

DOLLAR GENERAL®



REPRESENTATIVE PHOTO



DOLLAR GENERAL | ABSOLUTE NNN LEASE OFFERING

23589 US-550, SAN YSIDRO, NM 87053

OFFERING MEMORANDUM Presented By:

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INVESTMENT OVERVIEW

The subject offering is an absolute NNN leased Dollar General in San Ysidro, NM. There are over 14 years remaining on the initial 15 year term. The lease calls for 10% rental increases every 5 years during the five 5 year option periods. The NNN lease calls for zero landlord obligations.



INVESTMENT HIGHLIGHTS

ABSOLUTE NNN LEASE

100% FEE SIMPLE INTEREST

ZERO LANDLORD OBLIGATIONS

SCHEDULED INCREASES IN RENT

CORPORATE GUARANTY – NYSE: DG

S&P RATED BBB INVESTMENT GRADE CREDIT

NEW HIGH QUALITY CONSTRUCTION

OFFERING SPECIFICATIONS

PRICE \$1,309,550

CAP RATE 6.75%

NET OPERATING INCOME \$88,394.64

SQUARE-FOOTAGE 9,100

LOT SIZE 2.07 AC

YEAR BUILT 2017

FINANCIAL SUMMARY

DOLLAR GENERAL | ABSOLUTE NNN LEASE OFFERING

23589 US-550, SAN YSIDRO, NM 87053

\$1,309,550
6.75% CAP
FEE SIMPLE OWNERSHIP

SUMMARY

TENANT NAME	DOLLAR GENERAL
SQUARE FOOTAGE	9,100
LEASE BEGINS	09/01/17
LEASE ENDS	08/31/32
ANNUAL RENT	\$88,394.64
OPTIONS	FIVE, 5 YEAR
INCREASES	10% AT OPTIONS

OPERATING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$88,394.64	6.75%
OPTION 1	\$97,234.10	7.43%
OPTION 2	\$106,957.51	8.17%
OPTION 3	\$117,653.27	8.98%
OPTION 4	\$129,418.59	9.88%
OPTION 5	\$142,360.45	10.87%

TENANT OVERVIEW



DOLLAR GENERAL

Dollar General Corporation (“Dollar General” or the “Company”) is the nation’s largest small-box discount retailer. The Goodlettsville, Tennessee-based chain has 14,321 stores across 44 states and employs over 120,000 people across the United States. In recent years, the chain has been constructing more stand-alone stores, typically in areas not served by another general merchandise retailer. Founded in 1939, under the name J.L. Turner & Son, Inc., the first Dollar General store opened in Springfield, Kentucky in 1955.

Business grew over the next four decades and in 1999 the Company set out to double the number of stores it had from 3,600 to 7,200 and relocate older stores into larger buildings with more visibility. In 2011, the Company announced another plan for expansion with a goal of opening 625 new stores in 35 states and hiring 6,000 new employees. Following this expansion, annual revenue skyrocketed to \$16.02 billion in 2013 representing an increase of over 53% between 2009 and 2013.

As of February 15, 2018, Standard & Poor’s maintains an investment grade credit rating of “BBB” for Dollar General Corporation, in addition to a stable outlook. As of November 3, 2017, the Company reported \$23.35 billion in TTM revenue and \$1.24 billion in TTM Net Income.



PUBLICLY
TRADED



14,321
LOCATIONS



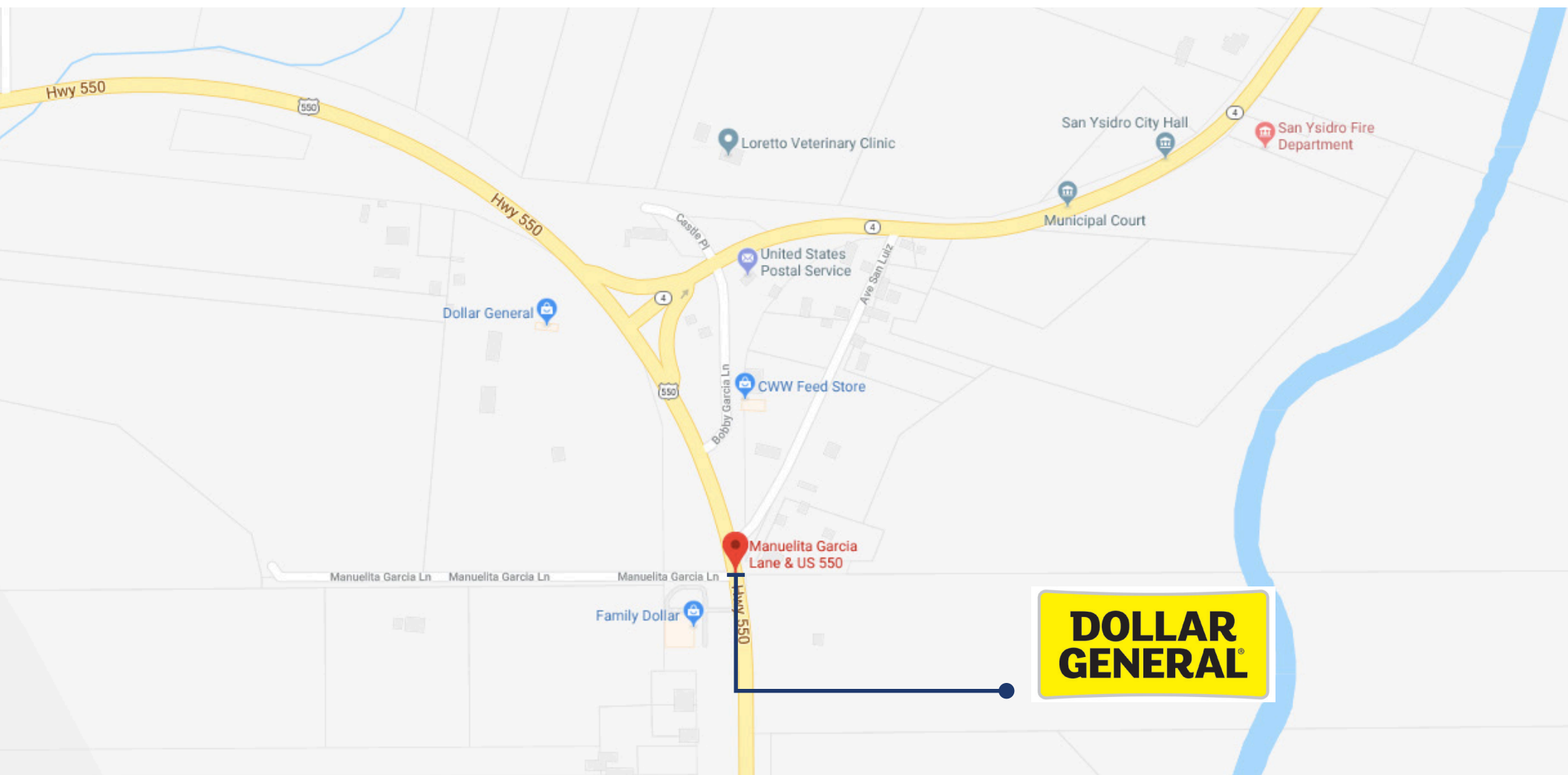
121,000 +
EMPLOYEES

LOCATION AERIAL



DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	89	853	3,327
NUMBER OF HOUSEHOLDS	43	234	997
AVERAGE HOUSEHOLD INCOME	\$70,499	\$46,250	\$54,816
AVERAGE AGE	48.10	35.60	37.80



AREA OVERVIEW

SAN YSIDRO, NM

San Ysidro is a village in Sandoval County, New Mexico, United States It is part of the Albuquerque Metropolitan Statistical Area.

The village is near the junction of U.S. Highway 550 and NM Highway 4, at the south end of the Jemez Valley. The Jemez River runs through San Ysidro, just north of where the Rio Salado River joins the Jemez River



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL - HOUSEHOLDS	43	234	997
TOTAL - POPULATION	89	853	3,327
PERSONS PER HOUSEHOLD	2.10	3.70	3.30
AVERAGE HOUSEHOLD INCOME	\$70,499	\$46,250	\$54,816
AVERAGE AGE	48.10	35.60	37.80
WHITE	79	81	524
BLACK	0	0	3
AM. INDIAN & ALASKAN	7	767	2,773
ASIAN	1	1	5
HAWAIIAN & PACIFIC ISLAND	0	0	1
OTHER	2	4	21

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SAN YSIDRO | NEW MEXICO



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