

**ABSOLUTE NNN
DOLLAR GENERAL**
Russell, PA



Representative Photo

\$ Asking Price
\$1,354,388

% Cap Rate
6.70%

**6700 Market Street
Russell, PA 16345**

Asset Summary

Net Operating Income (NOI)	\$90,744
Rent/Month	\$7,562
Rent/SF	\$9.97
Rentable Square Feet	9,100+/- SF
Land Area	1.68+/- 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	September 29, 2017
Lease Expiration	September 30, 2032
Increases	10% Every 5 Years in Options
Options	Three (3), Five (5) Year

Rent Schedule

Term	Increases	Annual Rent	Monthly Rent
9/29/2017 – 9/30/2032	-	\$90,744.00	\$7,562.00
10/1/2032 – 9/30/2037 (Option 1)	10%	\$99,818.40	\$8,318.20
10/1/2037 – 9/30/2042 (Option 2)	10%	\$109,800.24	\$9,150.02
10/1/2042 – 9/30/2047 (Option 3)	10%	\$120,780.26	\$10,065.02

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 greater than \$80,000 within 3 miles



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

Warren, PA
Erie, PA

6.5 miles
61 miles

Youngstown, OH
State College, PA

122 miles
129 miles

Pittsburgh, PA
Cleveland, OH

148 miles
158 miles



Subject Site
DG

Russell

ROUTE 62

Conewango Valley Country Club

Warren County VA Medical Center

Kwik Stop
FOOD STORE

ALDI

Walmart

LOWE'S

Arby's
OLLIE'S Bargain OUTLET
GOOD STUFF CHEAP
BON-TON
Dunham's SPORTS

Warren State Hospital

ELLWOOD
National Forest

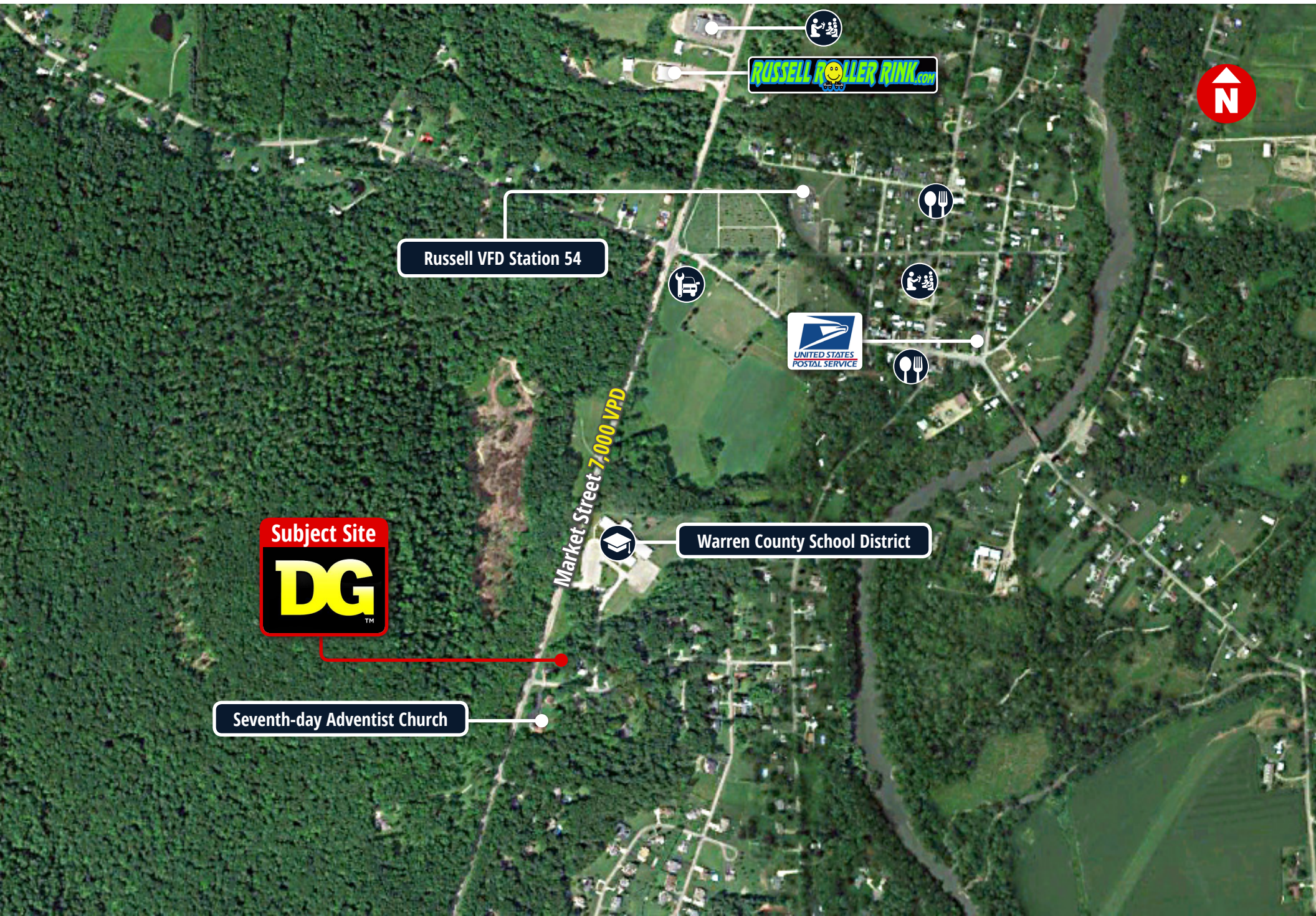
BLAIR

ROUTE 62

Youngsville

Warren





Subject Site
DG
TM

Russell VFD Station 54

Warren County School District

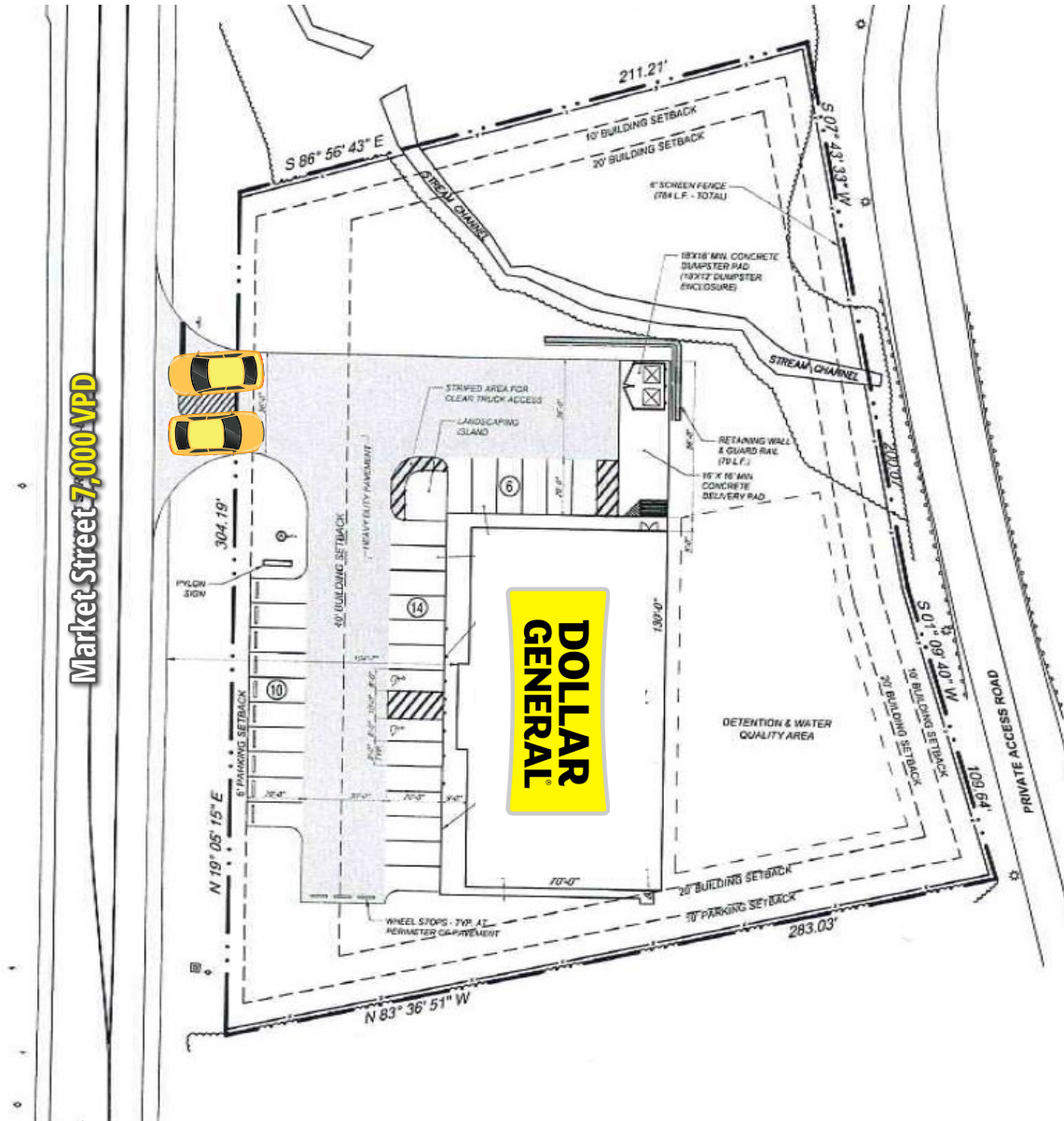
Seventh-day Adventist Church

Market Street 7,000 VPD

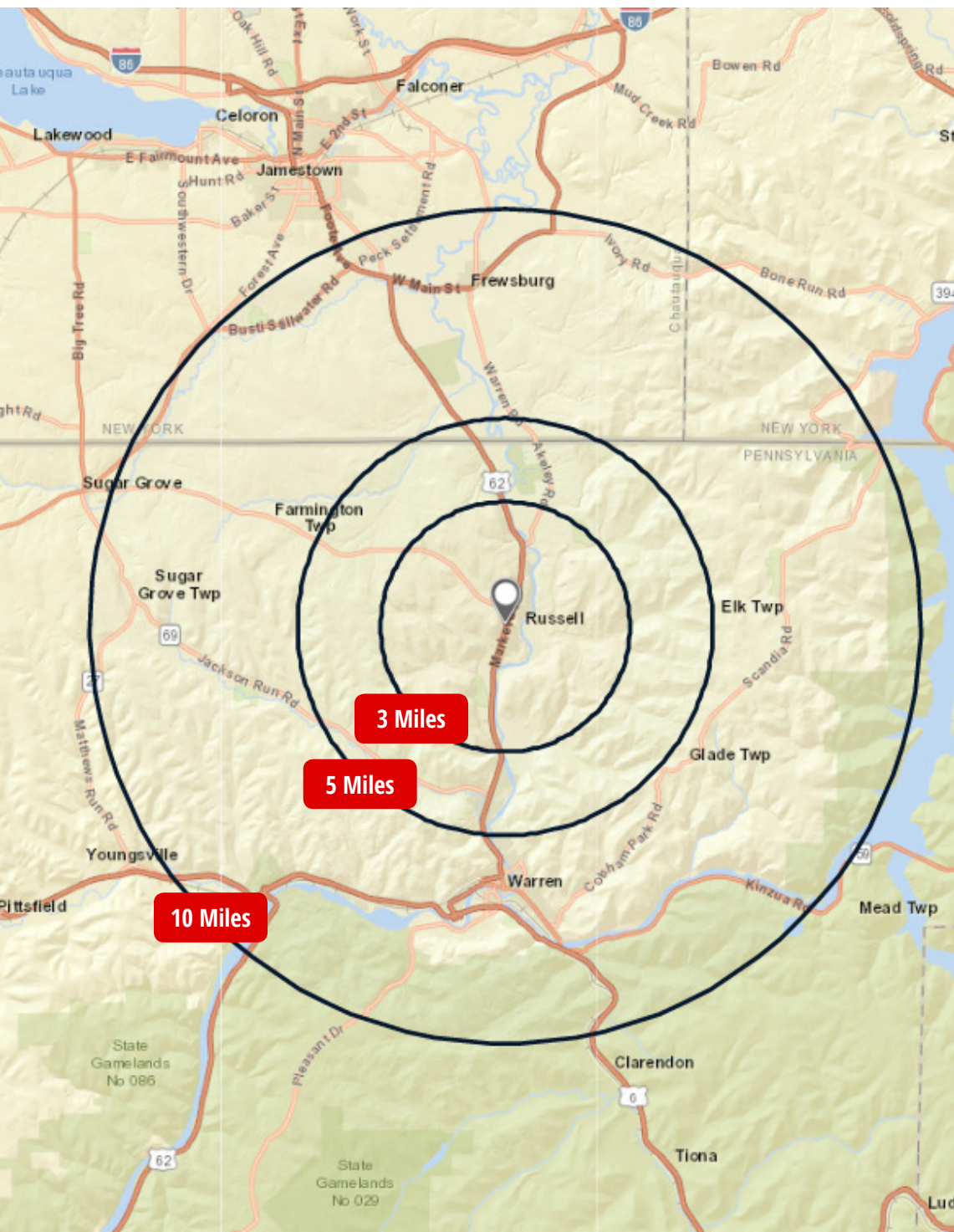
RUSSELL ROLLER RINK.COM

UNITED STATES
POSTAL SERVICE





Location Overview, 3/5/10 Miles



3 Miles 5 Miles 10 Miles

Population

2018 Population	2,556	6,501	28,755
2023 Population	2,477	6,297	27,966
2018 Median Age	50.2	49.6	47.4

Households

2018 Total Households	1,067	2,713	12,337
2023 Total Households	1,035	2,627	11,989

Median Household Income

2018 Median HH Income	\$59,156	\$57,442	\$50,815
2023 Median HH Income	\$69,726	\$66,695	\$57,685

Average Household Income

2018 Average HH Income	\$80,627	\$75,859	\$64,922
2023 Average HH Income	\$89,782	\$85,636	\$74,893

10 Mile Radius | Demographics



Population
28,755



Avg HH Income
\$64,922



Total Businesses
1,233



Total Employees
16,839

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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