



For Immediate Release

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**CCRE Advisors Completes Investment Sale of
Dollar General Plus – Dallas TX**

August 2014, El Dorado Hills, CA - Clark Commercial Realty Advisors represented the Buyer in the transaction; a private high net worth client from California.

Clark Commercial Realty Advisors, an investment services firm specializing in single tenant, multi-tenant retail and multi-family investment sales has completed the sale of a newly constructed, free standing 12,100sf building leased to Dollar General in an all cash transaction for \$2m. This was a relocation site after years of proven historical sales in the immediate trade area.

The building included a corporate guaranteed lease by Dollar General (NYSE: DG) on a 15 year, absolute net lease structure with consecutive options. Dollar General is an investment grade rated company with a Standard & Poor's rating of BBB- and is the largest discount retailer in the United States with over 11,000 neighborhood stores in 40 states and has in excess of \$18b in revenues and net income of over \$1b.

“Patient investors continue to seek well located properties with strong real estate fundamentals and long term credit net lease assets to institutional grade companies like Dollar General.” said Jeff Clark, CCIM and President of Clark Commercial Realty Advisors. He also added “In addition to the credit strength of Dollar General; the investment decision was supported due to the relocation of an existing inline store to the larger Dollar General plus size format store supporting the gap analysis of the daily needs in an underserved trade area”.

About CCRE

Clark Commercial Realty Advisors is a boutique investment real estate services firm specializing in single and multi-tenant net lease retail and multi-family properties. The firm provides a full range of brokerage and advisory services nationwide to a substantial and diversified client base, which includes high net worth individuals, developers, REITs, partnerships and institutional investment funds. Clark Commercial Realty Advisors is headquartered in El Dorado Hills, CA. The company's website address is www.clarkcre.com.