



OFFERING MEMORANDUM

Dollar General & Shops

1481 Tiny Town Rd., Clarksville, TN 37040

Purchase Price:
\$2,115,000

- 100% Leased Dollar General anchored retail center developed in 2011.
- Located in Clarksville, Tennessee (Nashville MSA) at the major intersection of Tiny Town Rd. and Peachers Mill Rd.
- Adjacent to the new Shoppes at Peachers Mill, a 61,660 SF Publix anchored shopping center.
- Tremendous growth in the immediate area with 5 elementary schools within 1 mile.
- Clarksville is home to Fort Campbell Army Base and 101st Airborne Division with 30,000+ on active duty.

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Seller reserves the right, for any reason to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and broker from any liability respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

Kevin Fulton

Managing Partner

Mobile: 615.796.4076 | kfulton@marketretailpartners.com

License #: 00313966

7003 Chadwick Dr. | Suite 208 | Brentwood, TN 37027 | Office: 615.345.4455

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ABOUT THE INVESTMENT

SUMMARY

Market Retail Partners is pleased to offer for sale to qualified investors an attractive 100 % leased Dollar General anchored retail center located at 1481 Tiny Town Road in Clarksville, Tennessee (Nashville MSA).

The subject property is a 13,300 square foot multi-tenant retail building with approximately 70% leased to one corporate tenant on a long-term lease. Dollar General currently occupies 68% of the center and has approximately 10 years remaining on the primary term and three, five year renewal options.

This property is situated at the major intersection of Tiny Town Road and Peachers Mills Road, adjacent to The Shoppes of Peachers Mill, a new 61,660 SF shopping center anchored by Publix. Clarksville is a city in and the county seat of Montgomery County and is located approximately 45 miles from Nashville.



ADDRESS

1481 Tiny Town Road
Clarksville, TN 37042

PROPERTY SPECIFICS

Purchase Price	\$2,115,000
Price/Square Foot	\$159.02
Rentable Area	13,300
Lot Size	1.92
Year Built	2011
Parcel/Tax ID	018 002.03
Tenants	Dollar General & Tippers Neighborhood Pub

HIGHLIGHTS

100% LEASED DOLLAR GENERAL RETAIL CENTER

STRONG NATIONAL TENANT

Dollar General currently approximately 68.42% of the GLA and has approximately 10 years remaining on the initial term with three, five year renewal options remaining.

COMPANY TYPE: Public
NASDAQ: DG
2013 REVENUE: \$16.022 Billion
2012 NET INCOME: \$766.69 Million
2012 NET WORTH: \$9.6 Billion
LOCATIONS: 11,000+

GREAT LOCATION at major intersection of Tiny Town Road & Peachers Mill Road.

OVER 26,000+/- VEHICLES PASSING DAILY on Tiny Town Road.

ADJACENT TO the Shoppes at Peachers Mill, a 61,660 SF Publix anchored shopping center.

TREMENDOUS GROWTH in the immediate area with 5 elementary schools within 1 mile.

HOME TO FORT CAMPBELL, a 106,700-acre military base built in 1941 with 45,000+ enlisted personnel and home to 101st Airborne Division.

LG TO INVEST \$250 MILLION, bring 600 jobs to Clarksville



TOP RANKINGS – 5th Fastest Growing City and 2nd Fastest Growing MSA in U.S. (US Census Bureau 2013)

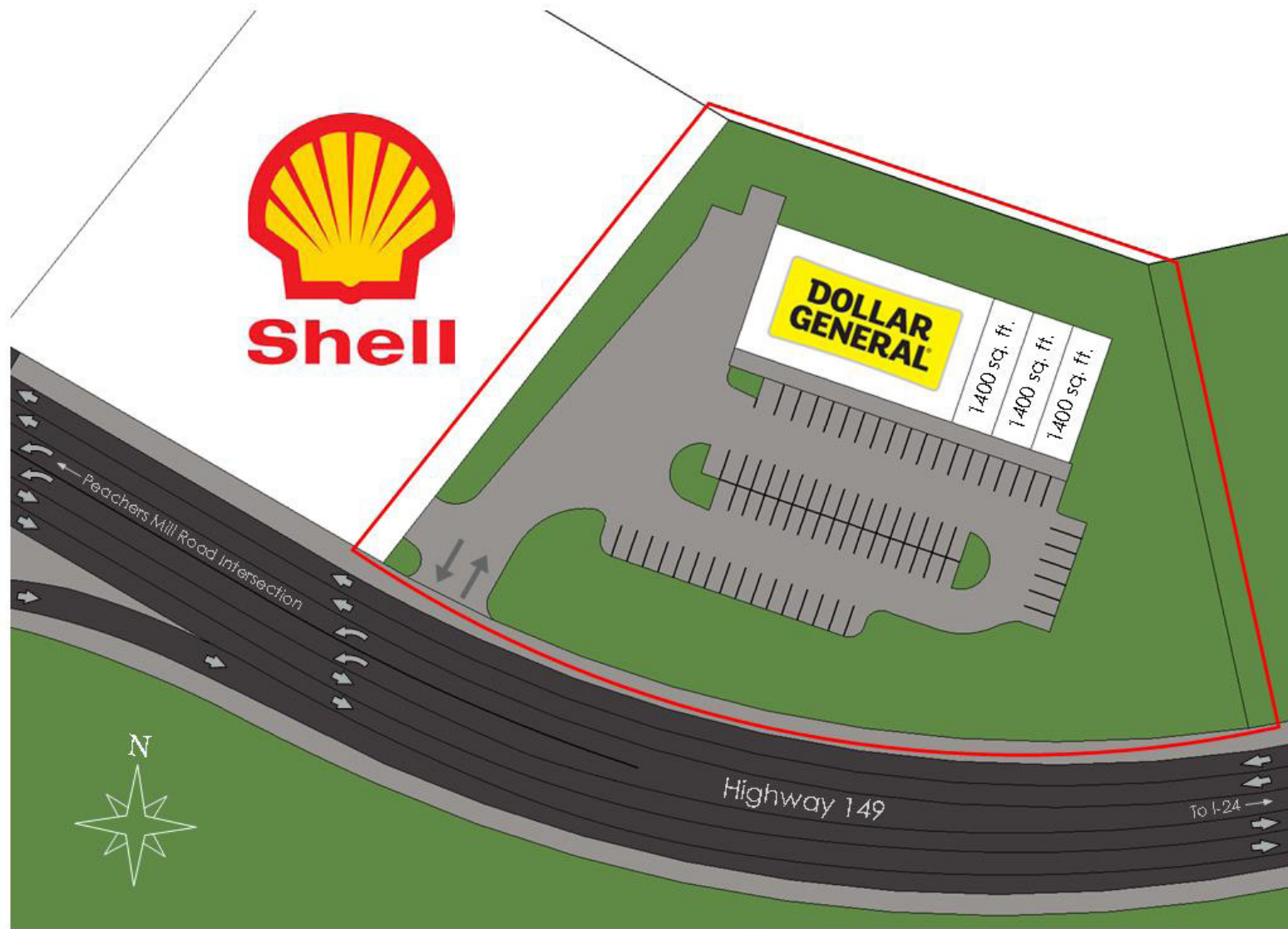
#19 U.S. CITY FOR JOB GROWTH IN 2016, 24/7 Wall St./MSN.com, December 2016

FOREIGN INVESTMENT MAKES POWERFUL IMPACT IN TENNESSEE, Area Development, January 2017

PROPERTY PHOTO



SITE PLAN



The Above Information Has Been Obtained From Sources We Believe To Be Reliable, However We Do Not Take Responsibility For Its Correctness.

AERIAL



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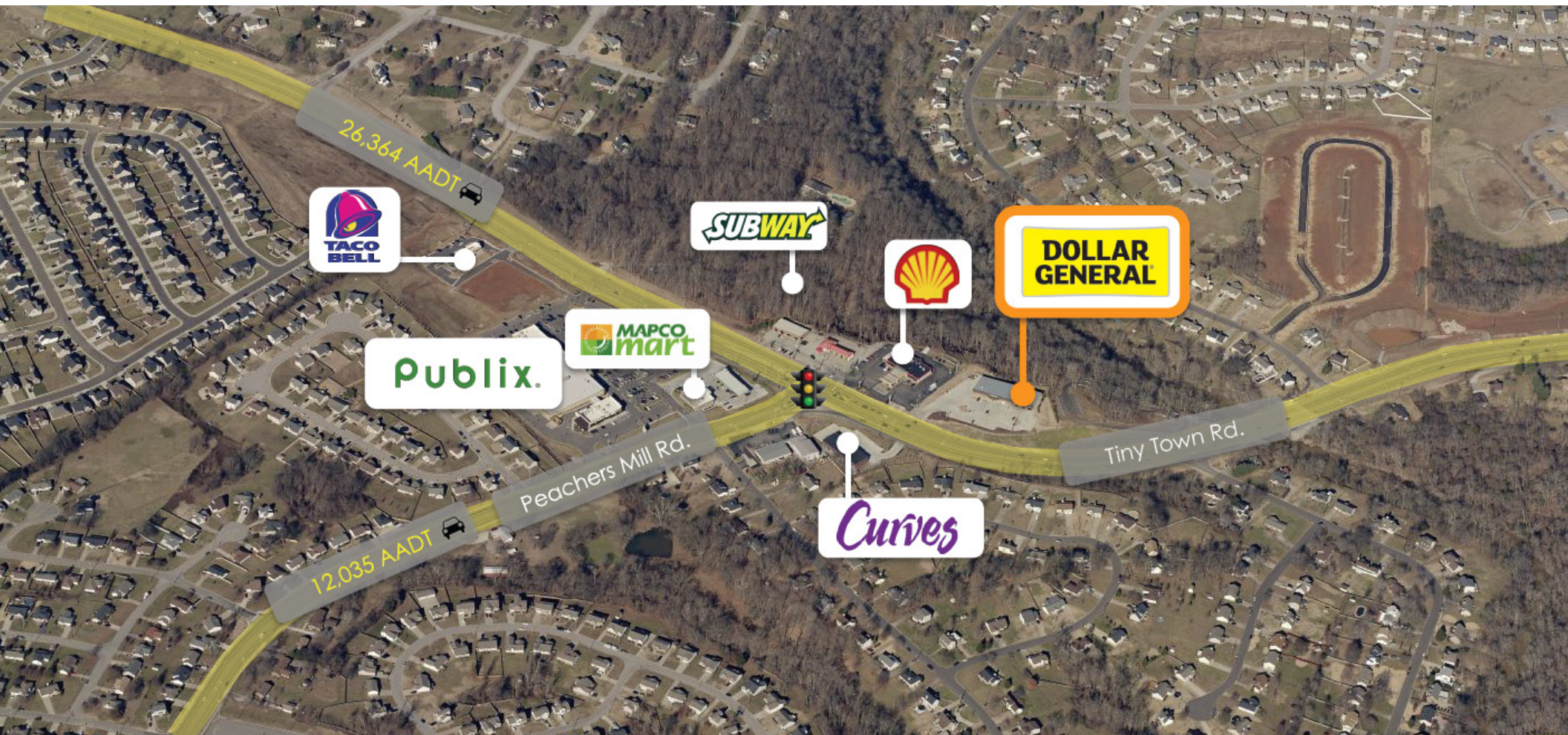
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AERIAL



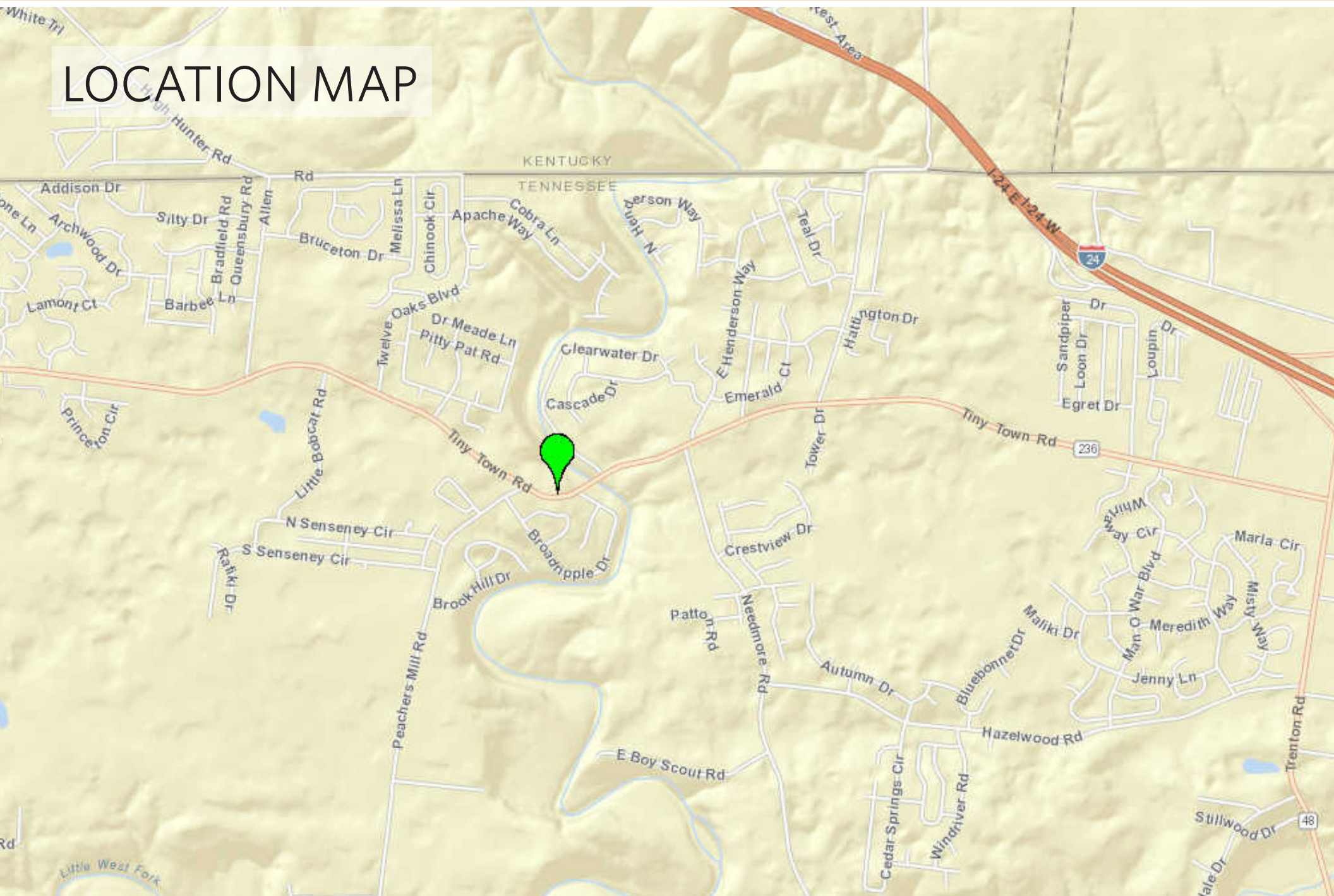
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AERIAL



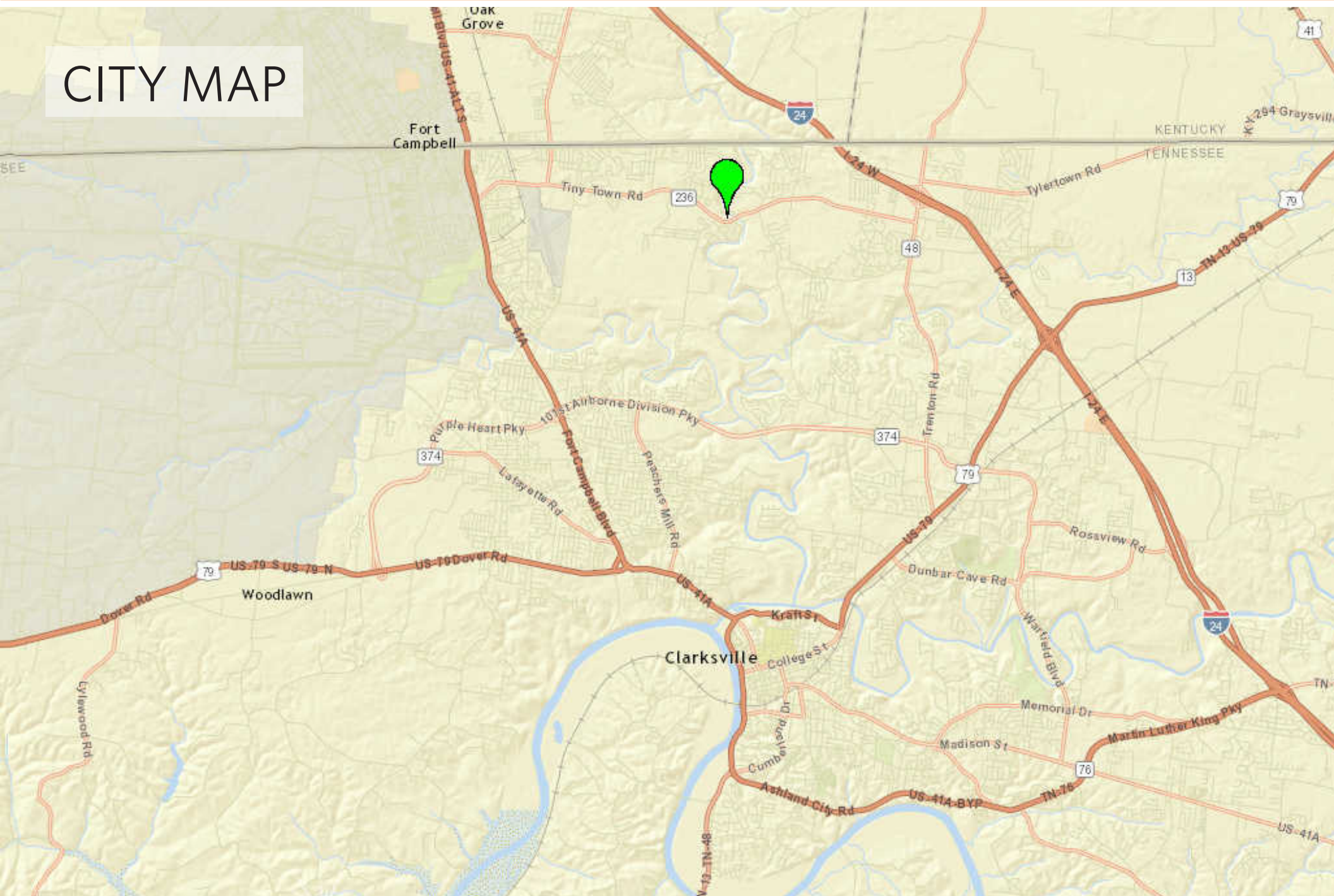
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LOCATION MAP

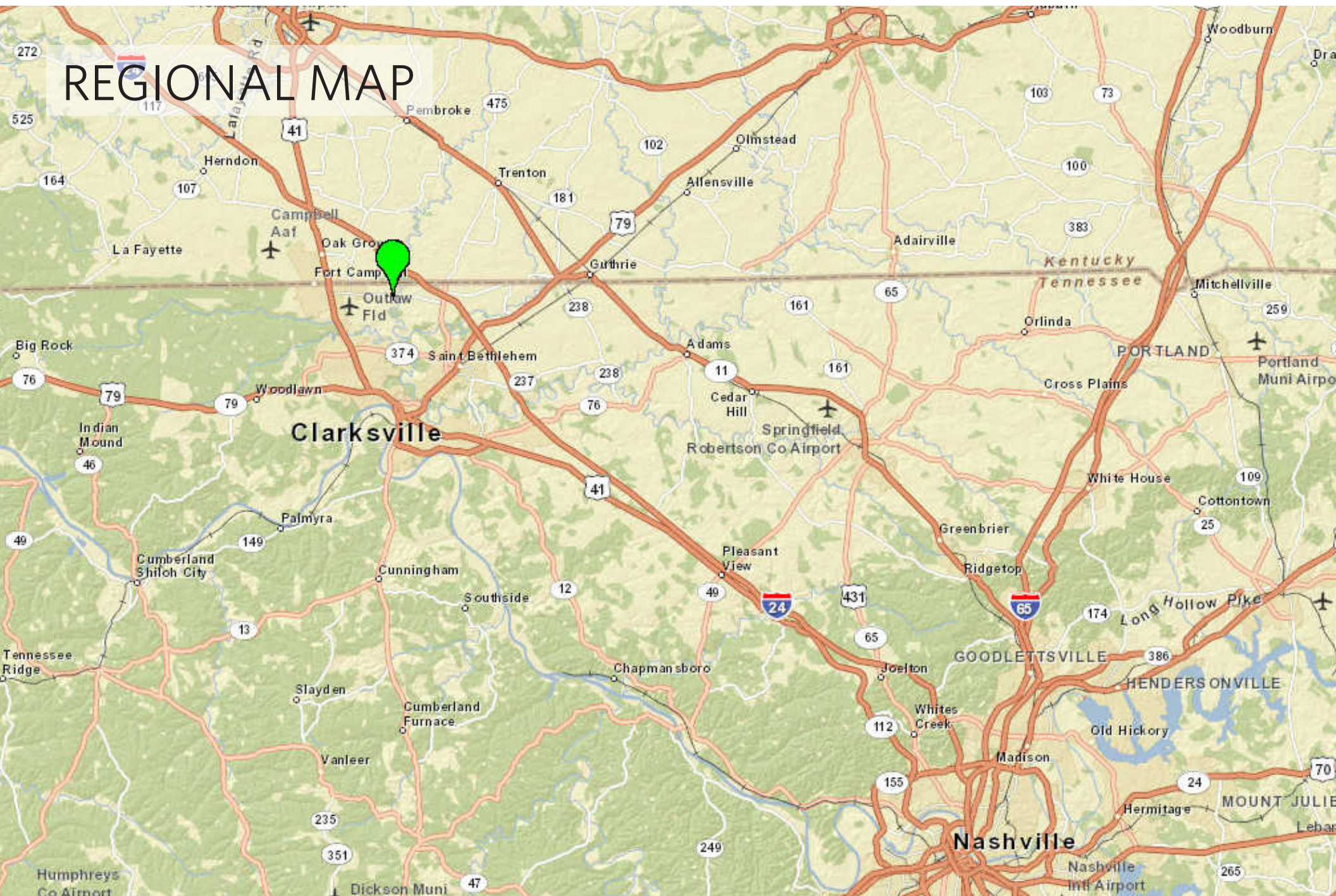


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CITY MAP



REGIONAL MAP



FINANCIAL INFORMATION

RENT ROLL

TENANT	GLA	% OF GLA	LEASE COMMENCEMENT	LEASE EXPIRATION	ANNUAL RENT	RENT/SF	INCREASES	OPTIONS	LEASE TYPE
Dollar General	9,100	68.42%	10/27/2011	10/30/2026	\$95,012.76	\$10.44	Yr.11- 3%	3-5 Yr.	NNN
Tippers Neighborhood Pub	4,200	31.58%	4/1/2017	5/31/2027	\$63,000.00	\$15.00	Annually- 3%	2-5 Yr.	NNN
	13,300	100.00%			\$158,012.76				

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INCOME AND EXPENSE

INCOME

Base Rent		
Dollar General	\$95,012.76	
Tippers Neighborhood Pub	<u>\$63,000.00</u>	
Total Base Rent		\$158,012.76

REIMBURSEMENT AMOUNTS

DG Insurance Reimbursements	\$2,599.28	
DG RE Tax Reimbursements	\$19,845.80	
DG CAM Reimbursements	\$5,580.00	
Shop Space Reimbursements	<u>\$14,400.00</u>	
Total Reimbursements		\$42,525.08
Total Income		<u>\$200,437.84</u>

EXPENSES

CAM	\$12,482.05	
RE Taxes	\$29,185.00	
Insurance	\$3,799.00	
Reserve/Repair (\$.15/SF)	\$1,995.00	
Mgmt Fee (3%)	<u>\$4,866.38</u>	
Total Expenses		<u>\$52,327.43</u>

NOI		\$148,110.41
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7.00% \$2,115,863.00

TENANT SUMMARY

TENANT OVERVIEW

Dollar General (NYSE: DG), a Goodlettsville, Tennessee-based corporation, is the largest discount retailer in the United States by number of stores with over 10,000 neighborhood stores in 40 states. Dollar General makes shopping for everyday needs simpler and hassle-free by offering a carefully edited assortment of the most popular brands at low everyday prices in small, convenient locations. They are among the largest retailers of top-quality products made by America's most trusted manufacturers such as Procter & Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills, Nabisco, Pepsi-Co and Coca-Cola.

The stores were founded in 1939 by Cal Turner Sr. and his father J.L. Turner in Scottsville, Kentucky as J.L. Turner & Son, Inc. Their descendant Cal Turner Jr. later worked as CEO of the firm for 25 years and he is now Chairman of the Cal Turner Family Foundation and a member of Brentwood United Methodist Church. In 1968, the business changed its name to Dollar General Corporation. In 2007, the company was acquired by the private equity firm Kohlberg Kravis Roberts (KKR), which took the company public in 2009.

On July 6, 2007, all shares of Dollar General stock were acquired by private equity investors for \$22 per share. An investment group consisting of affiliates of Kohlberg Kravis Roberts (KKR), GS Capital Partners (an affiliate of Goldman Sachs), Citigroup Private Equity and other co-investors completed an acquisition of Dollar General Corporation for a total enterprise value of \$7.3 billion.

DOLLAR GENERAL®

TENANT OVERVIEW

Tenant Trade Name	Dollar General
Ownership	Public
Tenant	Dolgencorp LLC
Lease Guarantor	Dollar General Corporation
Lease Type	NNN
Roof and Structure	Landlord Responsible
Lease Term	15 Years
Original Commencement	10/27/2011
Lease Expiration	10/30/2026
Term Remaining on Lease	12 Years
Options	Three (3) - Five (5) Year Options

AREA OVERVIEW

CITY INFORMATION



The City of Clarksville is located in the heart of the United States – just 45 miles north of Nashville, Tennessee – the state’s capitol and the home of Country Music. Clarksville is a city in and the county seat of Montgomery County, Tennessee. The city had a population of 132,957 at the 2010 census, and an estimated 142,519 in 2012. Clarksville is the fifth-fastest growing city in the nation, of cities with a population over 50,000.

Clarksville-Montgomery County is home to Fort Campbell United States Army Base and the 101st Airborne Division (Air Assault), which is the 5th Largest Military Base in the nation with over 30,000 on active duty. It is also the principal city of the Clarksville, TN-KY metropolitan statistical area, which consists of Montgomery and Stewart counties, Tennessee; and Christian and Trigg counties, Kentucky. It is the second-fastest-growing Metropolitan Statistical Area (MSA) in the nation.

A community where you can live, work, and play. Leisure time is enjoyed by all, young and old. Middle Tennessee is fortunate to have four distinct seasons

MARKET OVERVIEW

County Seat	Montgomery
Area in Square Miles	95.5
Elevation	509'
Market Region	Nashville
Year Founded	1785/1808
Latitude/Longitude	36°31'47"N 87°21'33"W
Distance from Nashville	45 miles

each year. Our mild weather and climate allow for a variety of outdoor events all year long. Hunting, fishing, cycling, running, and outdoor sports all have official organization tournaments in Clarksville.

The Cumberland RiverWalk provides loads of fun for families. Kite flying, frisbee throwing, fishing, running, boating and walking are just some of the activities you will see when you visit this city treasure. Austin Peay State University as well as Fort Campbell play a vital role in providing leisurely activities for the community through sporting events, community concerts and annual celebrations. Land Between the Lakes national recreation area is 40 miles to the west of Clarksville. Clarksville-Montgomery County boasts 25 parks with 644 acres total, 5 public swimming pools, 6 golf courses, 9 tennis courts, 2 movie theaters and 3 community centers.

Source: Wikipedia, Clarksville Chamber of Commerce



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2000 Population	1,923	15,357	60,973
2010 Population	4,352	30,737	86,166
2013 Population	5,802	34,720	92,457
2018 Population	6,582	39,192	103,989
2000-2010 Annual Rate	8.51%	7.19%	3.52%
2010-2013 Annual Rate	9.25%	3.82%	2.19%
2013-2018 Annual Rate	2.55%	2.45%	2.38%
2013 Male Population	48.9%	49.0%	48.9%
2013 Female Population	51.1%	51.0%	51.1%
2013 Median Age	27.9	27.1	27.2
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
2013 White Alone	56.9%	59.4%	61.5%
2013 Black Alone	28.4%	26.6%	24.8%
2013 American Indian/Alaska Native Alone	0.6%	0.6%	0.8%
2013 Asian Alone	4.0%	3.2%	2.9%
2013 Pacific Islander Alone	0.7%	0.6%	0.6%
2013 Other Race	3.6%	3.8%	3.7%
2013 Two or More Races	5.8%	5.8%	5.8%
2013 Hispanic Origin (Any Race)	13.7%	13.1%	12.8%
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2000 Households	599	5,043	20,569
2010 Households	1,385	10,642	30,665
2013 Total Households	1,854	12,044	32,983
2018 Total Households	2,113	13,637	37,230
2000-2010 Annual Rate	8.75%	7.75%	4.07%
2010-2013 Annual Rate	9.40%	3.88%	2.27%
2013-2018 Annual Rate	2.64%	2.52%	2.45%
2013 Average Household Size	3.13	2.88	2.80

MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2013 Median Household Income	\$52,482	\$52,101	\$47,101
2018 Median Household Income	\$58,016	\$56,814	\$53,495
2013-2018 Annual Rate	2.03%	1.75%	2.58%
AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2013 Average Household Income	\$60,643	\$59,068	\$55,052
2018 Average Household Income	\$67,745	\$65,395	\$61,580
2013-2018 Annual Rate	2.24%	2.06%	2.27%
PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
2013 Per Capita Income	\$20,740	\$20,566	\$19,673
2018 Per Capita Income	\$23,259	\$22,836	\$22,073
2013-2018 Annual Rate	2.32%	2.12%	2.33%
HOUSING	1 MILE	3 MILES	5 MILES
2000 Total Housing Units	652	5,438	22,254
2000 Owner Occupied Housing Units	426	3,446	11,113
2000 Owner Occupied Housing Units	173	1,597	9,456
2000 Vacant Housing Units	53	395	1,685
2010 Total Housing Units	1,501	11,729	34,006
2010 Owner Occupied Housing Units	919	6,722	16,465
2010 Renter Occupied Housing Units	466	3,920	14,200
2010 Vacant Housing Units	116	1,087	3,341
2013 Total Housing Units	1,971	13,019	36,475
2013 Owner Occupied Housing Units	1,214	7,269	16,936
2013 Renter Occupied Housing Units	641	4,775	16,047
2013 Vacant Housing Units	117	975	3,492
2018 Total Housing Units	2,224	14,627	40,847
2018 Owner Occupied Housing Units	1,392	8,298	19,395
2018 Renter Occupied Housing Units	721	5,339	17,834
2018 Vacant Housing Units	111	990	3,617

Source: U.S. Census Bureau, Census 2010 Summary

MarketRetail

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Kevin Fulton

Managing Partner

Mobile: 615.796.4076

kfulton@marketretailpartners.com

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