

**Absolute NNN
DOLLAR GENERAL**
Penfield, PA



Actual Site

\$ Asking Price
\$1,519,761

% Cap Rate
6.70%

11915 Bennetts Valley Hwy
Penfield, PA 15849

Asset Summary

Net Operating Income (NOI)	\$101,823
Rent/Month	\$8,485
Rent/SF	\$11.81
Rentable Square Feet	9,026+/- SF
Land Area	1.95+/- 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	14 Years
Rent Commencement	May 2, 2018
Lease Expiration	May 31, 2033
Increases	10% Every 5 Years in Options
Options	Three (3), Five (5) Year

Rent Schedule

Term	Increases	Annual Rent	Monthly Rent
5/2/2018 – 5/31/2033	-	\$101,823.96	\$8,485.33
6/1/2033 – 5/31/2038 (Option 1)	10%	\$112,006.36	\$9,333.87
6/1/2038 – 5/31/2043 (Option 2)	10%	\$123,206.99	\$10,267.25
6/1/2043 – 5/31/2048 (Option 3)	10%	\$135,527.69	\$11,293.98

Investment Highlights

- New 2018 construction
- 14 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)

**DOLLAR
GENERAL**



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.

**DOLLAR
GENERAL**



Tenant Snapshot

of Locations
15,000+

Stock Symbol
NYSE: DG

Credit Rating
S&P: BBB

2018 Revenue
\$23.47Bil

Market Cap
\$29.91Bil

Location Overview




Distance To

DuBois
State College

12 miles
60 miles

Altoona
Pittsburgh

62 miles
112 miles



18 Miles to I-80





Subject Site



Penfield Elementary School



Funeral Home

Township Building

Bricen Towing

Nittany Mini-Mart

Applewood BBQ



D K Morelli Auto Sales



Hovertown Road

Bennetts Valley Hwy 4,000 VPD

PENFIELD

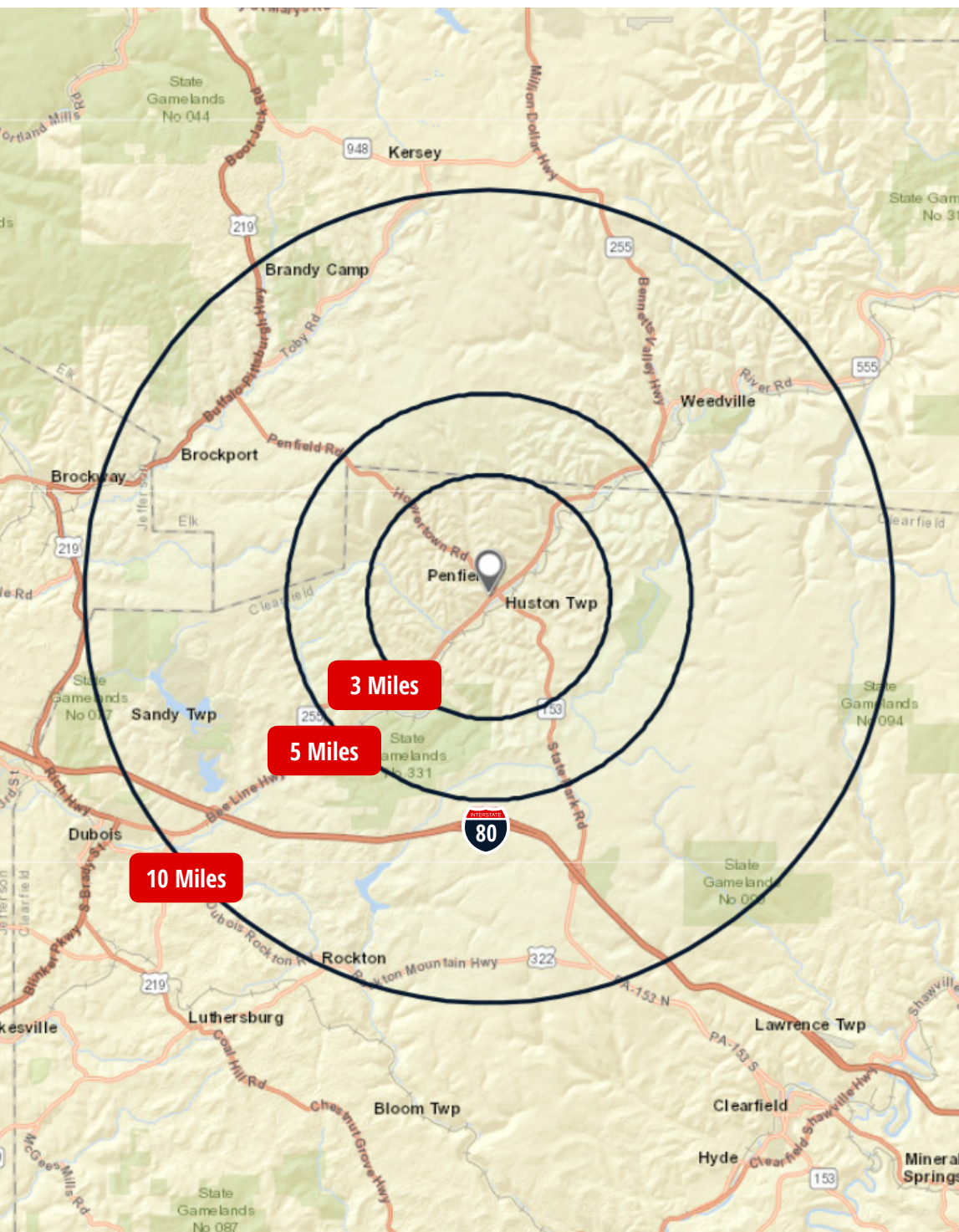
State Park Rd 5,000 VPD

Pine Valley Court And RV Park





Location Overview, 3/5/10 Miles



	3 Miles	5 Miles	10 Miles
Population			
2018 Population	1,095	1,796	12,434
2023 Population	1,092	1,781	12,200
2018 Median Age	47.1	47.1	47.9
Households			
2018 Total Households	462	741	5,097
2023 Total Households	460	735	5,002
Median Household Income			
2018 Median HH Income	\$44,564	\$45,592	\$52,943
2023 Median HH Income	\$51,427	\$51,924	\$58,191
Average Household Income			
2018 Average HH Income	\$52,466	\$53,422	\$67,046
2023 Average HH Income	\$61,187	\$61,862	\$75,860

10 Mile Radius | Demographics



Population
12,434



Avg HH Income
\$67,046



Total Businesses
450



Total Employees
3,964

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

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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

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