

Dollar General

- 2018 Upgraded Construction
- 15 Year Absolute NNN Lease
- Northeast STNL Asset
- Strategic Location
- Traffic Counts 11,000+ ADT
- \$111,985 Avg. HH Income (1 Mile)
- 16 miles from Long Island Sound
- Located within Hartford MSA
- Corporate Guarantee



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HADDAM, CT



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Table of Contents

Property Information Overview & Highlights	4
Area Overview	5
Tenant Overview	6
Location Map & Demographics	7
Aerial	8-10
Site Plan	11
Contact	12





Actual Store

Investment Highlights

- 15 Year Lease Term
- 2018 Upgraded Construction
- Strategic DG Location
- Traffic counts of 11,000+ ADT
- 7 mile Population over 30,000+
- 1 Mile Avg. HH Income \$111,985
- Located within the Hartford MSA
- S&P Credit Rating: BBB
- Ideal Investor/ 1031 Exchange Property

Property Overview

Rare 2018 upgraded construction ideally located on an approximate 1.12 acre parcel directly on Bridge Road (Rt 82). Traffic counts are strong at 11,000+ ADT on US-301 and 4,300 ADT on Saybrook Road (Rt 154). Bridge Road is a critical access point to all communities south of Middletown and North of Old Saybrook on either side of the Connecticut River, as it is the only vehicular crossing over the Connecticut River for 14 miles north and south. The surrounding area is packed with bustling communities & towns, marinas, storefronts, restaurants, parks and historic and picturesque street scapes. The property is located within the Greater Hartford MSA, just 17 miles from the Long Island Sound and just 31 miles from downtown Hartford.

Lease Abstract

85 Bridge Road Haddam, CT 06438

Price \$2,117,000

CAP 6.00%

NOI \$127,012.20 (years 1-15)

Options 3 x 5 year options
10% Rent Increases in Each

Building Size 7,500 +/- square feet

Land Area 1.12 +/- acres

Construction Completion November 2018*

Lease Commencement Date 11/15/2018*

Lease End Date 11/30/2033*

Tenant/Guaranty Dollar General (NYSE: DG)

Lease Type NNN

*Projected





Area Overview

Haddam is a picturesque New England town located in Middlesex County, CT. The community has a rich heritage and history with classic New England historic architecture. Covering approximately 46.3 square miles, this waterfront village sits on the banks of the Connecticut River and serves up old-school Americana with flag lined streets, white picket fences, and fruitful farm land. As a source of income, transportation, and recreation the Connecticut River plays a significant role in Haddam's development. Home to bustling marinas, nine state parks, artfully designed restaurants, an acclaimed golf course (Fox Hopyard), and the Tony Award winning theatre - The Goodspeed Opera House; the Connecticut River Valley has lured intellectuals and wealthy urbanites to the community for decades. With a close proximity to the Atlantic Ocean and easy access to major highways (I-95), airports (Bradley International) and railroads (Amtrak), Haddam sees traffic increase during the summer months as visitors flock to the area for vacation. The neighboring city of Middletown is home to Middlesex College (Total enrollment 4,400) and the prestigious liberal arts college, Wesleyan University (Total enrollment 3,213). With a robust population of 163,410 Middlesex County encompasses fifteen tightly knit towns including Middletown, Westbrook, Essex, Old Saybrook, Clinton, and Cromwell. The property is located in Hartford County Connecticut in the Hartford-West Hartford-East Hartford MSA, which has a population of more than 1,200,000 and is the 47th largest MSA by population in the USA. Major employers in the region include Pratt & Whitney Aircraft, Eversource, Aerospace Techniques, and Pfizer Inc. Haddam offers high performing school systems and boasts a strong average household income of \$111,985 within 1 mile of the property. Haddam has recently invested in new schools, town office buildings, and a firehouse. The property is ideally located on Bridge Road, just before The East Haddam Swing Bridge, which boasts traffic counts over 10,000 ADT and is a critical access point to all communities south of Middletown and North of Old Saybrook on either side of the Connecticut River, as it is the only vehicular crossing over the Connecticut River for 14 miles north and south. The property is located 31 miles from downtown Hartford, 74 miles from Providence, 111 miles from New York and 125 miles from Boston.

Major Employers in Greater Hartford

State of Connecticut	Government	51,500+
Unite Technologies Corp.	Aircraft/Aerospace	24,500
Yale New Haven Health System	Healthcare	20,000
Hartford Healthcare	Healthcare	18,000
Yale University	Education	14,750+
Aetna	Insurance/Healthcare	10,000 +
Pratt & Whitney	Aerospace	9,500+
The Travelers Companies	Healthcare	7,400

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DOLLAR GENERAL®

- In 2018 - Ranked #123 on the Fortune 500
- "Investment Grade" S&P Credit Rating: BBB (Stable)
- Q3 2018 Net Sales Increased 8.7% to \$6.4 Billion
- The company repurchased 2.8 Million shares in Q3 2018
- Q3 2018 Same-Store Sales Increased 2.8%
- Cash Flows from Operations Increased 32.5% to \$1.5 Billion
- \$374 Million Returned to Shareholders through Share Repurchases and Cash Dividends
- Declared Fourth Quarter Cash Dividend of \$0.29 per share

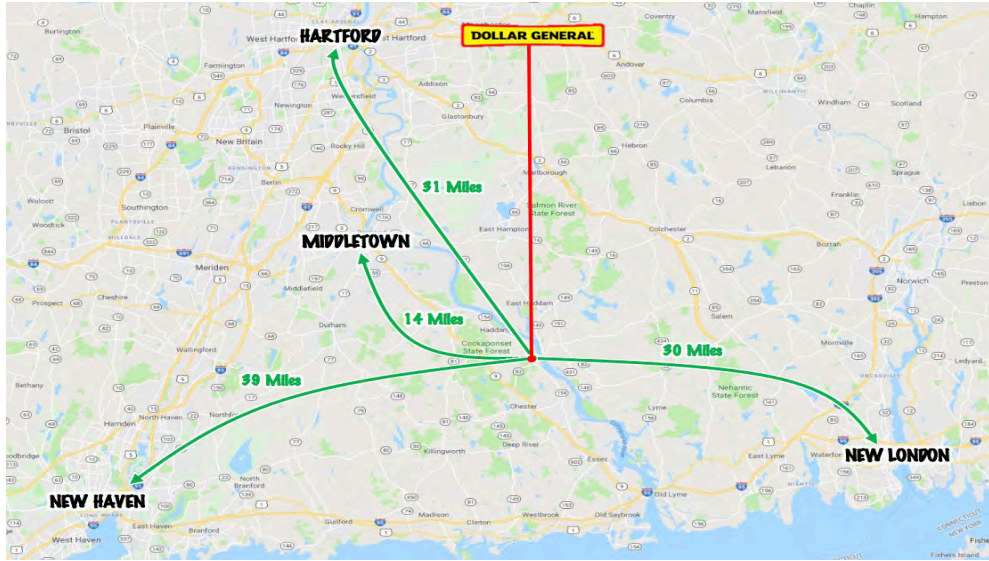


Tenant Profile

Dollar General is the largest "small box" discount retailer in the United States. Headquartered in Goodlettsville, TN, the company was established in 1939. As of November 2, 2018, there are more than 15,227 stores with more than 135,000 employees located across 44 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets. During the 2018 39-week period, the Company opened 750 new stores, remodeled 925 stores and relocated 92 stores. The Dollar General strategy is to deliver a hassle-free experience to consumers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products. In addition to carrying high quality private brands, Dollar General sells products from America's most-trusted brands such as Clorox, Energizer, Procter & Gamble, Hanes, Cocoa-Cola, Mars, Unilever, Nestle, Kimberly-Clarke, Kellogg's, General Mills and PepsiCo. The company continues to invest in distribution infrastructure by increasing its private carrier fleet and developing two new strategic distribution centers. In Q2 2018, Net Sales Increased 8.7% to \$6.4 Billion and Same Store Sales increased 2.8%. DG also returned \$374 Million of capital to shareholders and repurchased 2.8 million shares. Dollar General is ranked #123 on the Fortune 500, a 5 spot jump from the 2017 ranking.



LOCATION MAP & DEMOGRAPHICS



Demographics Snapshot

Population	(3 mile)	4,825 +/-
	(5 mile)	15,830 +/-
	(7 mile)	30,325 +/-
Avg. HH Income (1 mile)		\$111,985



Average Daily Traffic (ADT)

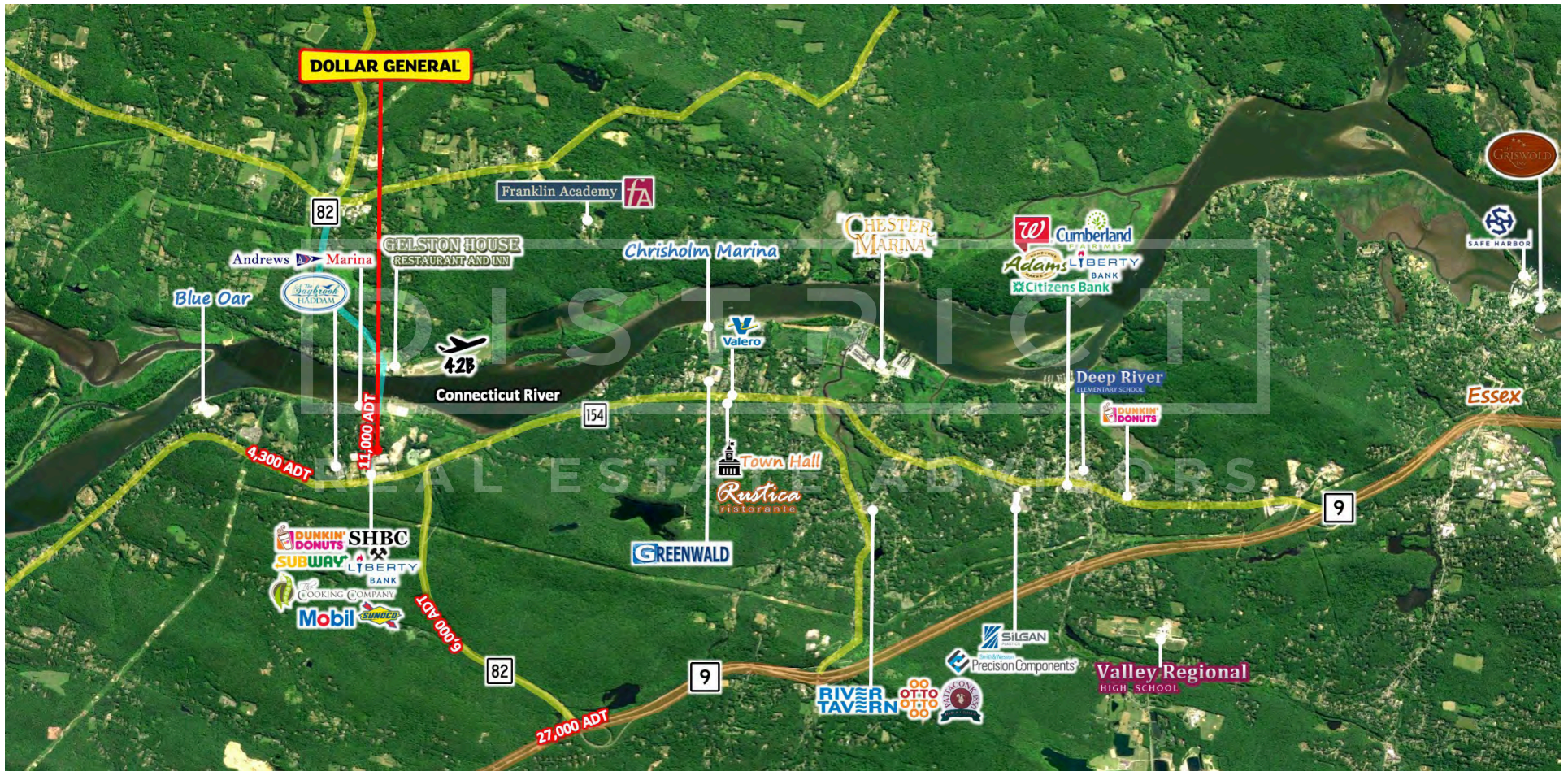
Bridge Road (Rt 82)	11,000	ADT
Saybrook Road (Rt 154)	4,300	ADT

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Aerial

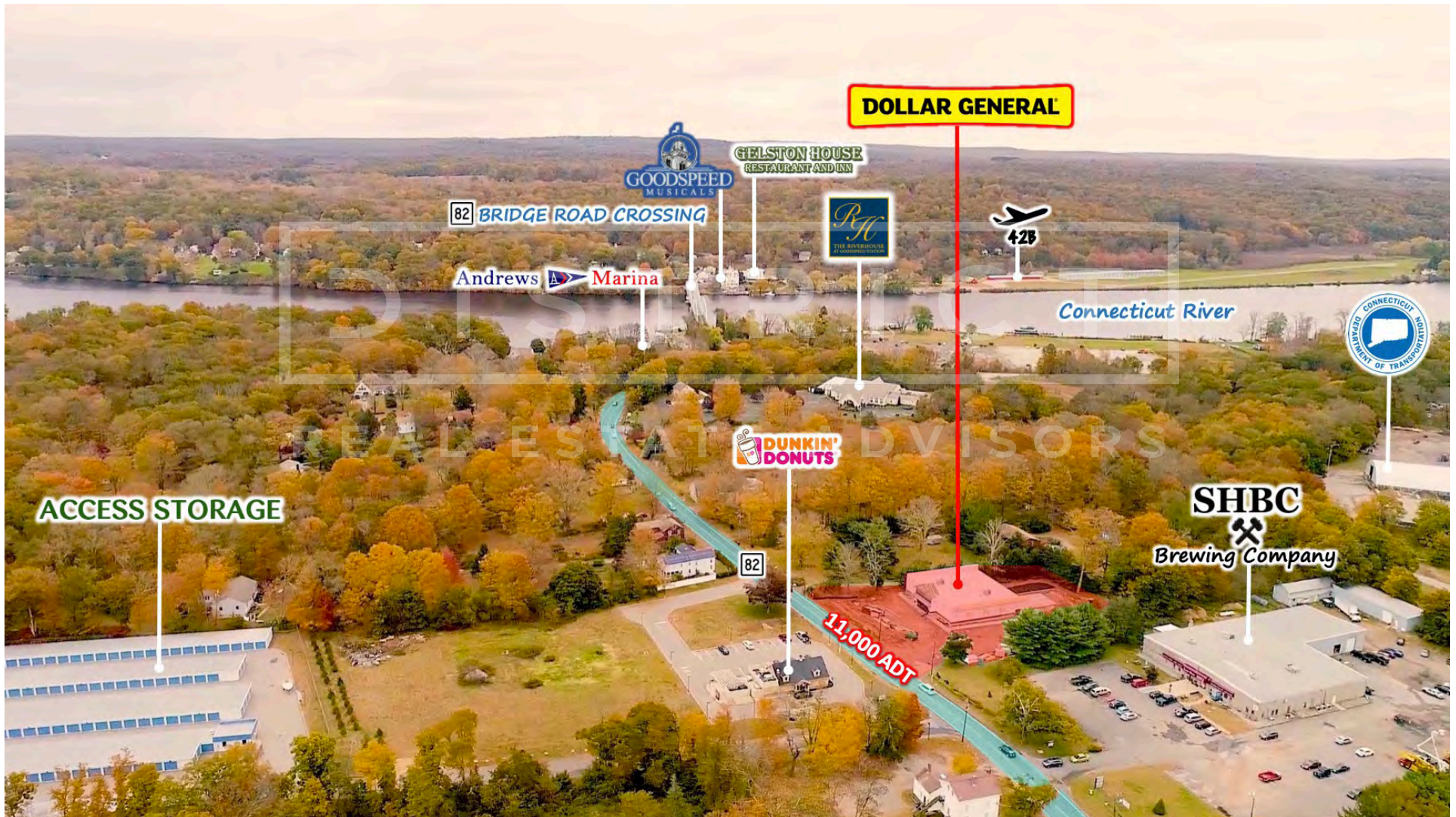


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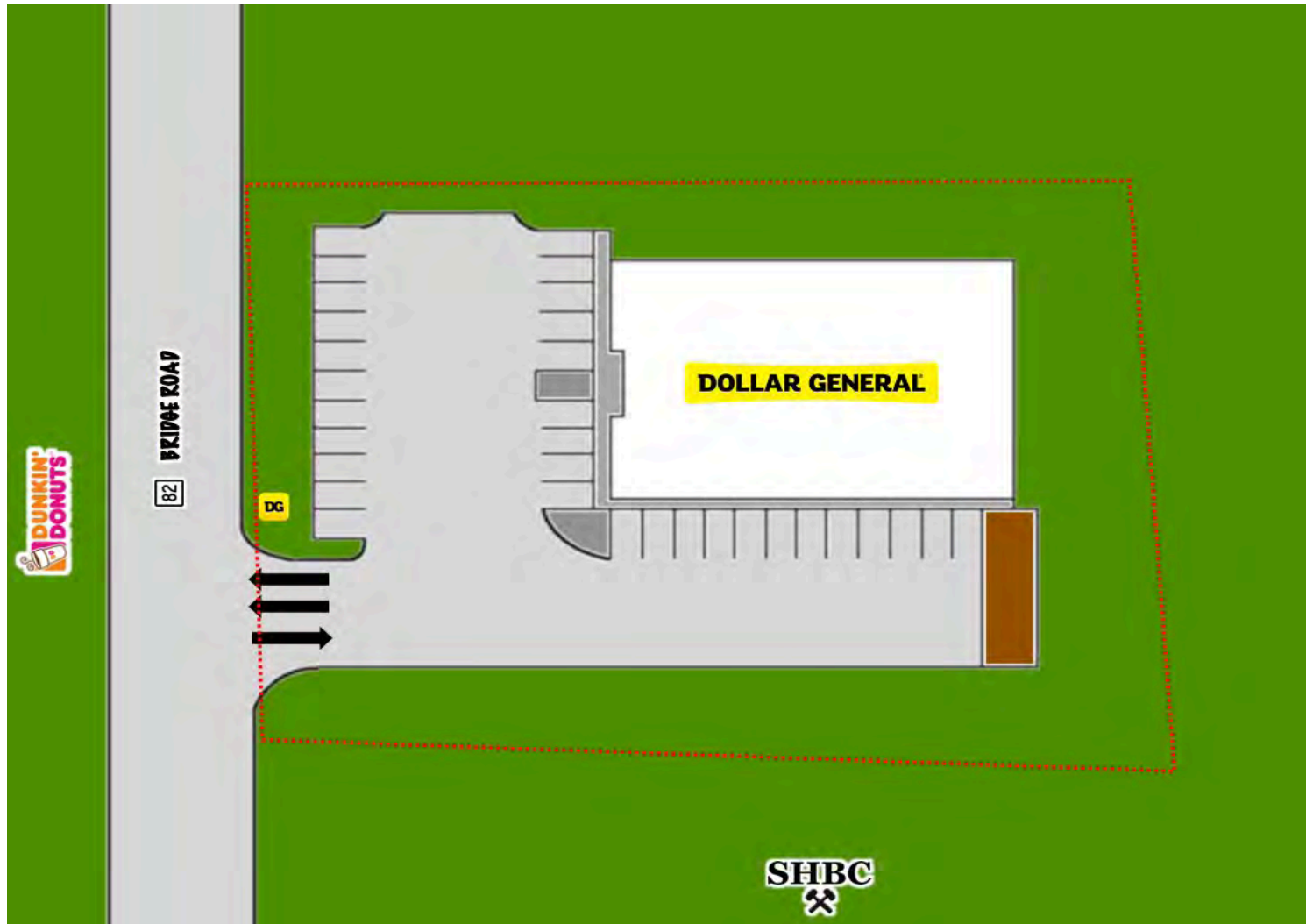
Aerial



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Site Plan



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