Laredo. Neighborhoods around the corridor add routine trips for groceries, quick-serve, and value retail, while nearby schools, clinics, and professional services bolster the daytime population. Continued trade and industrial activity keep service vendors, contractors, and fleet users circulating through the area across the week. For a small-box, everyday-needs retailer, this mix of civic activity, blue- and white-collar employment, and close-in rooftops produces frequent convenience purchases, strong visit cadence, and resilient basket sizes across economic cycles





FedEx Drop Box  
Webb County  
Appraisal District

Shiny Carwash

Aqua Express Auto Wash

Leslie's Pool Supplies  
Swimming pool  
supply store

Clark Blvd  
Clark Blvd

3353 Clark Blvd

SUBJECT PROPERTY

Dollar General  
Dollar store

N Ejido Ave

Gustavus St

Clarks Crossing Drive

Haynes Health &  
Wellness Center

LAREDO STORE LOCATION



# LAREDO

## TRAFFIC DRIVER LANDMARKS

Las Tiendas



La Moca Ranch



Laredo International Airport



Shiloh Crossing Park



Webb



Texas A&M International University



Lake Casa Blanca International State Park

Texas A&M International Unive



Subject Property Laredo

Parque Benavides

**DOLLAR GENERAL**

Border Expedited Services LLC



Chacon Creek

Kil



# LAREDO

## DEMOGRAPHICS

### POPULATION - 261,260



Laredo's city population is 261,260 (July 1, 2024 estimate). Continued growth since the 2020 Census (255,205) supports consistent demand for daily-needs retail and repeat convenience trips suited to Dollar General's format.

### MEDIAN AGE - 29.7

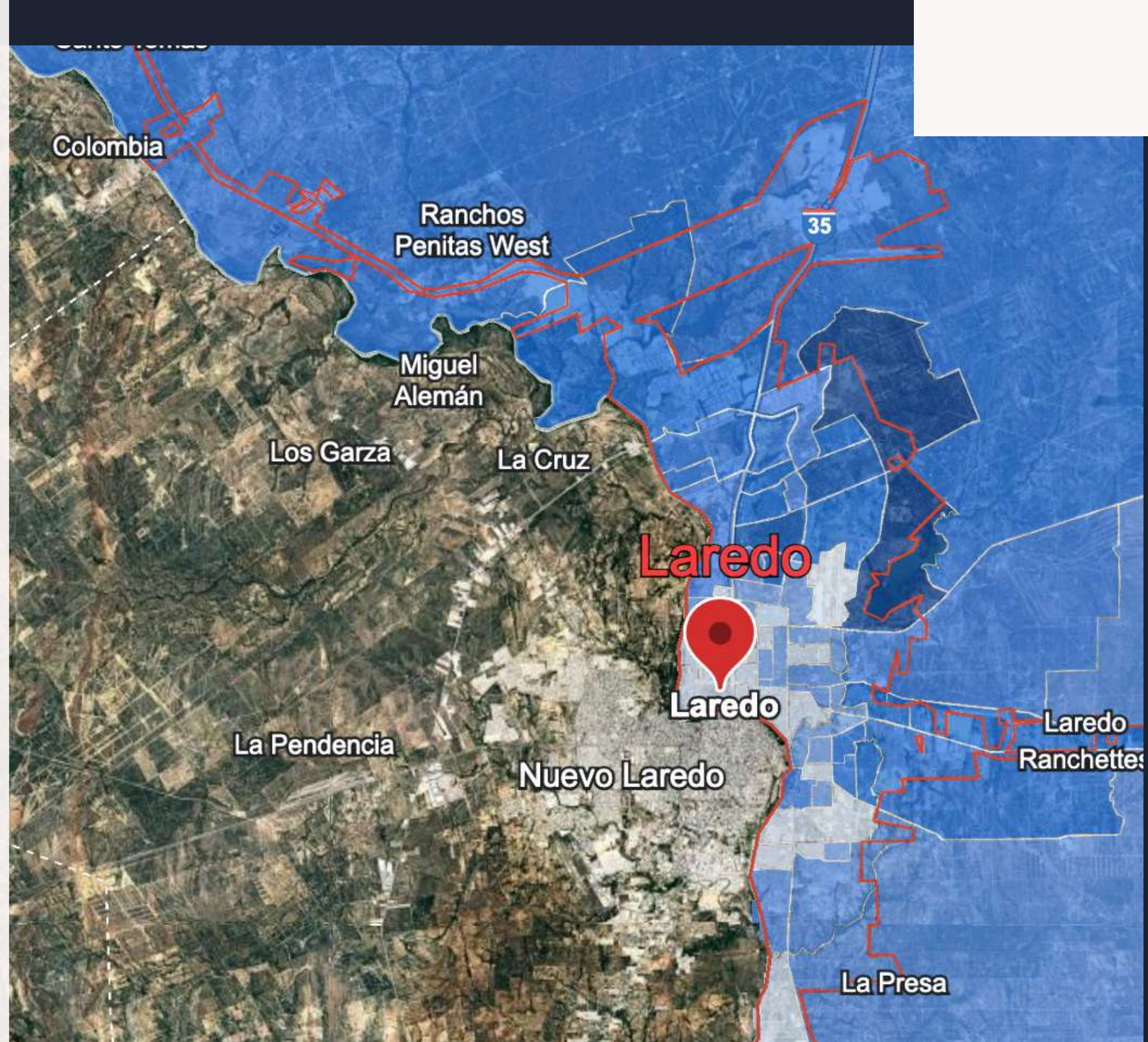


A younger market: the city's median age is ~29.7 years (2019–2023 ACS 5-year). Younger households and working families translate to frequent, small-basket purchases and high visit cadence.

### MEDIAN INCOME - \$63,264



Laredo's median household income is \$63,264 (2019–2023 ACS, 2023-dollar, city level). Dollar General's value-oriented mix aligns with the area's income profile, supporting steady everyday-essentials spend





# MARKET COMPARABLES- LAREDO

In Laredo, Dollar General is among the most defensible, necessity-driven tenants in its competitive set. While Family Dollar/Dollar Tree target similar shoppers, they carry higher closure risk and non-IG credit versus DG's investment-grade, corporate-guaranteed lease. Larger boxes such as Big Lots and apparel discounters like Citi Trends depend more on discretionary spend and have experienced uneven performance. Smaller neighborhood grocers are often private/locally owned with limited credit support. Given the site's position along the Clark Blvd / Saunders (US-59) – Loop 20 trade corridor, DG stands out as the only investment-grade, NN/NNN small-box tenant offering stable cash flow and repeat traffic from nearby residential, schools, and service employment.

TENANT	SIZE (SF)	LEASE TYPE	CREDIT STRENGTH	REMARKS
Dollar General	~9,100 SF	NN / light NNN	BBB (Investment Grade)	Clark Blvd/Saunders corridor; essential-goods basket drives repeat trips; corporate guaranty; light LL obligations.
Family Dollar	~8,000 SF	NN / NNN	Non-IG	Similar price point but weaker credit profile and higher closure volatility than DG.
Dollar Tree	~9,000–10,000 SF	NN / NNN	Non-IG	Heavier discretionary mix; less defensible in downturns vs. DG's everyday-needs model.
Big Lots	20,000+ SF	NN	Non-IG	Oversized footprint and discretionary categories; chain rationalizing stores; higher rent load risk.
Citi Trends	~10,000 SF	NN	Non-IG	Apparel-focused discount; demand tied to discretionary income; weaker tenant credit.
Local Grocers / Small Boxes	5,000–10,000 SF	NN / Modified	Private	No corporate guarantee; smaller balance sheets; higher landlord credit risk relative to DG.



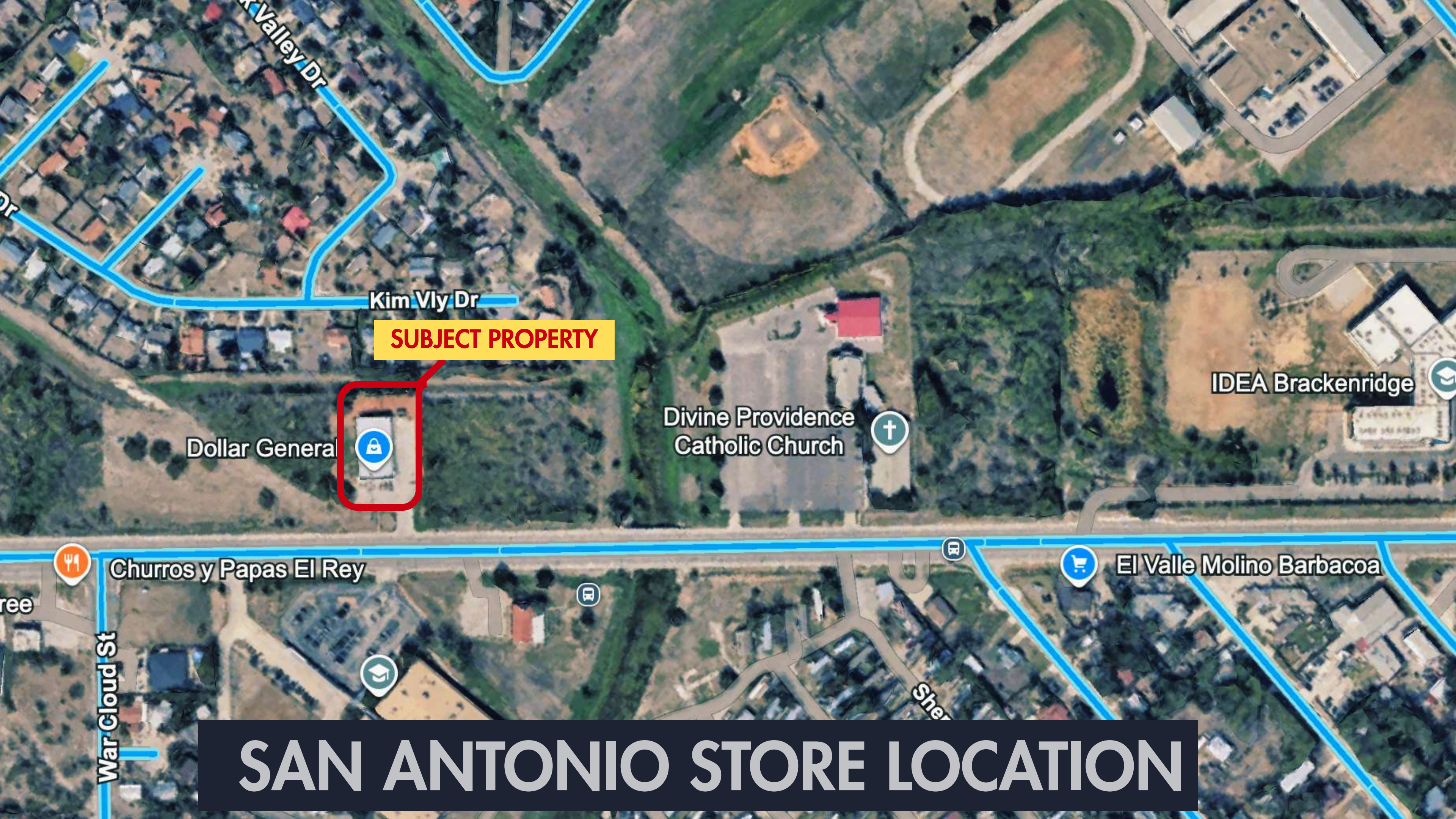


## AREA OVERVIEW

SAN ANTONIO, TX

**San Antonio's** southwest submarket benefits from consistent flows along **Old Pearsall, SW Military, and Loop 410**, linking dense residential neighborhoods with major job nodes and the regional loop system. The trade area supports a stable daytime population from schools, light industrial and service businesses, and medical/professional offices, with weekend surges tied to parks, church campuses, and local sports facilities. Established single-family neighborhoods and infill multifamily supply repeat convenience trips for pantry staples and household essentials, while commuter paths reinforce quick in-and-out shopping. Proximity to **broader Southwest employment corridors** keeps traffic levels durable throughout the year. For Dollar General's value-and-convenience format, this location captures routine fill-in trips, small baskets between larger shops, and price-sensitive demand that remains steady through varying macro conditions.





**SUBJECT PROPERTY**

Dollar General

Divine Providence  
Catholic Church

IDEA Brackenridge

Churros y Papas El Rey

El Valle Molino Barbacoa

**SAN ANTONIO STORE LOCATION**



# SAN ANTONIO

## TRAFFIC DRIVER LANDMARKS





# SAN ANTONIO

## DEMOGRAPHICS

### POPULATION - 1,526,656



San Antonio's city population is ~1.53M (2024 est.), reflecting sustained in-migration and household formation across the southwest, west, and far-north growth corridors. The metro's mix of defense, healthcare, education, and service employment supports steady daytime population and repeat, small-basket trips—ideal demand for daily-needs retailers like Dollar General.

### MEDIAN AGE - 34.9

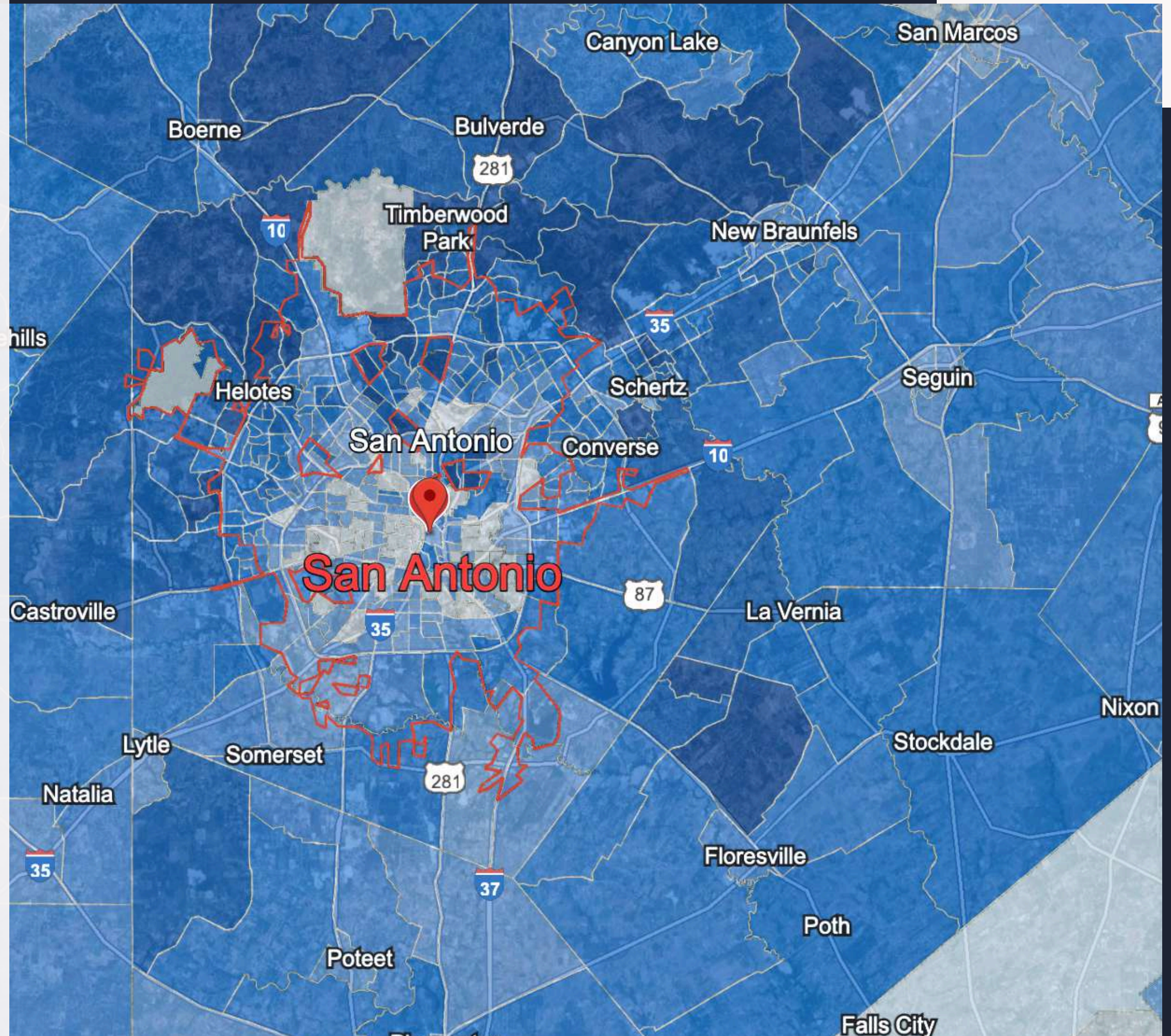


San Antonio's median age is 34.6 years, skewing toward working-age households and young families—demographics that favor frequent, small-basket convenience trips and steady demand for Dollar General's everyday-needs mix.

### MEDIAN INCOME - \$62,917



San Antonio is home to about 1,526,656 residents, growing ~1.6% last year (up 23,945 people). Median household income has climbed ~5.6% to \$62,917 (ACS 2019–2023), reinforcing a reliable and expanding customer base for Dollar General.





# MARKET COMPARABLES- SAN ANTONIO

In San Antonio’s southwest submarket, Dollar General is a defensive, necessity-led anchor among small-box discounters. Family Dollar/Dollar Tree compete for similar baskets but carry lower credit strength and greater store rationalization risk versus DG’s investment-grade, corporate-guaranteed lease. Larger discretionary boxes (e.g., Big Lots) rely more on non-essential categories and have faced footprint trims. Apparel discounters (e.g., Citi Trends) are discretionary-sensitive and less durable in downturns. Local grocers provide neighborhood convenience but are typically privately backed with limited credit support. At Old Pearsall Rd/Loop 410—serving dense rooftops, schools, service businesses, and nearby employment (incl. Lackland AFB/Kelly area)—DG stands out as the only investment-grade NN/NNN small-box tenant delivering steady, repeat traffic and reliable cash flow.

TENANT	SIZE (SF)	LEASE TYPE	CREDIT STRENGTH	REMARKS
Dollar General	~9,040 SF	NN / light NNN	Investment-grade corporate guaranty	SW San Antonio rooftops along Old Pearsall & Loop 410; essential-goods basket; low landlord obligations.
Family Dollar	~8,000 SF	NN / NNN	Lower-rated / Non-IG	Competes for similar spend; higher closure volatility vs. DG.
Dollar Tree	~9,000–10,000 SF	NN / NNN	Lower-rated / Non-IG	More discretionary mix; less defensive than DG in softer cycles.
Big Lots	20,000+ SF	NN	Non-IG	Oversized footprint; discretionary categories; chain rationalizing stores.
Citi Trends	~10,000 SF	NN	Non-IG	Apparel-focused; demand tied to discretionary income; weaker credit profile.
Local Grocers / Small Boxes	5,000–10,000 SF	NN / Modified	Private	No corporate guaranty; limited scale/covenants; higher landlord credit risk vs. DG.



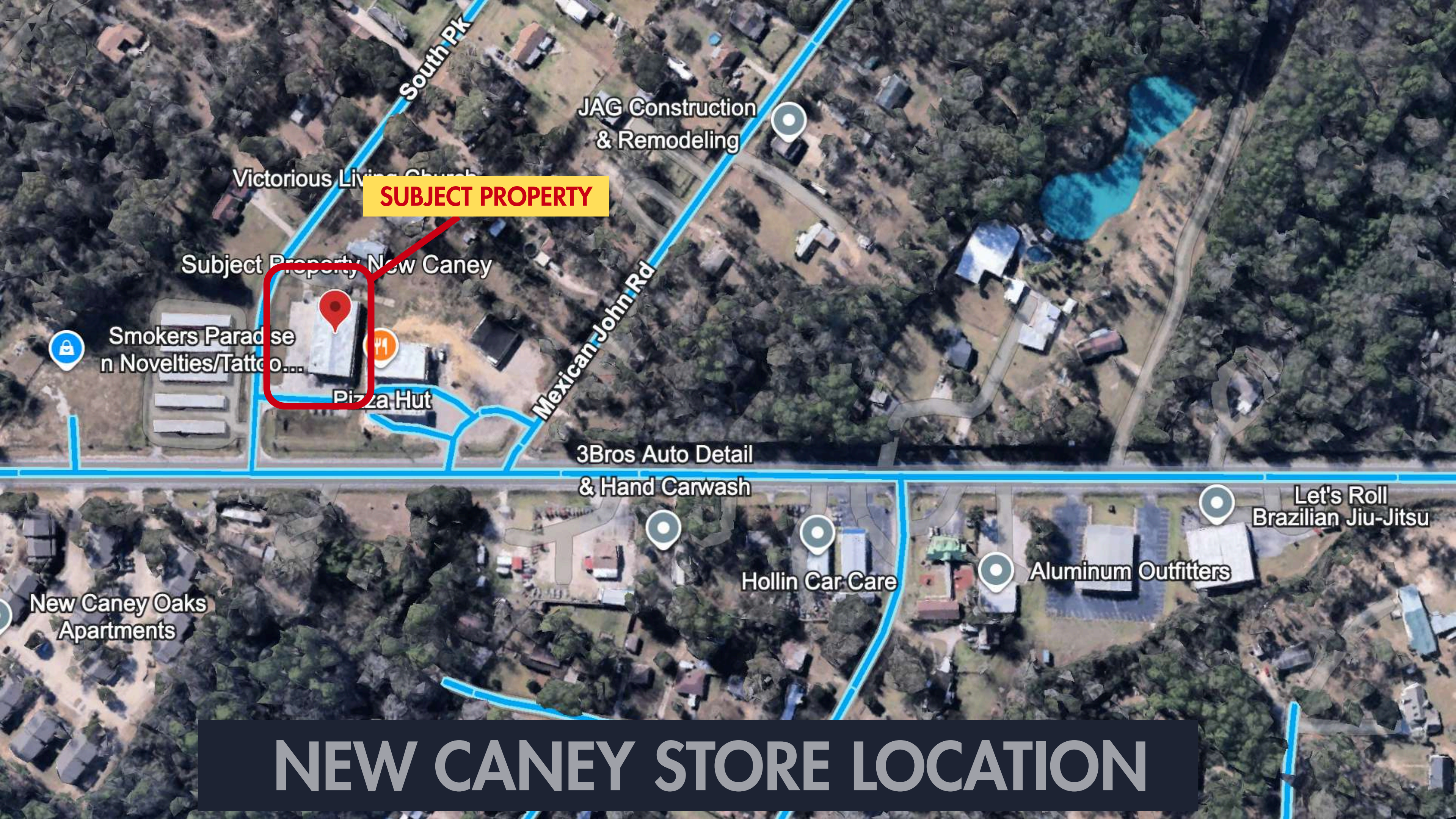
# AREA OVERVIEW

## NEW CANEY, TX



**New Caney** sits at the I-69/US-59 and Grand Parkway (SH-99) interchange—one of North Houston’s fastest-growing suburban nodes. The area is anchored by Valley Ranch Town Center and **surrounding civic and educational facilities** (New Caney ISD), which generate reliable weekday and evening traffic. Ongoing single-family and townhome development along the **Grand Parkway arc** expands the daily customer base, while the interchange’s regional connectivity draws shoppers from Kingwood, Porter, and East Montgomery County. Frequent commuter pass-bys, school and event trips, and service-vendor activity translate into high visit frequency for necessity retail. For Dollar General, the combination of growth-corridor rooftops, strong vehicular capture at a major junction, and a value-oriented shopper profile produces consistent small-basket purchases and durable, year-round sales.





**SUBJECT PROPERTY**

Subject Property New Caney

Smokers Paradise  
n Novelties/Tattoo...

Pizza Hut

JAG Construction  
& Remodeling

3Bros Auto Detail  
& Hand Carwash

Hollin Car Care

Aluminum Outfitters

Let's Roll  
Brazilian Jiu-Jitsu

New Caney Oaks  
Apartments

**NEW CANEY STORE LOCATION**



# NEW CANEY

## TRAFFIC DRIVER LANDMARKS





# NEW CANEY

## DEMOGRAPHICS

### POPULATION - 34,770



New Caney is home to approximately 34,770 residents (ZIP 77357), reflecting consistent suburban growth along the I-69/US-59 and SH-99 (Grand Parkway) corridor. This expanding population base supports reliable everyday-needs demand suited to Dollar General's convenience model.

### MEDIAN AGE - 31.1

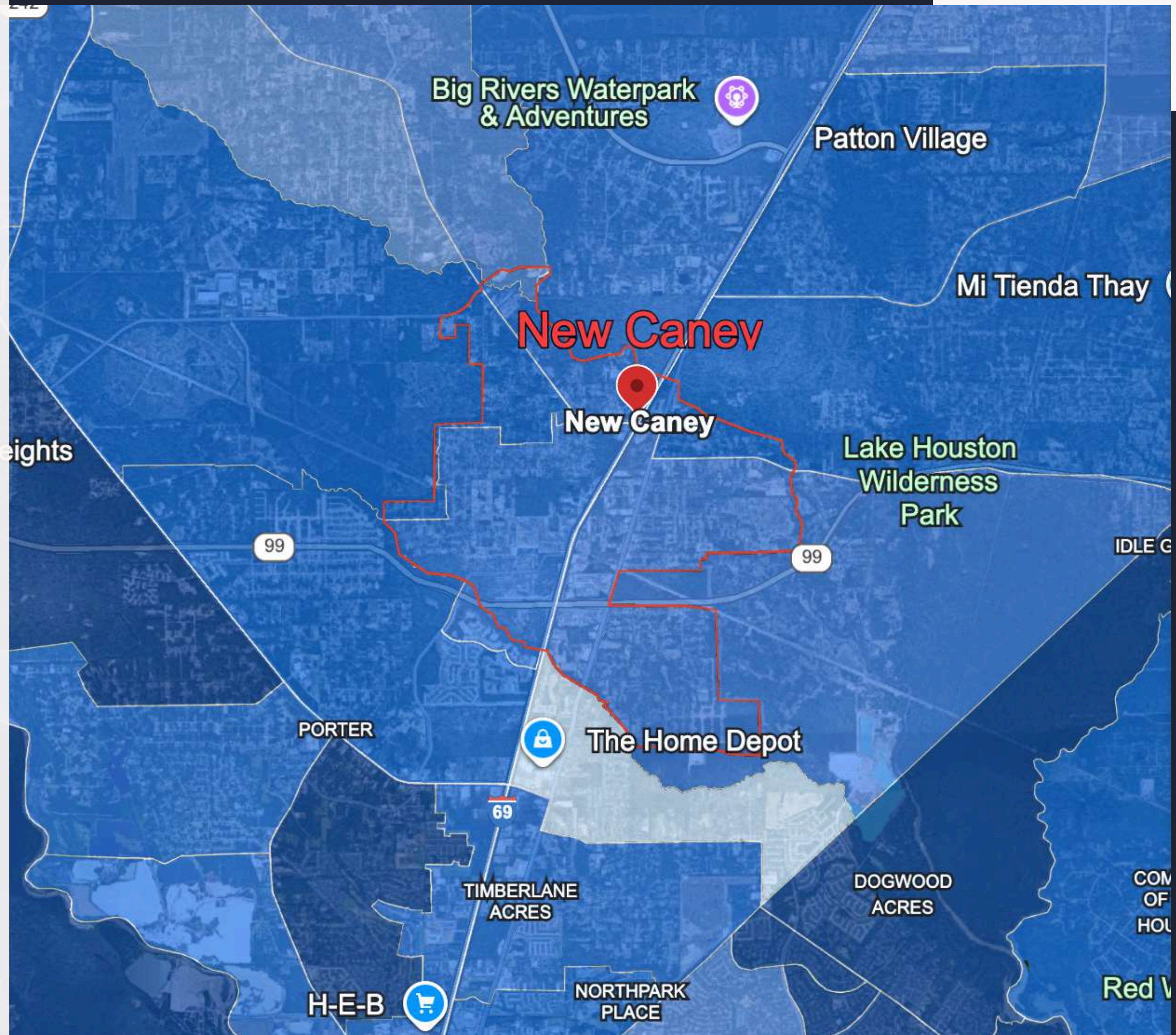


With a median age of 31.1, New Caney features a young, working-age population—comprising growing families and service/commuter households—who are likely to frequent value-driven retailers like Dollar General.

### MEDIAN INCOME - \$73,773



New Caney's median household income stands at \$73,773 (ACS 2019–2023), highlighting solid purchasing power and reinforcing the performance potential for value retail concepts.





# MARKET COMPARABLES- NEW CANEY

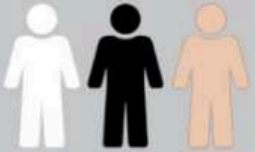
In New Caney, Dollar General occupies a prime location near the I-69/US-59 & SH-99 (Grand Parkway) interchange and FM 1485, benefiting from steady commuter throughput and the regional draw of Valley Ranch Town Center. Competing discounters—Family Dollar and Dollar Tree—target similar shoppers but carry lower credit ratings and higher closure volatility. Larger discretionary boxes such as Big Lots face footprint rationalization and higher rent loads, while Citi Trends depends on apparel-driven, discretionary spend. Smaller local grocers provide convenience but are typically private credit with limited guarantees. By contrast, Dollar General delivers an essential-goods platform supported by investment-grade credit and a landlord-light NN/NNN lease—positioning it as the most stable, defensible small-box tenant at the New Caney node.

TENANT	SIZE (SF)	LEASE TYPE	CREDIT STRENGTH	REMARKS
Dollar General (Subject)	~9,146 SF	NN / light NNN	BBB (Investment Grade)	At FM 1485 near I-69/SH-99; essential-goods basket drives repeat trips; corporate guaranty; landlord-light obligations.
Family Dollar	~8,000 SF	NN / NNN	BB (Non-IG)	Similar price point; weaker credit profile and higher closure risk than DG.
Dollar Tree	~9,800 SF	NN / NNN	BB (Non-IG)	Heavier discretionary mix; more vulnerable in recessions vs. DG's daily-needs model.
Big Lots	20,000+ SF	NN	B+ (Non-IG)	Oversized footprint; discretionary categories; chain trimming stores and exposure.
Citi Trends	~10,000 SF	NN	Non-IG	Apparel-focused demand tied to discretionary income; weaker tenant credit.
Local Grocer / Small Boxes	5,000–10,000 SF	NN / Modified NN	Private	No corporate guaranty; limited scale and credit support; higher landlord risk vs. DG.




# DOLLAR GENERAL

INDUSTRY	DISCOUNT RETAILER
TRADE NAME	DOLLAR GENERAL
NYSE TICKER SUMBOL	DG
CREDIT RATING	BBB (S&P) / BAA3 (MOODY’S, STABLE)
REVENUE(2024)	\$40.6 BILLION NET SALES
NET INCOME	\$1.1 BILLION
AREA SERVED	48 U.S. STATES + MEXICO
LOCATIONS	20,022+
EMPLOYEES	185,800
CORPORATE	100 MISSION RIDGE, GOODLETTSVILLE, TN 37072
WEBSITE	WWW.DOLLARGENERAL.COM




**170,000+**  
EMPLOYEES

**80+**  
YEARS IN BUSINESS



FOUNDED IN  
**1939**

**\$37.8**  
BILLION IN SALES



IN FISCAL YEAR 2022



**19,000+**  
STORES



IN **47** STATES

**31**



TRADITIONAL, DG FRESH AND COMBINATION  
**DISTRIBUTION CENTERS**

**#106** RANK ON THE  
MAY 2022  
**FORTUNE**  
500 LIST



AND INCLUDED ON  
*FORTUNE'S*  
2023 MOST ADMIRABLE  
COMPANIES

AS OF MARCH 2023 UNLESS OTHERWISE NOTED



**DG**  
NYSE



**\$37.8B**  
REVENUE



**\$2.4B**  
NET INCOME



**170,000+**  
EMPLOYEES



**19,000+**  
LOCATIONS

## TENANT OVERVIEW

### DOLLAR GENERAL PORTFOLIO

Dollar General is a scale player in necessity retail—with a nationwide footprint and multi-billion-dollar annual sales—so rents are supported by everyday demand rather than discretionary cycles. Each asset is leased on a landlord-light NN structure, translating to predictable, low-touch cash flow with minimal expense leakage. At a blended 7.15% cap and ~\$1.07M per store, the entry point provides attractive yield versus many single-tenant alternatives while keeping check sizes digestible for a wider buyer pool.



# WHY DOLLAR GENERAL IS A POWER TENANT

## Unmatched Scale & Reach

With 20,000+ locations across 48 states + Mexico, Dollar General serves more households than Walmart, Target, or Costco. Nearly 75% of Americans live within 5 miles of a DG store. That footprint equals constant foot traffic and unmatched brand stickiness. With over \$40 billion in annual net sales (2024) and a history dating back to 1939, Dollar General has demonstrated decades of consistent growth and resilience across economic cycles.

## Recession-Proof Retail

Dollar General thrives in every economic cycle. In downturns, value retail attracts more shoppers; in expansions, customers stay loyal due to convenience and price. This makes DG one of the most recession-resistant tenants in the NN market.

## Landlord-Friendly Leases

Most stores operate under NN lease structures with minimal landlord obligations. That translates into predictable, low-touch cash flow and long-term stability.

## Demographic Sweet Spot

DG dominates in suburban, rural, and working-class markets that are underserved by big box retailers—areas where shopping frequency is highest and competition is lowest.

## Attractive Entry & Yield

Typical deals trade around 7%+ blended cap rates with ~\$1M per store pricing, offering accessible entry points and stronger returns compared to many single-tenant alternatives.

## Unique Market Capture

Unlike big-box peers, Dollar General dominates in secondary and rural markets where competitors won't go. With little to no direct competition, these stores often function as the primary community retailer, giving DG monopoly-like staying power.





OFFERING PRICE: \$3,226,200 | CAP RATE: 7.15% | THREE DOLLAR GENERAL LOCATIONS

LOCATION	STORE NO	BUILDING SIZE (SF)	LOT SIZE (ACRES)	PRICE	CAP RATE	RENT/SF	ANNUAL BASE RENT	LEASE EXPIRATION	LEASE TERM REMAINING	OPTION PERIODS
LAREDO	6808	8,125	0.74	\$1,148,800	7.15%	\$10.10	\$82,138	FEB 28 2031	5	3-5 YEARS
SAN ANTONIO	5831	9,040	1.62	\$1,061,600	7.15%	\$8.39	\$75,900	DEC 28 2029	5	1-5 YEARS
NEW CANEY	6809	9,146	0.88	\$1,015,800	7.15%	\$7.94	\$72,627	MAR 31 2031	6	3-5 YEARS
TOTAL		26,311	3.24	\$3,226,200	7.15%	26.43	\$230,665			3-5 YEARS

Higher yield at a lower check size: 3 DG stores at ~7.15% caps (~\$1 M average price per asset) deliver ~\$230.6k total annual base rent with single-route efficiency—compelling versus sub-6% QSR/C-store comps.

PORTFOLIO SALE ONLY  
(NOT OFFERED INDIVIDUALLY)



# BENEFIT OF PORTFOLIO INVESTMENT

WHY IT'S A GREAT  
INVESTMENT OPTION

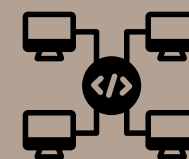
DOLLAR  
GENERAL®



STABLE, LOW-TOUCH  
INCOME



CREDIT & SCALE



CLUSTER EFFICIENCY



FLEXIBLE STRATEGY



# Durable Cash Flow & Risk Mitigation

The portfolio's income stream is underpinned by long-term leases:

**Laredo:** 6 years remaining to Feb 28, 2031, plus 3 × 5-year options.

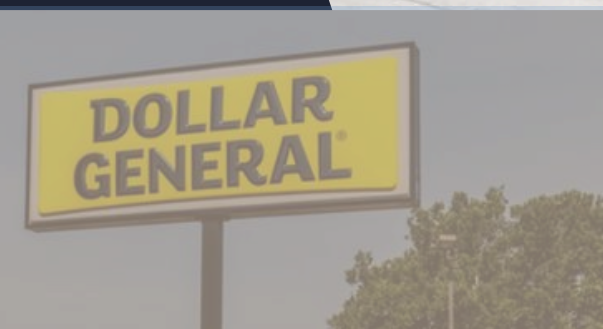
**San Antonio:** 5 years remaining to Dec 2029, plus 1 × 5-year option.

**New Caney:** 6 years remaining to Mar 31, 2031, plus 3 × 5-year options.

Annual Base Rents: Laredo – \$82,138 | San Antonio – \$75,900 | New Caney – \$72,627 (Total: \$230,665)

**True NN Leases:** Minimal landlord responsibilities ensure predictable, low-touch income.

This three-store structure mitigates downside risk: if one store underperforms, two-thirds of NOI remain intact—supporting debt service and portfolio stability. By contrast, a single-asset purchase concentrates rollover and credit risk at one location and one expiration.





# Institutional-Quality Portfolio at a Private-Buyer Scale

This three-asset Dollar General portfolio offers investors an institutional-quality income stream at an approachable check size. Priced at \$3,226,200 in total, the portfolio generates \$230,655 in annual base rent across a combined 26,311 SF footprint, implying a blended cap rate of ~7.05%. Each store is secured by a corporate-guaranteed lease from Dollar General (NYSE: DG; investment-grade ratings, e.g., BBB/Baa), providing predictable, credit-backed income.

By combining three distinct Texas trade areas—Laredo (I-35 border corridor), San Antonio (SW Loop 410/Old Pearsall), and New Caney (North Houston at I-69/SH-99)—investors gain market diversification, single-route operational efficiency, and risk mitigation that a single-asset acquisition cannot match.





# Cluster Efficiency & Portfolio Economics

Owning three Dollar General stores across Laredo (I-35), San Antonio – Old Pearsall/Loop 410, and New Caney – I-69/SH-99 (Grand Parkway) creates portfolio efficiencies unavailable to single-asset buyers:

- **Transaction Efficiency:** One closing, one lender package, one diligence process covering all three assets.
- **Management Efficiency:** Streamlined oversight and consolidated insurance/admin —single-route service for 26,311 SF, generating \$230,665 in annual base rent.
- **Market Diversification (Texas Tri-Node):** Three distinct trade areas—border logistics (Laredo), established metro neighborhoods/employers (San Antonio), and fast-growing suburban node (New Caney)—reduce concentration risk while leveraging major corridors (I-35, I-69/US-59, SH-99).
- **Yield Advantage:** Assets are offered around 7.15% caps (blended portfolio cap  $\approx$ 7.05% on \$3,226,200 total price), a spread above typical sub-6% QSR/convenience comps—paired with the stability of corporate-guaranteed Dollar General leases.



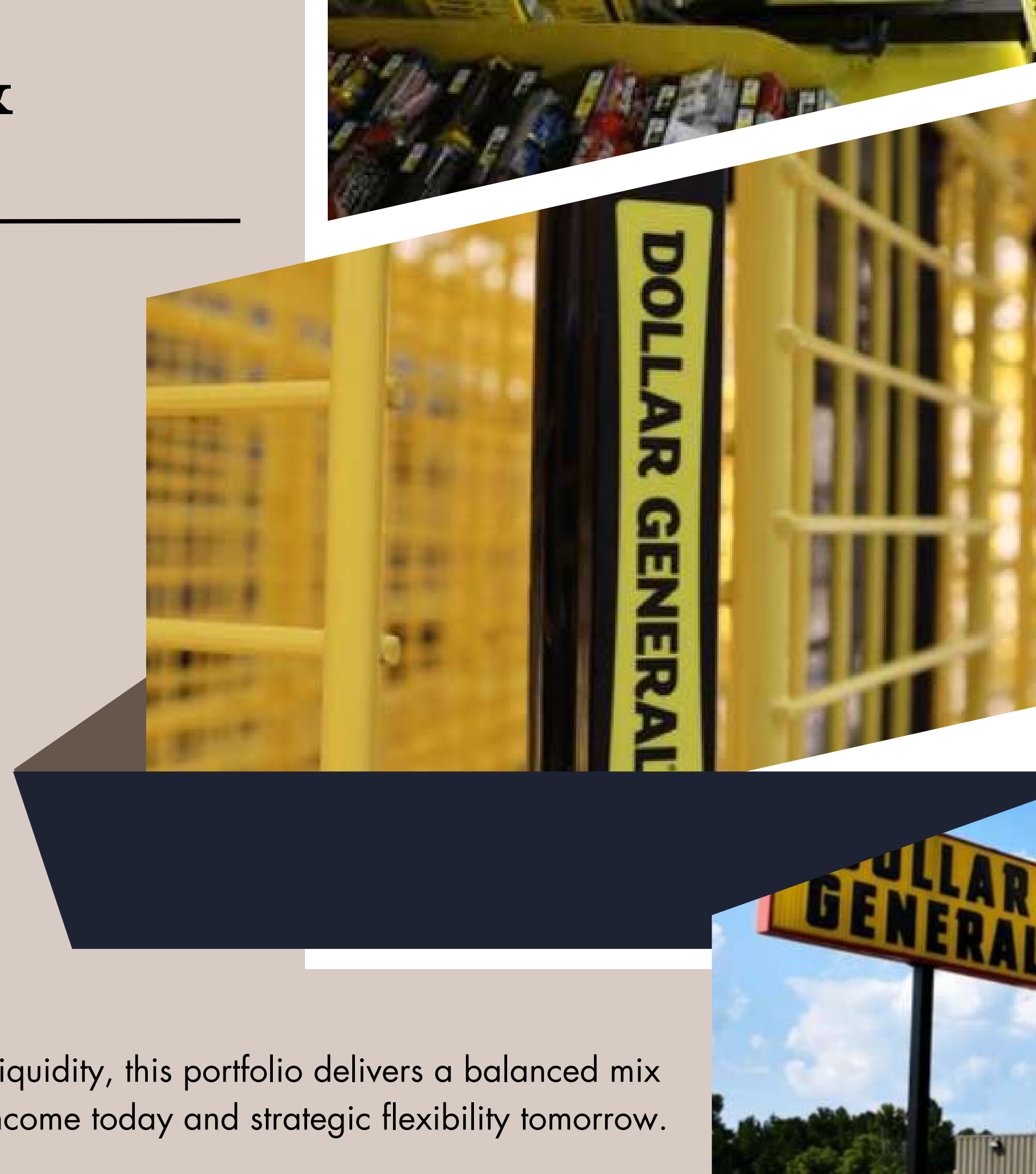


# Capital Markets Advantage & Exit Optionality

This \$3.22M Dollar General portfolio is positioned to attract both institutional and private buyers at exit.

- **Financing Edge:** Lenders generally prefer larger-balance loans ( $\approx$ \$3.2M total) over fragmented  $\approx$ \$1M single-store notes—often supporting stronger proceeds and potentially tighter spreads than three separate financings.
- **Exit Strategies:**
  - a. **Sell Whole Portfolio** — preserve scale and keep institutional pricing leverage on a \$3,226,200 package (blended cap  $\approx$  7.05%, annual base rent  $\approx$  \$230,665).
  - b. **Break-Up Sale** — individual stores price around \$1.06–\$1.20M (Laredo \$1,148,800; San Antonio \$1,061,600; New Caney \$1,015,800 ask), ideal for 1031 buyers.
  - c. **Season & Spin** — hold short-term to season income, then stagger dispositions to maximize pricing flexibility.

By combining investment-grade corporate credit with private-buyer liquidity, this portfolio delivers a balanced mix of security, yield, and optionality—positioning investors for stable income today and strategic flexibility tomorrow.





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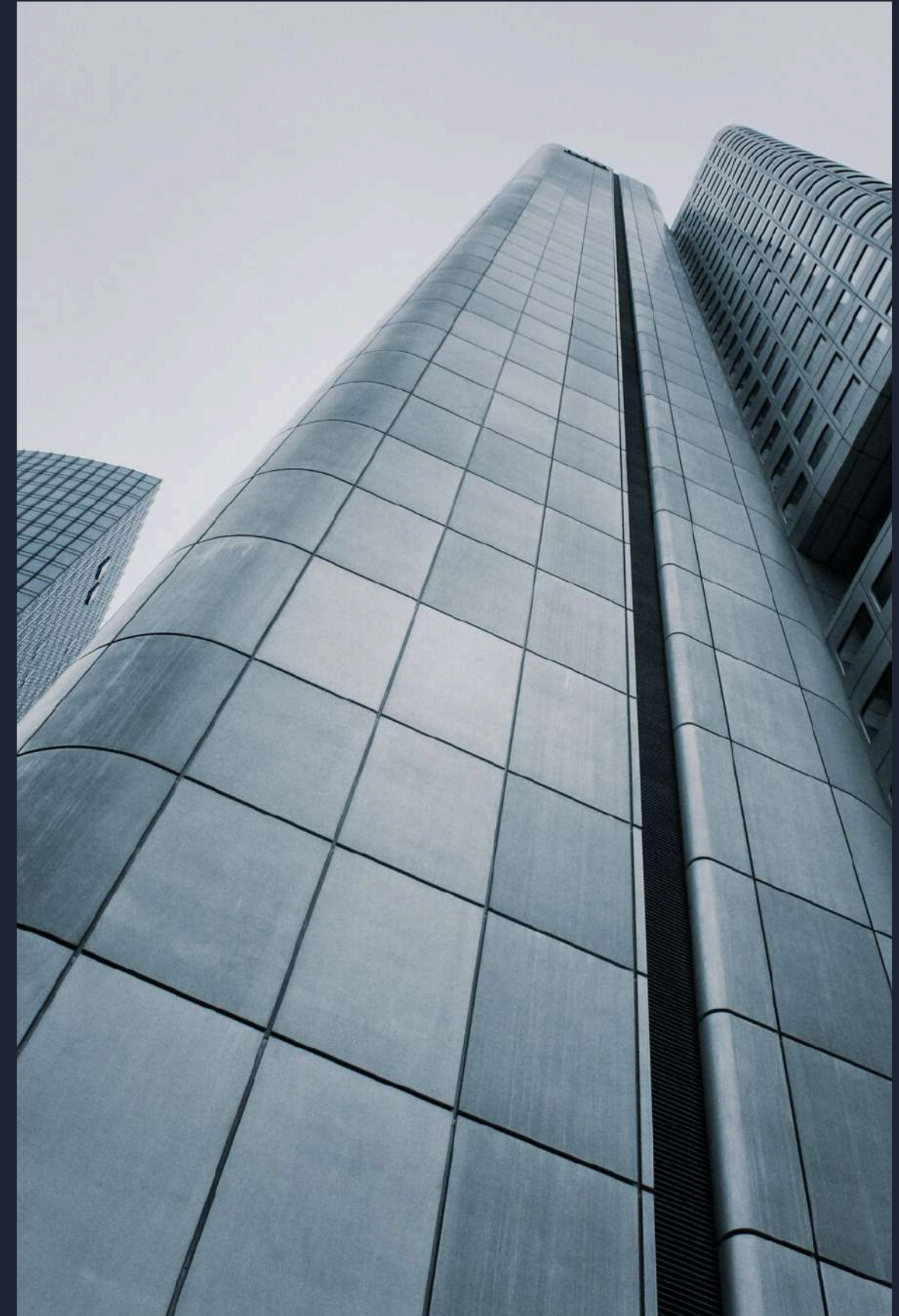
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Thank You!

# LET'S START YOUR INVESTMENT JOURNEY

TJDM INVESTMENTS