

**ABSOLUTE NNN
DOLLAR GENERAL**
McAlisterville, PA



Actual Site

\$ Asking Price
\$1,329,194

% Cap Rate
6.70%

30609 Route 35 N
McAlisterville, PA 17049

Asset Summary

Net Operating Income (NOI)	\$89,056
Rent/Month	\$7,421.33
Rent/SF	\$9.79
Rentable Square Feet	9,100+/- SF
Land Area	1.77+/- 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	2016
Lease Term Remaining	12+ Years
Rent Commencement	October 12, 2016
Lease Expiration	October 31, 2031
Increases	10% Every 5 Years in Option Periods
Options	Three (3), Five (5) Year

Rent Schedule

Term	Increases	Annual Rent	Monthly Rent
10/12/2016 - 10/31/2031	-	\$89,056.00	\$7,421.33
11/1/2031 - 10/31/2036 (Option 1)	10%	\$97,961.60	\$8,163.46
11/1/2036 - 10/31/2041 (Option 2)	10%	\$107,757.76	\$8,979.81
11/1/2041 - 10/31/2046 (Option 3)	10%	\$118,533.54	\$9,877.79

Investment Highlights

- New 2016 construction
- 12+ 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 Route 35 N
- Average HH income of \$64,627 within 1 mile radius



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.

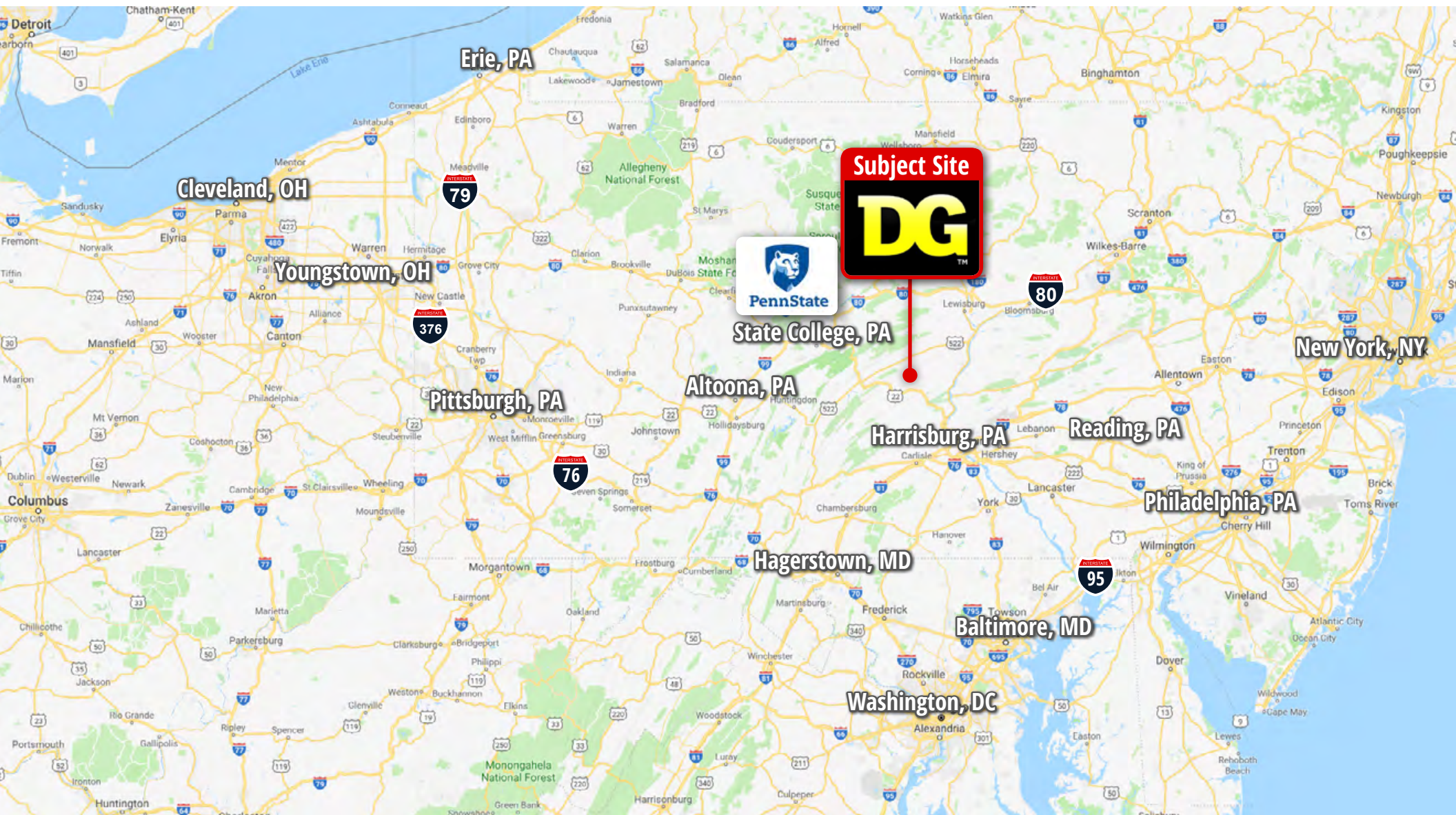
To strengthen its position for the long term, Dollar General is making significant investments, primarily in compensation and training for store managers given the critical role this position plays in their customer experience, as well as strategic initiatives.

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 around \$21 billion in 2017.



Tenant Snapshot	# of Locations 15,000+	Stock Symbol NYSE: DG	Credit Rating S&P: BBB	2018 Revenue \$23.47Bil	Market Cap \$29.5Bil
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Location Overview




Distance To

↓ Harrisburg, PA 40 miles
↖ State College, PA 50 miles

↙ Altoona, PA 87 miles
➤ Reading, PA 98 miles

↘ Philadelphia, PA 146 miles
➔ New York, NY 207 miles



Fayette Area
Lions Den

Fayette Township
Elementary School



MCALISTERVILLE

HOOK, LINE & SINKER

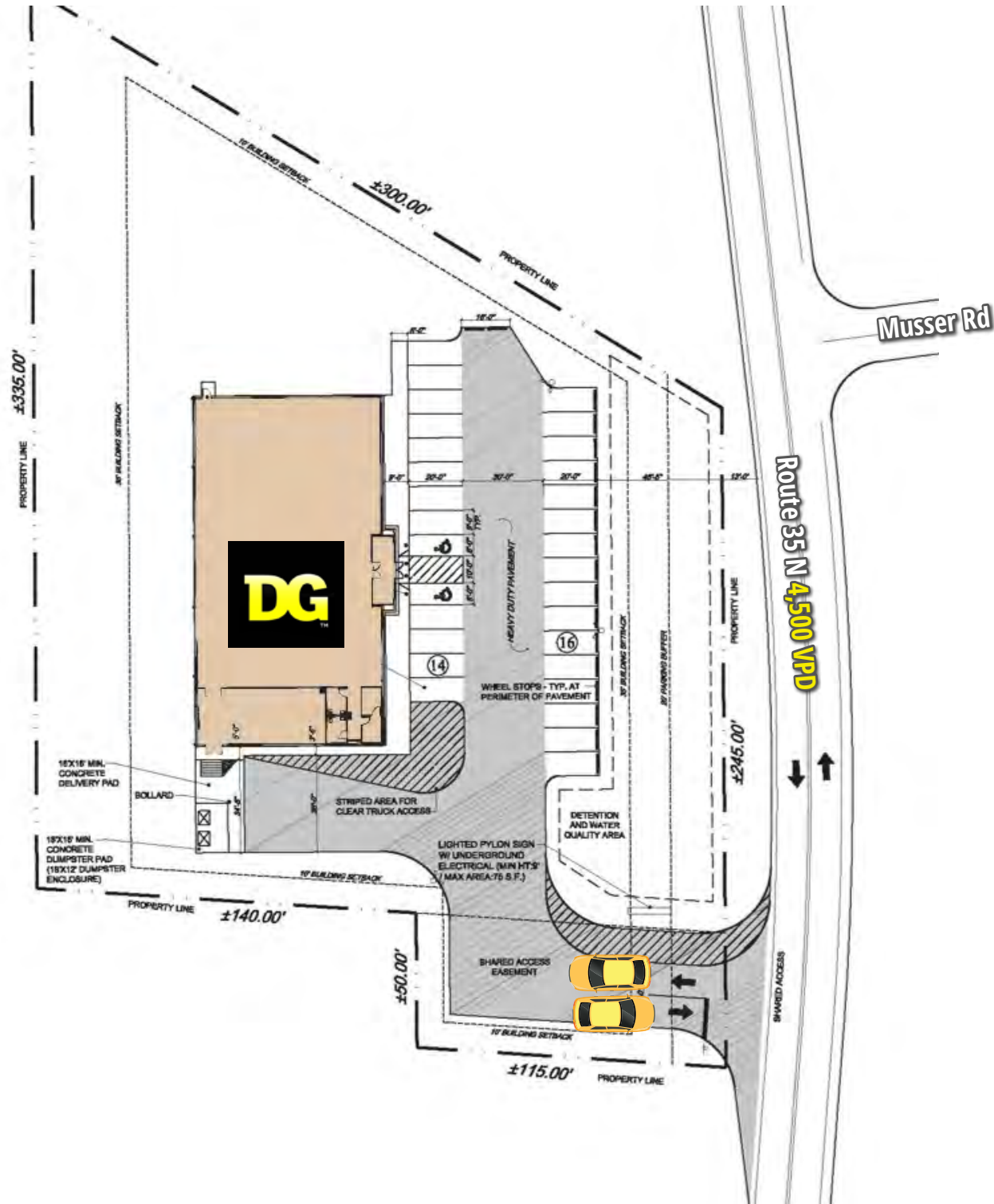


Carpet &
Furniture Barn

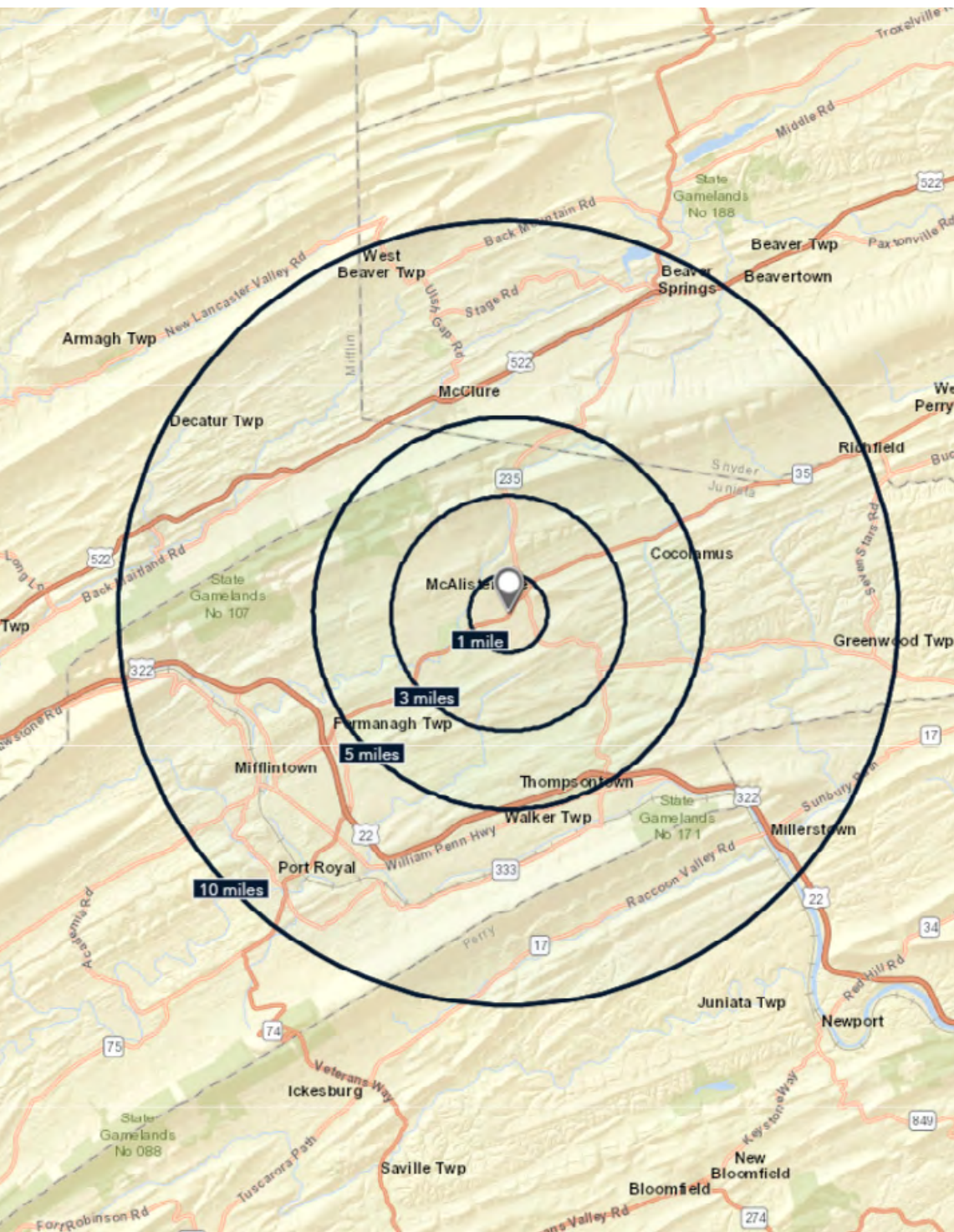
The Bread Of Life
Restaurant



Subject Site
DG



Location Overview, 3/5/10 Miles



	3 Mile	5 Miles	10 Miles
Population			
2018 Population	3,069	6,480	27,010
2023 Population	3,059	6,473	27,401
2018 Median Age	42.1	43.1	42.6
Households			
2018 Total Households	1,156	2,448	10,338
2023 Total Households	1,152	2,443	10,484
Median Household Income			
2018 Median HH Income	\$53,093	\$52,479	\$51,422
2023 Median HH Income	\$55,713	\$55,838	\$55,688
Average Household Income			
2018 Average HH Income	\$64,802	\$63,074	\$62,181
2023 Average HH Income	\$72,748	\$70,905	\$70,793

10 Mile Radius | Demographics



Population
27,010



Avg HH Income
\$62,181



Total Businesses
903



Total Employees
9,542

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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Washington, DC
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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
450 Lexington Ave
4th Fl | New York, NY
Tel: 703.787.4714

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