

Absolute NNN
DOLLAR GENERAL
Mill Hall, PA



Actual Site

\$ Asking Price
\$1,616,842

% Cap Rate
6.65%

20 Caplan Way
Mill Hall, PA 17751

Asset Summary

Net Operating Income (NOI)	\$107,520
Rent/Month	\$8,960
Rent/SF	\$11.81
Rentable Square Feet	9,100+/- SF
Land Area	2.56+/- 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	January 28, 2018
Lease Expiration	January 31, 2033
Increases	10% Every 5 Years in Options
Options	Three (3), Five (5) Year

Rent Schedule

Term	Increases	Annual Rent	Monthly Rent
1/28/2018 – 1/31/2033	-	\$107,520.00	\$8,960.00
2/1/2033 – 1/31/2038 (Option 1)	10%	\$118,272.00	\$9,856.00
2/1/2038 – 1/31/2043 (Option 2)	10%	\$130,099.20	\$10,841.60
2/1/2043 – 1/31/2048 (Option 3)	10%	\$143,109.12	\$11,925.76

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)
- Surrounded by other national tenants including McDonald's, Hampton Inn, Quality Inn, Denny's, Shell and more
- Interstate location off I-80 (24,630 VPD) and over 6,000 vehicles passing the site
- Across the street from the Pilot Travel Center and Subway

**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.



Actual Site

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



Distance To

State College

25 miles

Altoona

64 miles

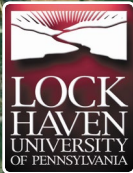
Harrisburg

99 miles

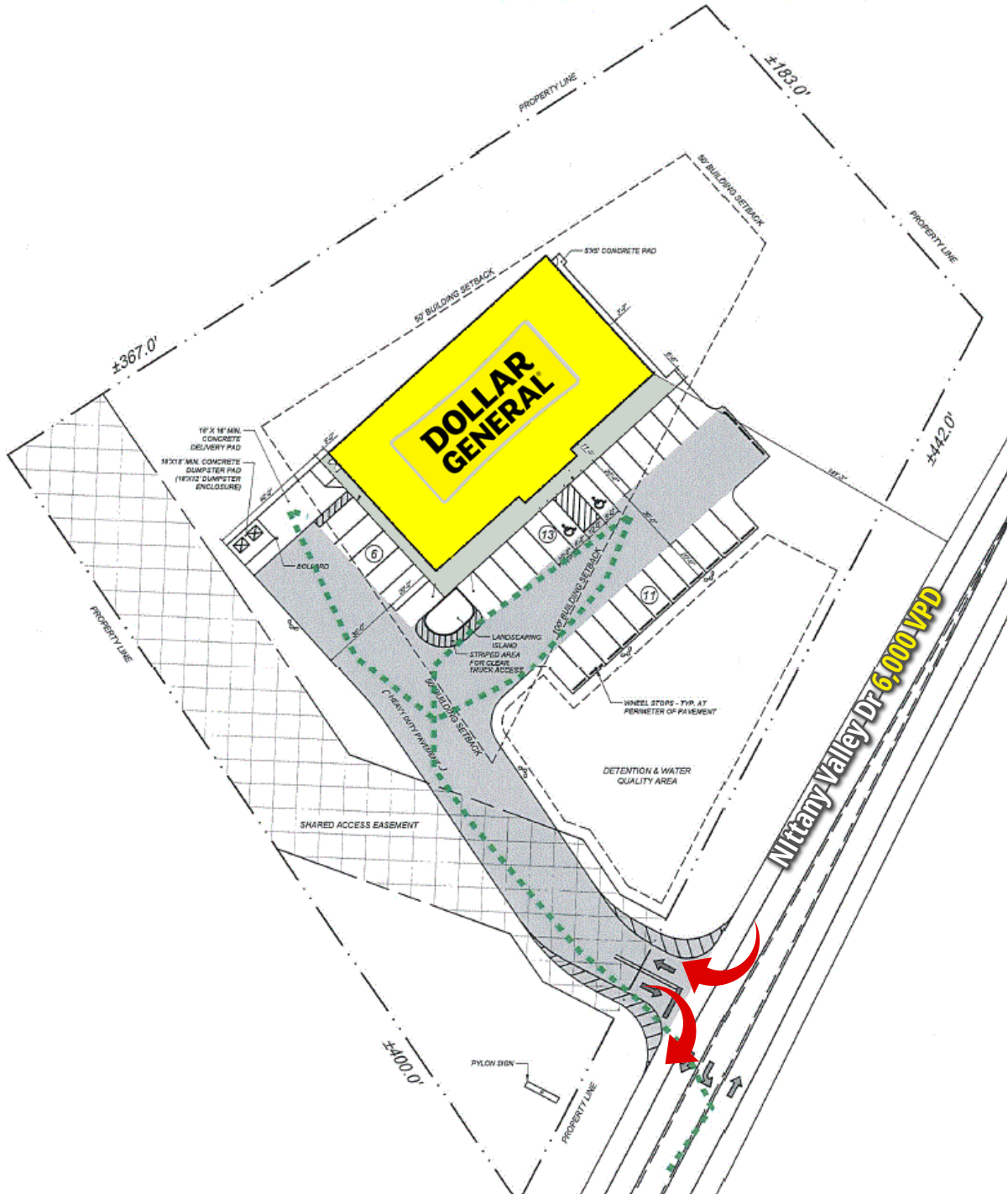
Pittsburgh

161 miles

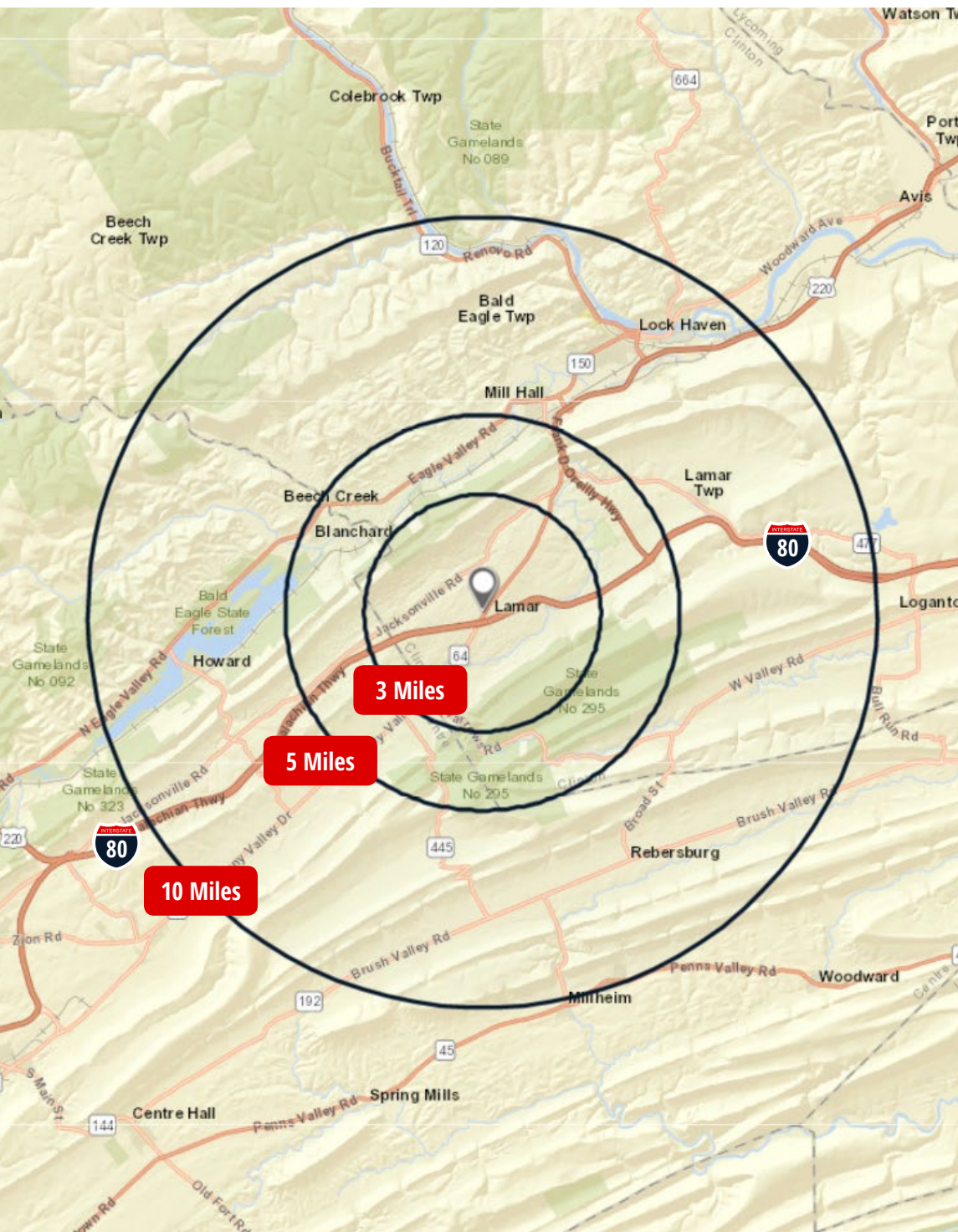
Location Overview







Location Overview, 3/5/10 Miles



3 Miles 5 Miles 10 Miles

Population

2018 Population	1,886	6,966	34,435
2023 Population	1,894	7,013	34,594
2018 Median Age	44.1	44.1	37.4

Households

2018 Total Households	736	2,778	12,868
2023 Total Households	739	2,795	12,896

Median Household Income

2018 Median HH Income	\$49,896	\$52,015	\$46,977
2023 Median HH Income	\$56,566	\$58,552	\$52,883

Average Household Income

2018 Average HH Income	\$65,550	\$64,068	\$59,852
2023 Average HH Income	\$76,891	\$74,515	\$68,957

10 Mile Radius | Demographics



Population
34,435



Avg HH Income
\$59,852



Total Businesses
195



Total Employees
1740

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

Washington, DC
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

Disclaimer: The information contained in this document is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Calkain and its subsidiaries, and should not be made available to any other person or entity without the written consent of Calkain. This document has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property(s). The information contained herein is not a substitute for a thorough due diligence investigation. Calkain and its subsidiaries have not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property(s), the future projected financial performance of the property, the size and square footage of the property(s) and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property(s). The information contained in this document has been obtained from sources we believe to be reliable; however neither Calkain and its subsidiaries nor the Seller have verified, and will not verify, any of the information contained herein, nor has Calkain and its subsidiaries or the Seller conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.