

*Now Being Subleased By:*

**DOLLAR GENERAL®**



RETAIL PROPERTY FOR SALE

## CVS (DOLLAR GENERAL SUBLEASE)

10001 Custer Rd, Plano, TX 75025

*Exclusively Listed By:*

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# CVS (DOLLAR GENERAL SUBLEASE)

10001 Custer Rd | Plano, TX 75025

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

## SALE PRICE

\$4,150,000

## CAP RATE

8.74%

### INVESTMENT SUMMARY

NOI:	\$362,785
Price / SF:	\$321.71
Rent / SF:	\$28.12
Building Size:	12,900 SF
Land Acreage:	1.47 Acres
Year Built:	2009

### LEASE SUMMARY

Lease Type:	Absolute Net
Taxes / CAM / Insurance:	Tenant Responsibility
Roof / Structure:	Tenant Responsibility
Original Lease Term:	25 Years
Term Remaining:	9+ Years
Commencement Date:	2009
Term Expiration:	September 2034
Guarantor:	Corporate
Rent Holiday Duration:	3 Years
Rent Holiday Period:	2031-2034

# EXECUTIVE SUMMARY

### INVESTMENT HIGHLIGHTS

- Absolute Net Bond Lease | No Landlord Responsibilities
- Texas is a Income Tax-Free State
- Plano is Part of the Dallas Fort-Worth MSA | 4th Largest MSA in The Country | Population Exceeds 7.75M+
- Extremely Affluent Community With Average Household Income Exceeding \$154K Within a 3 Mile Radius
- Located Across the Street From Trails at Creekside Apartment Complex | 444 Luxury Apartment Units | 5.7% Vacancy
- Surging Population Growth With 4%+ Expected Annual Population Growth Within a 1/3/5 Mile Radius
- Steadily Growing Community | 1/3/5 Mile Population Annual Growth of 4%+ Since 2010
- Within 5 Miles of Collin College | Student Enrollment Exceeds 52,812+
- Within 3 Miles of Baylor Scott & White Medical Center | 118 Beds
- 30 Miles Outside of Downtown Dallas
- Within 25 Miles of Dallas Fort Worth International Airport
- Lease is Corporately Guaranteed by CVS, the largest pharmacy chain in the U.S | S&P "BBB+"
- The location is promising with the surrounding areas home value upwards of \$416,271 within 10 miles

Initial Lease Term				
Period	Year Ending		NOI	Cap
Current Year	Oct-2024 - Sep 2025	\$	362,785.00	8.06%
Year 2	Oct 2025 - Sep 2026	\$	362,785.00	8.06%
Year 3	Oct 2026 - Sep 2027	\$	362,785.00	8.06%
Year 4	Oct 2027 - Sep 2028	\$	362,785.00	8.06%
Year 5	Oct 2028 - Sep 2029	\$	362,785.00	8.06%
Year 6	Oct 2029 - Sep 2030	\$	362,785.00	8.06%
Year 7	Oct 2030 - Sep 2031	\$	362,785.00	8.06%
Year 8	Oct 2031 - Sep 2032	\$	-	0.00%
Year 9	Oct 2032 - Sep 2033	\$	-	0.00%
Year 10	Oct 2033 - Sep 2034	\$	-	0.00%
Option 1				
Period	Year Ending		NOI	Cap
Year 13-18	Oct 2034- Sep 2039	\$	326,506	7.26%
Option 2				
Period	Year Ending		NOI	Cap
Year 18-23	Oct 2039- Jan 2044	\$	326,506	7.26%
Option 3-10				
Period	Year Ending		NOI	Cap
Option 3-10	Oct 2044 - Sep 2084		FMV	-

**Total guaranteed income from CVS is \$2,539,495**

The last 3 years of the lease term do not have cash flow - this is called a "Rent Holiday" lease structure

### **Rent Holiday – Section 467 Definition**

#### **What is a Rent Holiday?**

This property is backed by a 25-year lease and a 22 year fully amortizing first mortgage, with free rent for the final three years. As a result of the free rent period, the rental payments are accounted for under Section 467 of the Internal Revenue Code. Under Section 467, rental payments are allocated to specific periods of the lease term and these allocations may differ from the actual rent paid in the same corresponding period. For accounting purposes, the allocated rent is reported as taxable income. Additionally, any excess amount of actual paid rent over allocated rent is treated as a loan from tenant to landlord. This is termed a “467 loan” and the interest on the loan is tax deductible. The 467 loan amortizes to \$0 at the end of the three- year free rent period. The net result is a more beneficial tax structure to the Landlord versus that with a standard 25-year self amortizing loan.



AERIAL

  
Pet Paradise



**Kwik Kar**  
WASH EXPRESS



 AT&T

  
Doggie Zen Den



Custer Rd  
 23,422+

Trails at Creekside  
Apartments | 444 Luxury  
Units

Ridgeview Dr  10,231+



Custer Transfer  
Station



# RETAIL MAP



McKinney Town Crossing



Trails at  
Creekside  
Apartments

Custer Rd

Ridgeview Dr

Independence Pkwy

Exchange Pkwy







McKinney Town Crossing



U-HAUL

CALLOWAY'S  
NURSERY



Genstar Montessori  
Academy



Pet Paradise

Kwik Kar  
WASH EXPRESS



AT&T



Doggie Zen Den

Custer Rd

23,492+

Trails at Creekside  
Apartments | 444  
Luxury Units

Ridgeview Dr



10,231+





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**Kwik Kar**  
WASH EXPRESS

CVS/pharm

CVS/pharmacy

CVS  
pharmacy

Ridgeview Dr

10,231+

Custer Rd 23,422+





Doggie Zen Den

Now Being Subleased By:

**DOLLAR GENERAL®**



Ridgeview Dr



Custer Rd





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CVS (DOLLAR GENERAL SUBLEASE)

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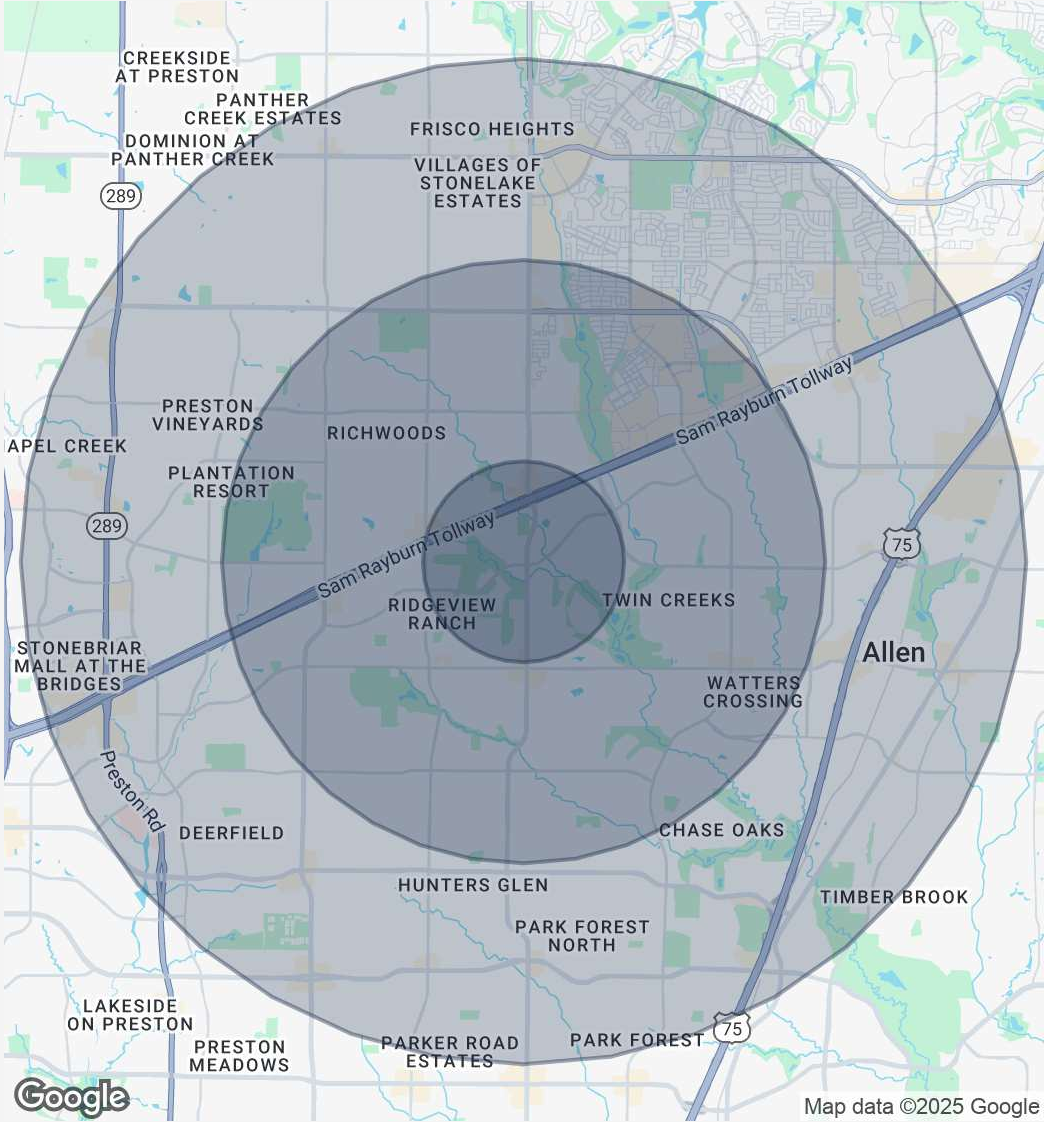
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,375	128,762	359,134
Average Age	26.7	32.0	31.8
Average Age (Male)	26.2	31.5	31.7
Average Age (Female)	28.5	32.6	32.5

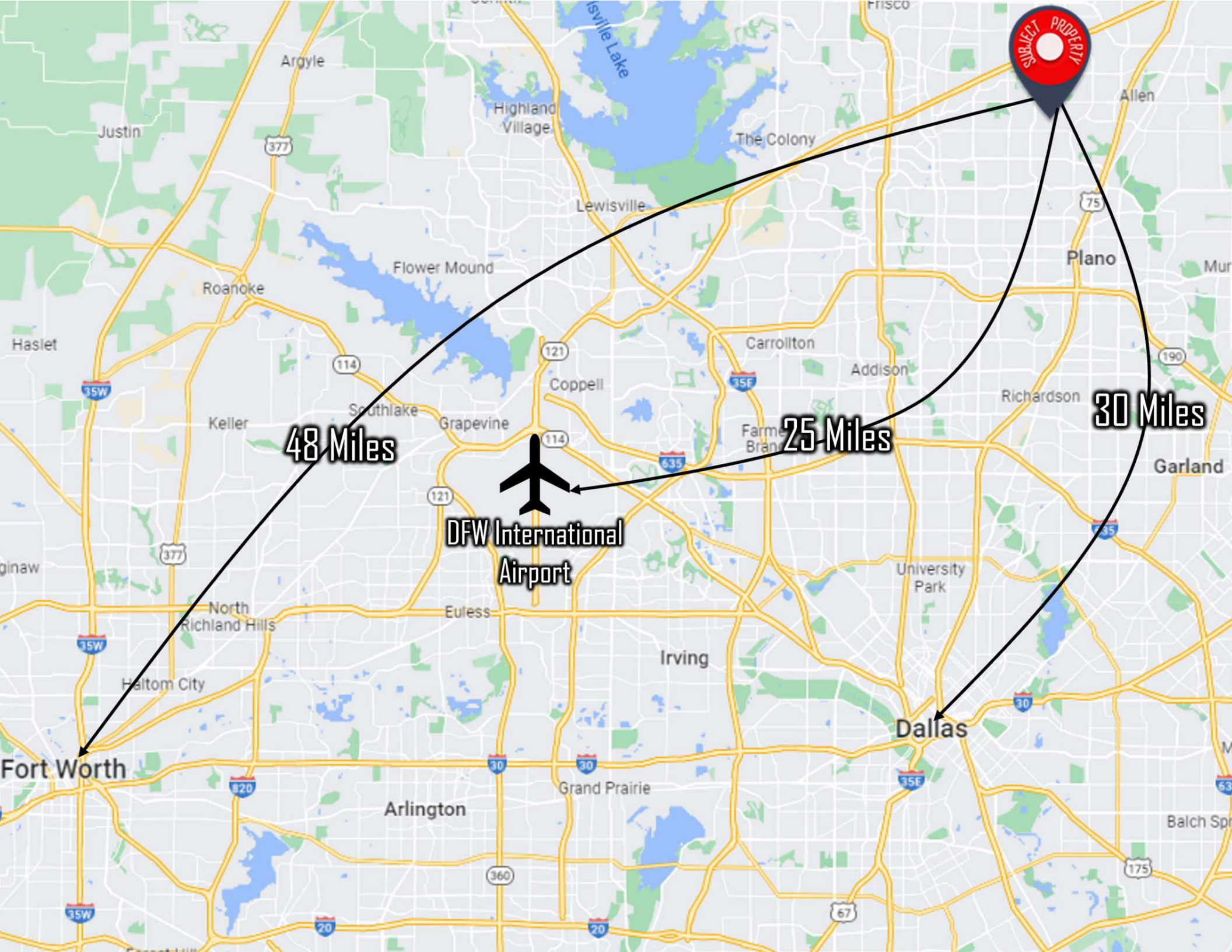
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,170	44,377	129,730
# of Persons per HH	2.8	2.9	2.7
Average HH Income	\$145,146	\$154,874	\$132,959
Average House Value	\$445,161	\$398,247	\$367,331

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	7,710	74,334	220,963
Total Population - Black	1,453	10,508	36,450
Total Population - Asian	4,677	39,393	88,512
Total Population - Hawaiian	9	121	284
Total Population - American Indian	61	593	2,002
Total Population - Other	466	3,814	10,924

\* Demographic data derived from 2020 ACS - US Census







48 Miles

25 Miles

30 Miles



DFW International  
Airport

Fort Worth

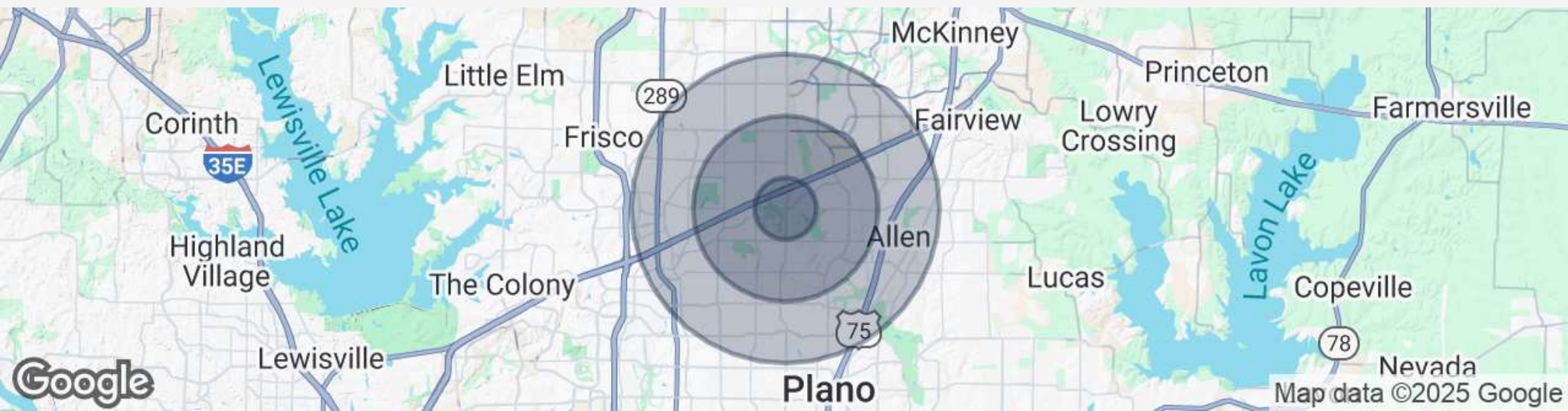
Dallas



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DEMOGRAPHICS MAP & REPORT



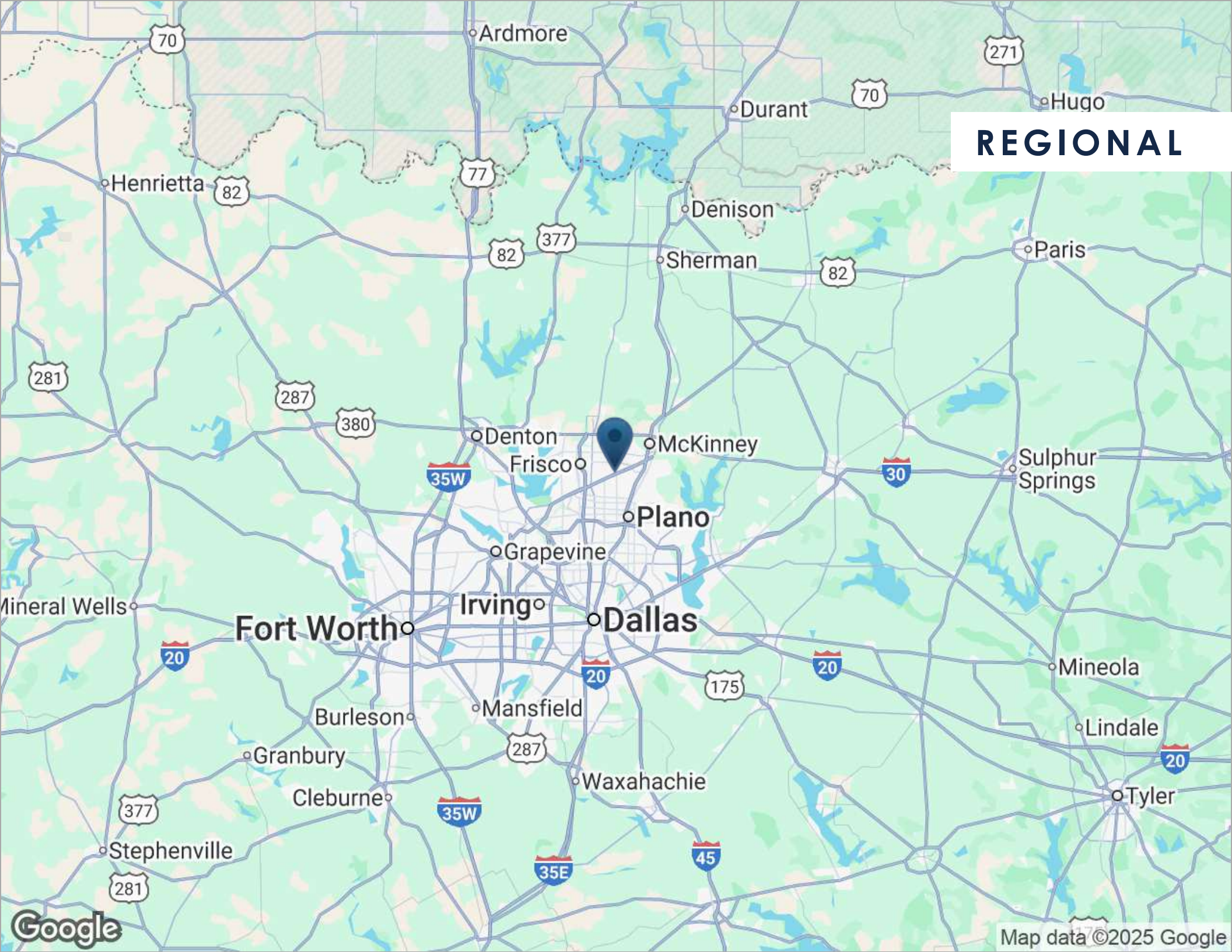
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# REGIONAL





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## TENANT PROFILE



### OVERVIEW

Company:	CVS (Dollar General Sublease)
Total Revenue:	\$20.369 billion
Net Income:	\$1.165 billion
Number Of Employees:	16,278
Headquarters:	Goodlettsville, Tennessee
Website:	<a href="http://www.dollargeneral.com">www.dollargeneral.com</a>

### TENANT HIGHLIGHTS

- The company Cal Turner co-founded went public as DG Corporation in 1968
- In 2000 Dollar General opened a new corporate HQ in Goodlettsville, TN
- In 2016, Dollar General announced plans to hire 10,000 new employees

### TENANT OVERVIEW

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of August 2017, Dollar General operated over 16,500 stores in 45 of the 48 contiguous United States (the exceptions being three states in the Northwest: Idaho, Montana, and Washington).

The company first began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky by James Luther Turner and Cal Turner. In 1968 the name changed to Dollar General Corporation and the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2018 reached #123. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$21 billion in 2017.

Dollar General has its origins in Scottsville, Kentucky from James Luther "J.L." Turner and his son Cal Turner. James Turner's father died in an accident in 1902 when James was only 11. James had to quit school and never completed his education so he could work the family farm and help provide for his mother and siblings



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