

DOLLAR GENERAL®



REPRESENTATIVE PHOTO



DOLLAR GENERAL | NET LEASED OFFERING

111 SOCIETY STREET GREELEYVILLE, SC 29056

OFFERING MEMORANDUM Presented By:

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INVESTMENT OVERVIEW

This is the unique opportunity to purchase a corporately guaranteed Dollar General asset with a net lease in Greeleyville, South Carolina. This is net lease calling for minimal landlord obligations. The tenant has a 3% increase in year 11 and 10% increases at each of the five 5 year renewal options. This is an ideal opportunity for a passive investor looking for a stable investment.



INVESTMENT HIGHLIGHTS

.....
DOLLAR GENERAL NET LEASED OFFERING
.....

.....
100% FEE SIMPLE INTEREST
.....

.....
MINIMAL LANDLORD OBLIGATIONS
.....

.....
SCHEDULED INCREASES IN RENT
.....

.....
CORPORATE GUARANTY – NYSE: DG
.....

.....
S&P RATED BBB INVESTMENT GRADE CREDIT
.....

OFFERING SPECIFICATIONS

.....
PRICE \$1,018,760
.....

.....
CAP RATE 7.50%
.....

.....
NET OPERATING INCOME \$76,407
.....

.....
SQUARE-FOOTAGE 9,014
.....

.....
LAND SIZE 1.60 AC
.....

FINANCIAL SUMMARY

DOLLAR GENERAL | NET LEASED OFFERING

111 SOCIETY STREET GREELEYVILLE, SC 29056

\$1,018,760
7.50% CAP
FEE SIMPLE OWNERSHIP

SUMMARY

TENANT NAME	DOLLAR GENERAL
SQUARE FOOTAGE	9,014
LEASE BEGINS	11/01/2010
LEASE ENDS	10/31/2025
ANNUAL RENT	\$76,407
OPTIONS	FIVE, 5 YEAR
INCREASES	3% increase beginning Year 11 and 10% in Options

OPERATING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$76,407	7.50%
YEAR 11	\$78,700	7.73%
OPTION 1	\$86,570	8.50%
OPTION 2	\$95,227	9.35%
OPTION 3	\$104,749	10.28%
OPTION 4	\$115,225	11.31%
OPTION 5	\$126,747	12.44%

TENANT OVERVIEW



DOLLAR GENERAL

Dollar General Corporation, incorporated in 1955, is a discount retailer in the United States. Dollar General operates 14,000 stores in 44 states as of August 19, 2017 primarily in the southern, southwestern, midwestern and eastern United States. The Company offers a selection of merchandise, including consumables, seasonal, home products and apparel. The Company's merchandise includes national brands from manufacturers, as well as private brand selections with prices at substantial discounts to national brands. It offers its merchandise at everyday low prices through its convenient small-box (approximately 7,300 square feet) locations. During the fiscal year ended February 3, 2012 (fiscal 2011), it opened 625 stores and remodeled or relocated 575 stores, and closed 60 stores. Its small box stores offer consumable items, including packaged and refrigerated foods. The company made \$22 billion in sales in fiscal year 2016.

The Company purchases merchandise from a variety of suppliers and maintain direct buying relationships with many producers of national brand merchandise, such as Procter & Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills, Nabisco, Coca-Cola and PepsiCo. Its stores are supported by 15 distribution centers located strategically throughout its geographic footprint, including a distribution center in Bessemer, Alabama which began shipping to stores on March 11, 2012. The Company leases additional temporary warehouse space as necessary to support its distribution needs. In addition, it has leased a distribution facility in Lebec, California.

The average Dollar General store has approximately 7,300 square feet of selling space. During fiscal 2011, its total store count included 69 Dollar General Market stores, which, in addition to the merchandise offering of a traditional Dollar General store, feature an expanded food section, including fresh meat and produce and more frozen and refrigerated foods. During fiscal 2011, it opened 12 Dollar General Markets, including seven as part of its initial entrance into Nevada. In addition to the Market stores, it is also testing a large format traditional store with approximately 10,000 square feet of selling space, including an expanded section of coolers and freezers.

The Company competes with Family Dollar, Dollar Tree, Fred's, 99 Cents Only, Walmart, Target, Walgreens, CVS and Rite Aid.



PUBLICLY
TRADED



14,000
LOCATIONS



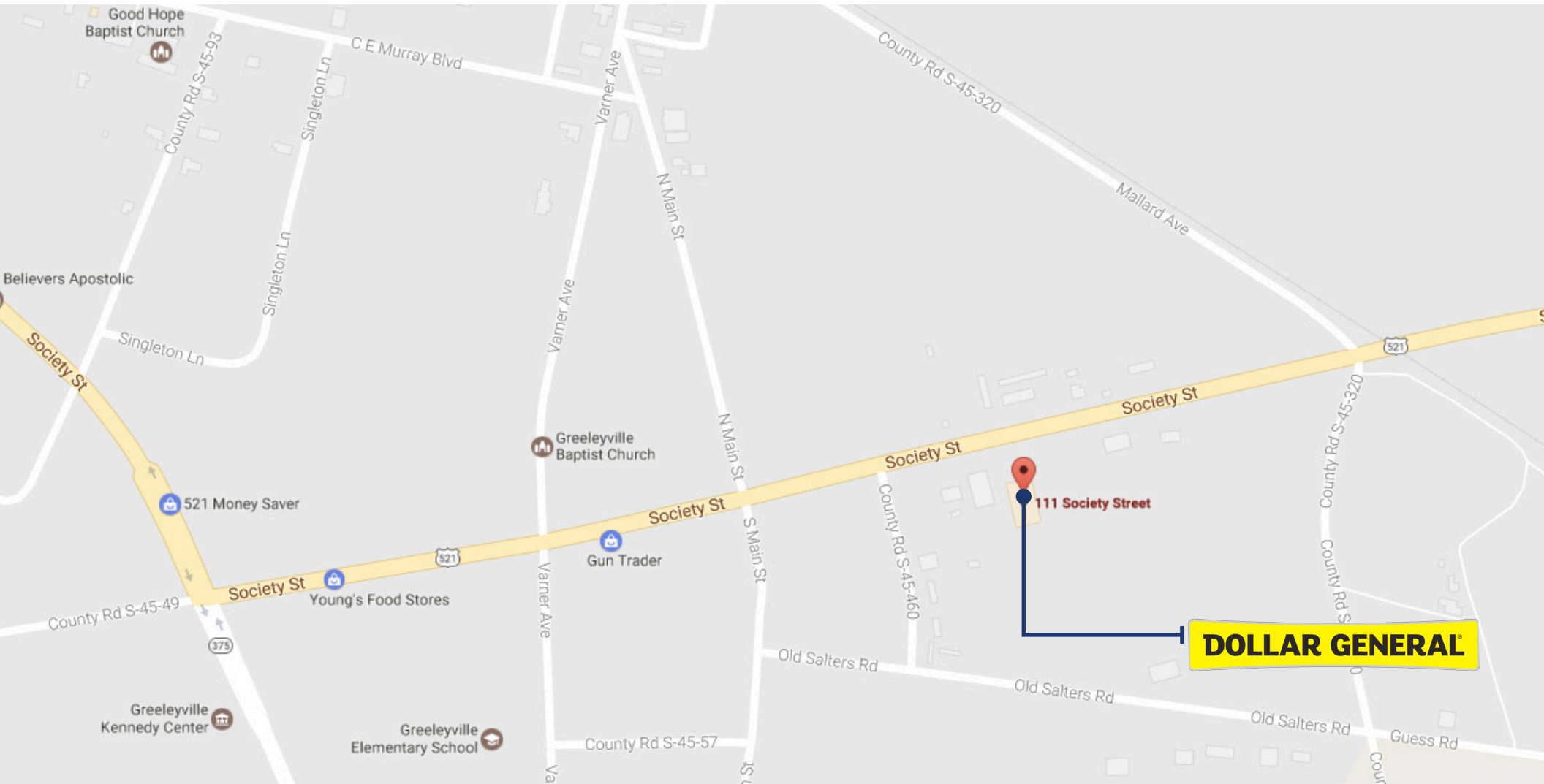
127,000 +
EMPLOYEES

LOCATION AERIAL



DEMOGRAPHICS

	5 MILES	10 MILES	30 MILES
TOTAL POPULATION	2,164	9,531	154,060
TOTAL NUMBER OF HOUSE-	707	3,080	54,919
AVERAGE HOUSEHOLD INCOME	\$32,972	\$37,822	\$43,338
MEDIAN AGE	38.8	39.6	39.7



AREA OVERVIEW

GREELEYVILLE, SOUTH CAROLINA

Greeleyville is a town in Williamsburg County, South Carolina Williamsburg Cxounty is a county located in the U.S. state of South Carolina. As of the 2010 census its population was 34,423.



DEMOGRAPHICS

5 MILES

10 MILES

30 MILES

TOTAL POPULATION

2,164

9,531

154,060

TOTAL NUMBER HOUSEHOLDS

707

3,080

54,919

TOTAL NO. PERSONS PER HOUSEHOLD

3.1

3.1

2.8

AVERAGE HOUSE VALUE

\$131,277

\$127,563

\$134,390

AVERAGE HOUSEHOLD INCOME

\$32,972

\$37,822

\$43,338

MEDIAN AGE

38.8

39.6

39.7

MEDIAN AGE - MALE

24.7

33.9

37.2

MEDIAN AGE - FEMALE

45.4

42.8

41.5

POPULATION WHITE

381

2,439

70,770

POPULATION BLACK

1,767

6,966

79,631

POPULATION HISPANIC

30

139

2,591

POPULATION ASIAN

0

0

326

POPULATION PACIFIC ISLANDER

0

0

0

POPULATION AMERICAN INDIAN

2

20

375

POPULATION OTHER

8

56

637

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