

**ABSOLUTE NNN
DOLLAR GENERAL**
Elderton, PA



Actual Site

\$ Asking Price
\$1,671,045

% Cap Rate
6.70%

11268 US Route 422
Elderton, PA 15736

Asset Summary

Net Operating Income (NOI)	\$111,960
Rent/Month	\$9,330
Rent/SF	\$12.30
Rentable Square Feet	9,100+/- SF
Land Area	1.14+/- Acres
Parking	30 Spaces
Tenant	Dollar General
Credit Rating	S&P: BBB
Stock Symbol	NYSE: DG
Guarantor	Corporate
Ownership Type	Fee Simple
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	13+ Years
Rent Commencement	November 1, 2017
Lease Expiration	October 31, 2032
Increases	10% Every 5 Years in Options
Options	Three (3), Five (5) Year

Rent Schedule

Term	Increases	Annual Rent	Monthly Rent
11/1/2017 – 10/31/2032	-	\$111,960.00	\$9,330.00
11/1/2032 – 10/31/2037 (Option 1)	10%	\$123,156.00	\$10,263.00
11/1/2037 – 10/31/2042 (Option 2)	10%	\$135,471.60	\$11,289.30
11/1/2042 – 10/31/2047 (Option 3)	10%	\$149,018.76	\$12,418.23

Investment Highlights

- New 2017 construction
- 13+ years remaining on primary lease term
- Absolute NNN lease – no landlord responsibilities
- 10% structured rent increases every 5 years in the option periods
- Investment grade tenant (S&P: BBB)
- Average HH income of \$73,000 within 3 miles
- Almost 10,000 vehicles pass the site per day
- 12 miles from Indiana University of PA with over 10,000 students enrolled



About Dollar General

Dollar General (NYSE: DG) is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of July 2018, Dollar General operates 15,000 stores in 45 of the 48 contiguous United States offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, clothing for the family, housewares and seasonal items at low everyday prices in convenient neighborhood locations. In addition to high quality private brands, Dollar General sells products from America’s most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg’s, General Mills, and PepsiCo.

Dollar General has more stores than any other retailer and is easily the largest dollar store chain. Founded in 1939, the company first went public under the Dollar General name in 1968 and grew to more than 6,000 stores with \$6 billion in sales by the early 2000’s.

To strengthen its position for the long term, Dollar General is making significant investments, primarily in compensation and training for store managers given the critical role this position plays in their customer experience, as well as strategic initiatives.

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 \$23.47 billion in 2018.




Tenant Snapshot

# of Locations	Stock Symbol	Credit Rating	2018 Revenue	Market Cap
15,000+	NYSE: DG	S&P: BBB	\$23.47Bil	\$29.91Bil

Location Overview



	Indiana, PA	12 miles	Pittsburgh, PA	53 miles	Youngstown, OH	81 miles
	Freeport, PA	28 miles	Seven Springs, PA	72 miles	Indiana University	12 miles



Subject Site
DGTM

PSEG
We make things work for you.

Keystone Power Plant

ROUTE
210

Benjamin Franklin Hwy 9,000 VPD

ROUTE
422



12 miles away

Indiana, PA

IUP
INDIANA UNIVERSITY
OF PENNSYLVANIA





Subject Site
DG

Elderton United Methodist Church

Elderton District Fire & Rescue

ELDERTON
State Bank

UNITED STATES
POSTAL SERVICE

Elderton High School

Weatherford

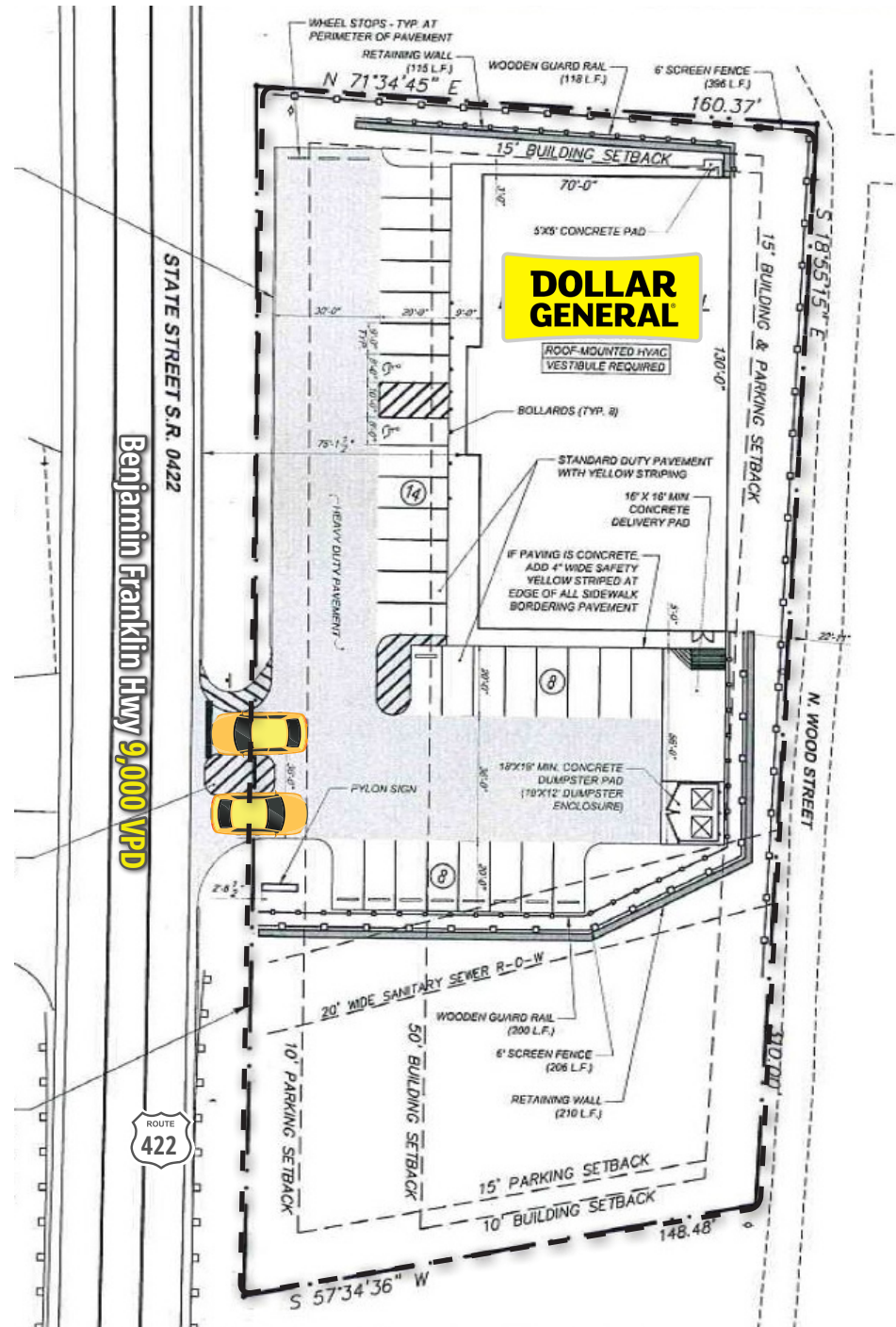
CARQUEST
AUTO PARTS

SUNOCO

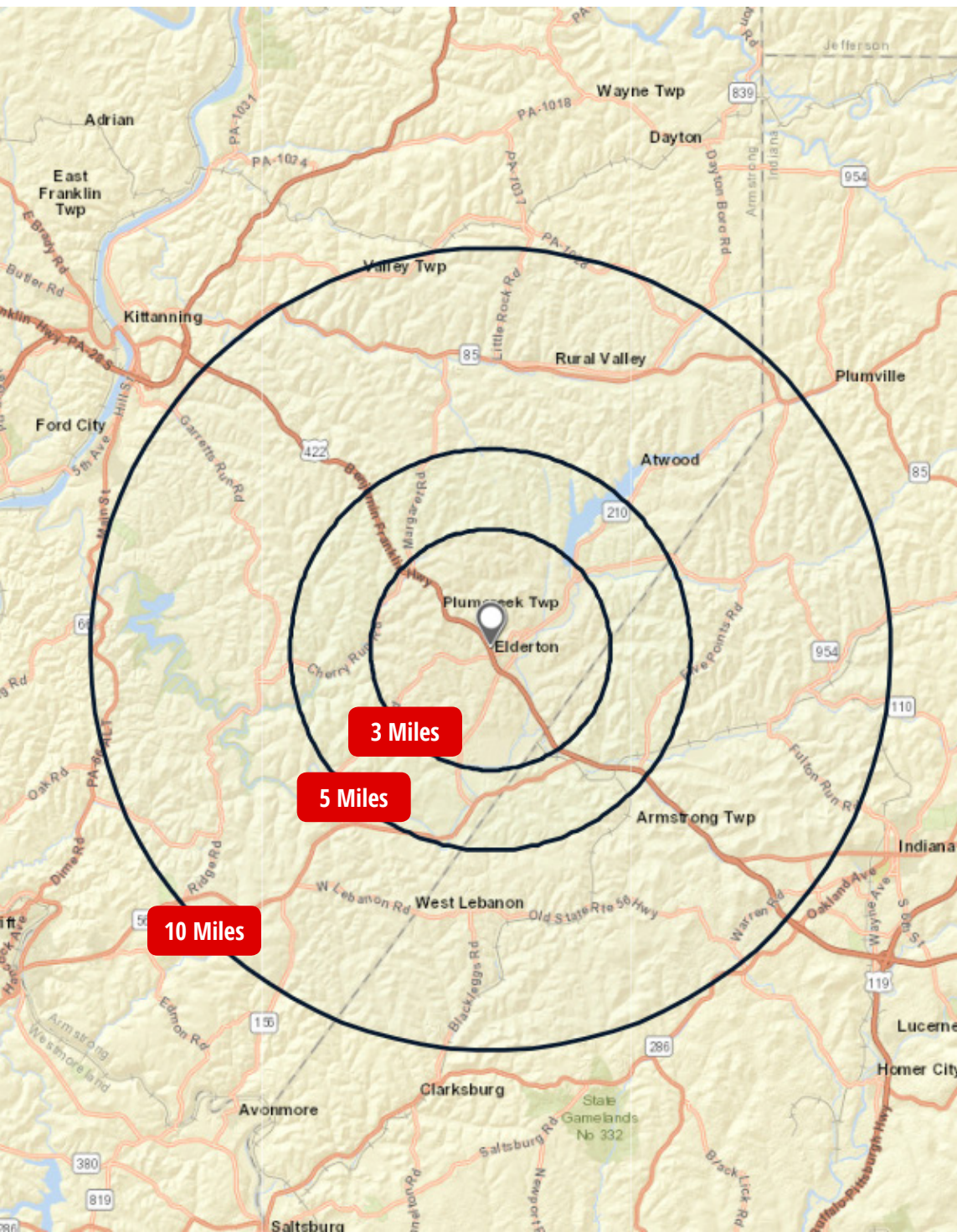
Keystone Power Plant
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IUP
INDIANA UNIVERSITY
OF PENNSYLVANIA

12 miles away



Location Overview, 3/5/10 Miles



	3 Miles	5 Miles	10 Miles
Population			
2018 Population	1,905	5,070	25,388
2023 Population	1,914	5,048	24,968
2018 Median Age	47.0	46.0	46.7
Households			
2018 Total Households	795	2,061	10,592
2023 Total Households	802	2,057	10,445
Median Household Income			
2018 Median HH Income	\$49,558	\$50,607	\$52,580
2023 Median HH Income	\$58,461	\$56,861	\$60,213
Average Household Income			
2018 Average HH Income	\$73,174	\$68,212	\$69,885
2023 Average HH Income	\$85,141	\$79,853	\$80,797

10 Mile Radius | Demographics



Population
25,388



Avg HH Income
\$69,885



Total Businesses
661



Total Employees
6,001

About Us

Calkain Companies LLC is a boutique commercial real estate investment banking firm that provides consulting and brokerage services to both private and institutional clientele with a focus on single tenant net lease investments. We pride ourselves on being an innovative leader by providing our clients a full array of commercial real estate investment brokerage and asset management solutions, including advisory, research, debt and equity placement and wealth management.

Calkain has built solid, lasting relationships that have been the cornerstone of how we do business. Calkain approaches each assignment with an eye toward each client's individual needs. Whether private or institutional investors, Calkain delivers real estate solutions that maximize value while building wealth for all of our clients.

At Calkain, our foresight and innovation are leading the net lease investment industry.



\$12 Billion
in Closed Transactions

\$400 Million
in Active Listings

Building a solid foundation for your investment portfolio
calkain.com

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12930 Worldgate Dr
Ste 150 | Herndon, VA
Tel: 703.787.4714

Fort Lauderdale
200 SW 1st Ave
Ste 880 | Fort Lauderdale, FL
Tel: 813.282.6000

Atlanta
111 Village Pkwy, Bldg 2
Ste 202 | Marietta, GA
Tel: 404.900.5629

Boston
101 Federal St
Ste 1900 | Boston, MA
Tel: 617.261.8584

Philadelphia
3477 Corporate Pkwy
Ste 100 | Center Valley, PA
Tel: 610.410.5410

New York
450 Lexington Ave
4th Fl | New York, NY
Tel: 703.787.4714

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