

**Absolute NNN
DOLLAR GENERAL**
Franklin, PA



Representative Photo

\$ Asking Price
\$1,548,537

% Cap Rate
6.70%

1407 Pittsburgh Rd
Franklin, PA 16323

Asset Summary

Net Operating Income (NOI)	\$103,752
Rent/Month	\$8,646
Rent/SF	\$11.40
Rentable Square Feet	9,100+/- SF
Land Area	1.42+/- 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	December 17, 2017
Lease Expiration	December 31, 2032
Increases	10% Every 5 Years in Options
Options	Three (3), Five (5) Year

Rent Schedule

Term	Increases	Annual Rent	Monthly Rent
12/17/2017 – 12/31/2032	-	\$103,752.00	\$8,646.00
1/1/2033 – 12/31/2037 (Option 1)	10%	\$114,127.20	\$9,510.60
1/1/2038 – 12/31/2042 (Option 2)	10%	\$125,539.92	\$10,461.66
1/1/2043 – 12/31/2047 (Option 3)	10%	\$138,093.91	\$11,507.83

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 \$59,666 within 3 miles
- Over 10,000 people live within 3 miles of the store & traffic counts are 10,000 VPD



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



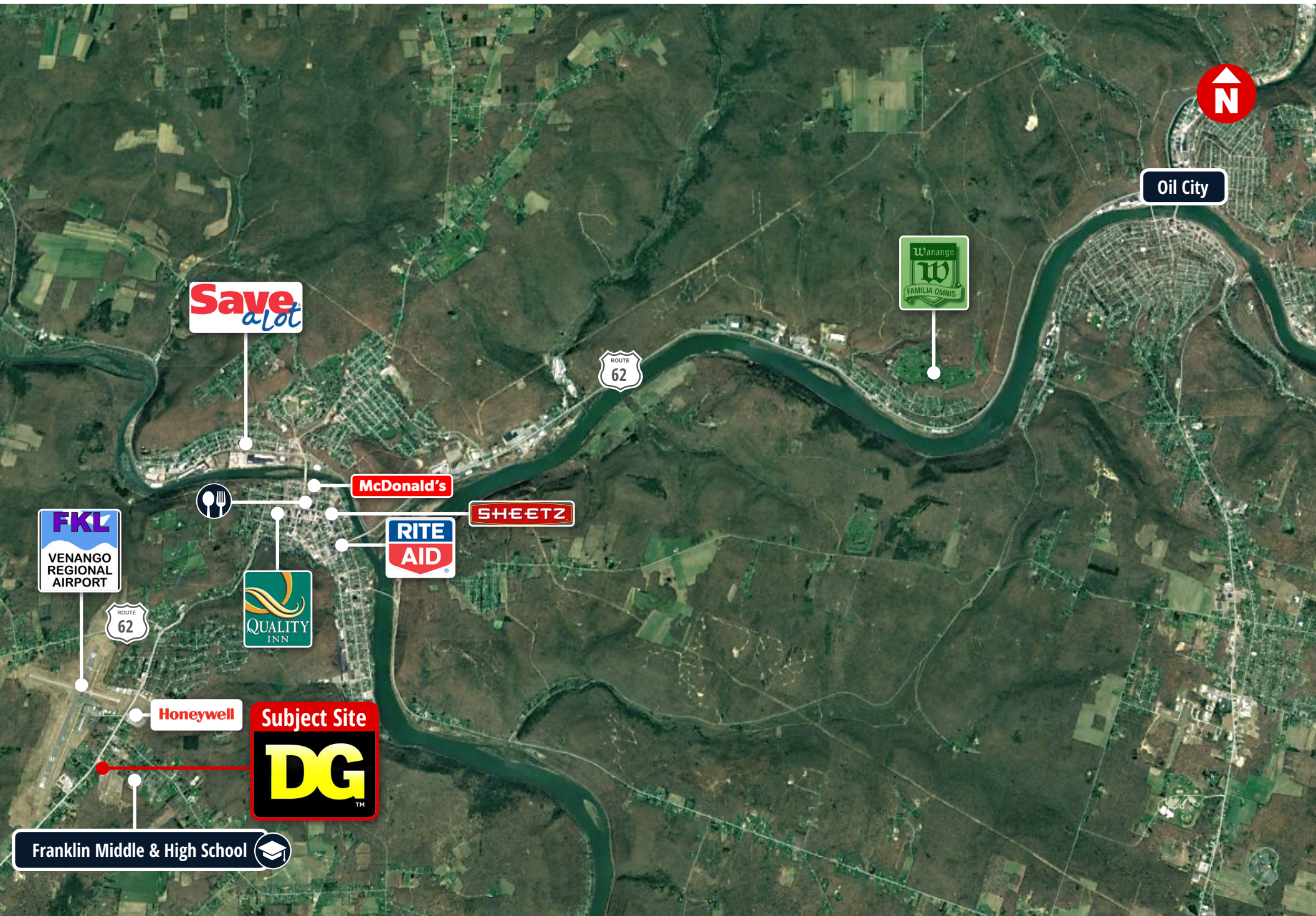

Distance To

Youngstown, OH 56 miles
Punxsutawney, PA 79 miles

Pittsburgh, PA 82 miles
Cleveland, OH 124 miles

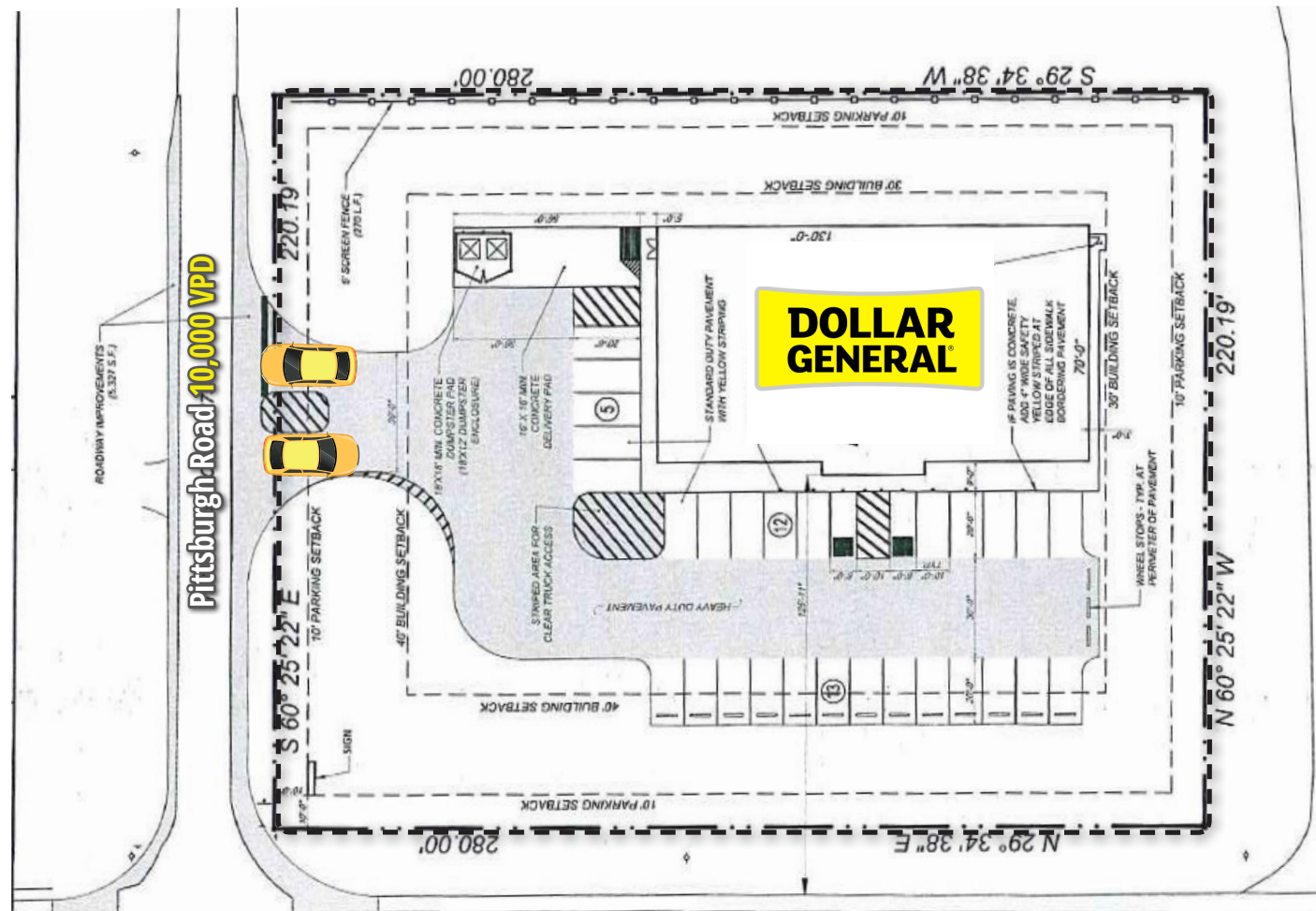
State College, PA 143 miles
Harrisburg, PA 229 miles



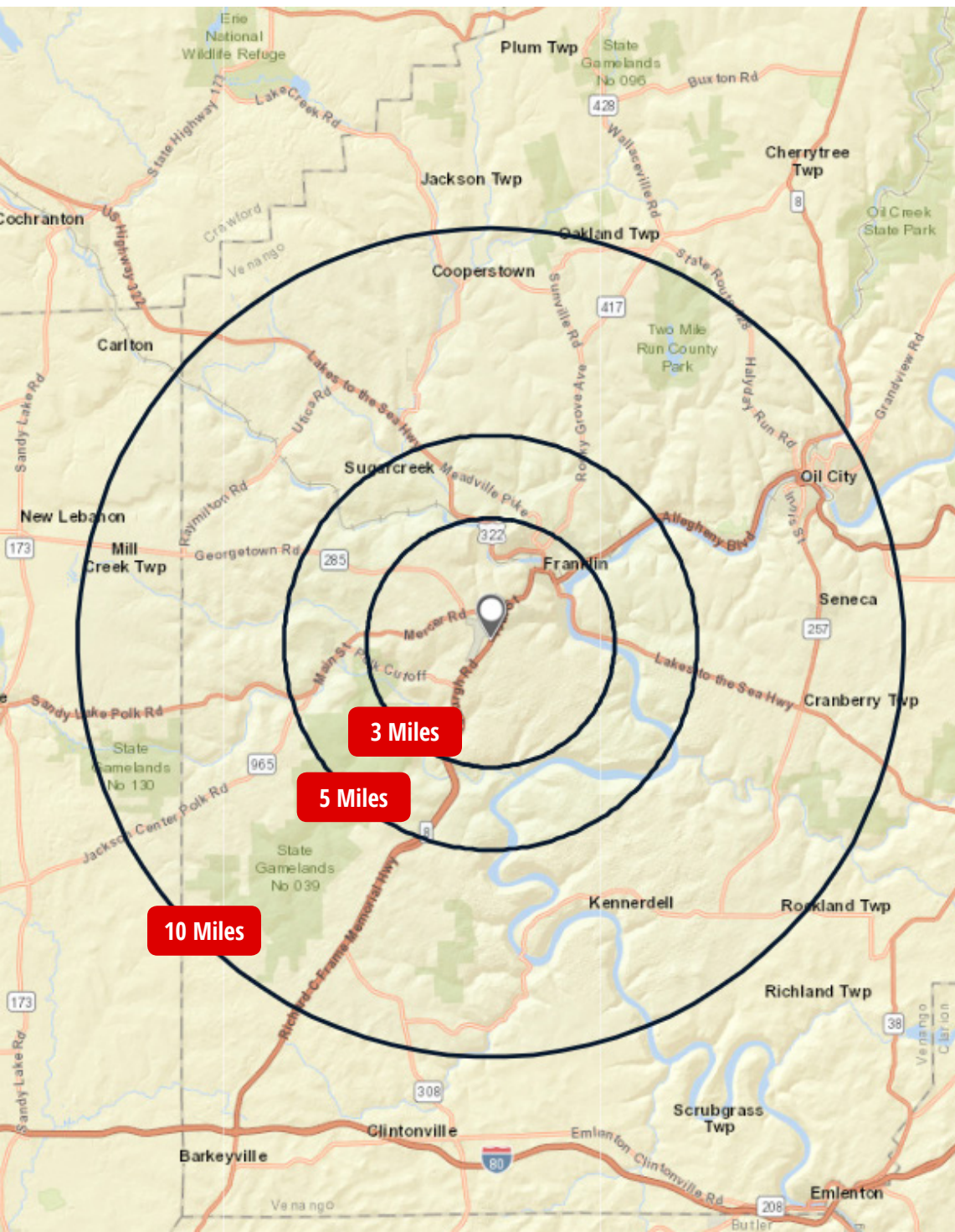


Oil City





Location Overview, 3/5/10 Miles



	3 Miles	5 Miles	10 Miles
Population			
2018 Population	10,242	14,300	36,652
2023 Population	9,871	13,800	35,456
2018 Median Age	45.0	46.1	45.7
Households			
2018 Total Households	4,378	5,933	15,294
2023 Total Households	4,218	5,723	14,803
Median Household Income			
2018 Median HH Income	\$44,740	\$45,584	\$44,745
2023 Median HH Income	\$50,838	\$51,599	\$50,930
Average Household Income			
2018 Average HH Income	\$59,666	\$59,707	\$57,216
2023 Average HH Income	\$68,743	\$68,967	\$65,988

10 Mile Radius | Demographics



Population
36,652



Avg HH Income
\$57,216



Total Businesses
1,509



Total Employees
19,802

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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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
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4th Fl | New York, NY
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