

**ABSOLUTE NNN  
DOLLAR GENERAL**  
Jackson Center, PA



Representative Photo

**\$ Asking Price**  
\$1,375,760

**% Cap Rate**  
6.70%

**1114 Franklin Rd**  
**Jackson Center, PA 16133**

### Asset Summary

Net Operating Income (NOI)	\$92,176
Rent/Month	\$7,681.33
Rent/SF	\$10.13
Rentable Square Feet	9,100+/- SF
Land Area	2.27+/- Acres
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
Year Built	2017
Lease Term Remaining	13+ Years
Rent Commencement	September 8, 2017
Lease Expiration	September 30, 2032
Increases	10% Every 5 Years in Option Periods
Options	Three (3), Five (5) Year

### Rent Schedule

Term	Increases	Annual Rent	Monthly Rent
9/8/2017 - 9/30/2032	-	\$92,176.00	\$7,681.33
10/1/2032 - 9/30/2037 (Option 1)	10%	\$101,393.60	\$8,449.46
10/1/2037 - 9/30/2042 (Option 2)	10%	\$111,532.96	\$9,294.41
10/1/2042 - 9/30/2047 (Option 3)	10%	\$122,686.26	\$10,223.85

### 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)
- Excellent visibility on Franklin Rd
- Average HH income of \$81,854 within 1 mile radius





About Dollar General

Dollar General (NYSE: DG) is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of August 2017, Dollar General operated over 16,500 stores in 45 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 around \$21 billion in 2017.



Tenant Snapshot

# of Locations	Stock Symbol	Credit Rating	2017 Revenue	Market Cap
16,500+	NYSE: DG	S&P: BBB	\$21Bil	\$23.4Bil

## Location Overview



Distance To

← Hermitage, PA 17 miles

↙ Youngstown, OH 36 miles

↓ Pittsburg, PA 64 miles

↑ Erie, PA 66 miles

← Cleveland, OH 106 miles

➔ Harrisburg, PA 235 miles





Lake Latonka

MC SB MERCER COUNTY STATE BANK

MAPLE LANE FARM  
MERCER, PA

SUNOCO

pennsylvania  
STATE POLICE

ADESA  
AUCTIONS

International  
Timber & Veneer

State Health  
Center

Baun  
Reconditioning  
& Repair

Montgomery  
Hardware Inc

UNITED STATES  
POSTAL SERVICE

Yellow Creek  
Inn

Dairy  
Queen

FIRE  
DEPT.

Boar's Head Bar  
& Grille

Jackson Field &  
Stream Club

VALLEY AUTO REPAIR  
FIRE PROS

Subject Site  
DG

I-79 18,000 VPD

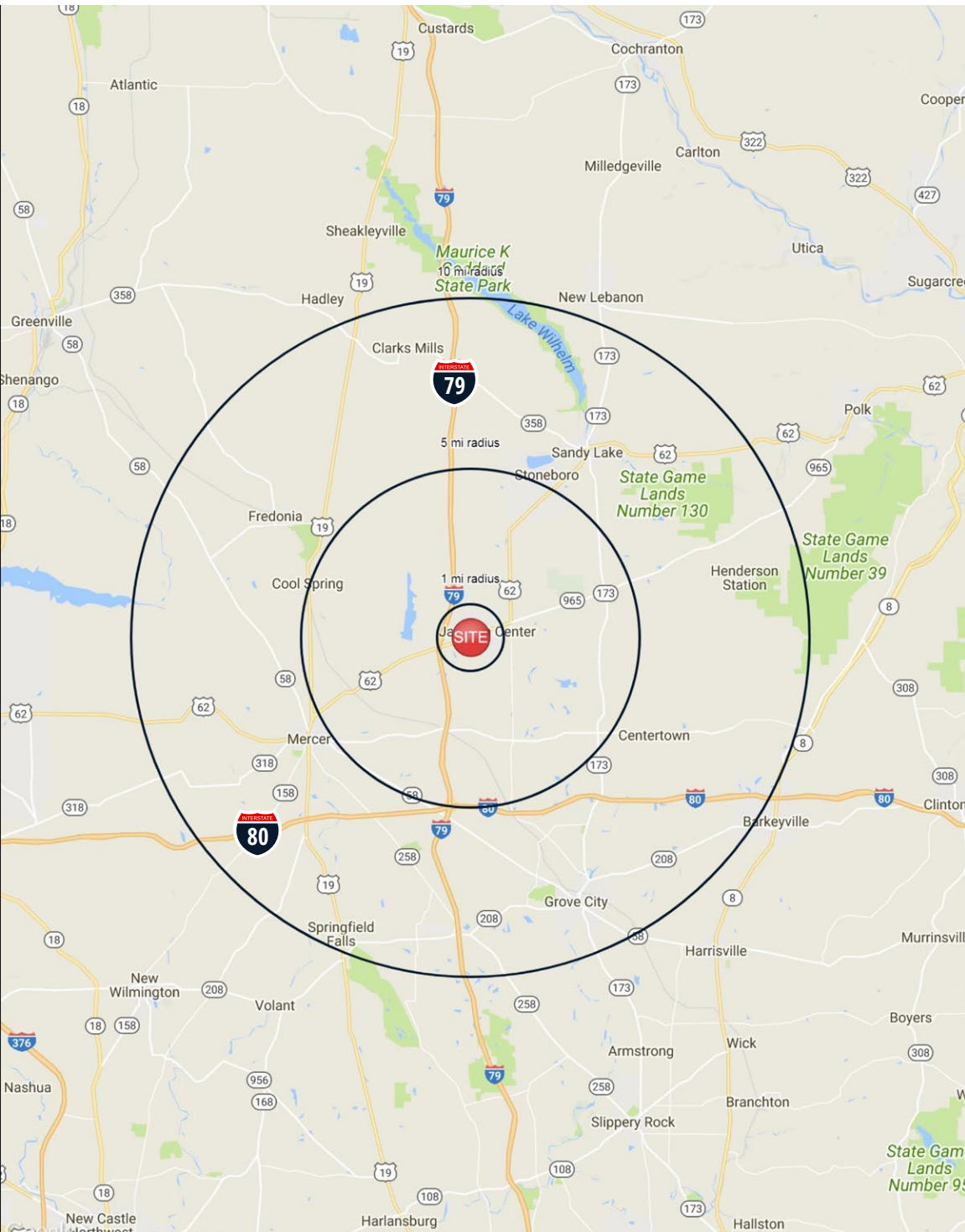
Franklin Rd 4,000 VPD








Location Overview, 1/5/10 Miles




	1 Miles	5 Miles	10 Miles
<b>Population</b>			
2018 Population	324	5,735	35,433
2023 Population	313	5,607	34,745
2018 Median Age	47.6	45.8	41.6
<b>Households</b>			
2018 Total Households	117	2,246	12,573
2023 Total Households	113	2,193	12,275
<b>Median Household Income</b>			
2018 Median HH Income	\$58,020	\$55,159	\$52,849
2023 Median HH Income	\$70,329	\$62,808	\$59,850
<b>Average Household Income</b>			
2018 Average HH Income	\$81,854	\$71,533	\$66,550
2023 Average HH Income	\$99,299	\$83,860	\$77,728


10 Mile Radius | Demographics




**Population**  
35,433




**Median Age**  
41.6




**Avg HH Income**  
\$66,550



**Total Businesses**  
1,362



**Total Employees**  
15,297



**Net Worth**  
\$141,640

## 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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