

DOLLAR GENERAL®

ABSOLUTE NNN INVESTMENT (FEE SIMPLE)

DOLLAR GENERAL®

35 Murabella Pkwy | St. Augustine, FL | 32092

PRICING

List Price	\$2,195,600
NOI	\$131,734
CAP Rate	6.00%
Taxes	NNN
Insurance	NNN
CAM	NNN

LEASE ABSTRACT

Tenant Trade Name	Dollar General
Lease Start	April 1, 2013
Lease Expiration	March 31, 2028
Lease Term	15 Years
Term Remaining On Lease	10 Years
Base Rent	\$131,734
Rental Adjustments	None
Option Periods	4 - 5 Year Options 10% Increase Each Option 4/1/2028: \$144,908 4/1/2033: \$159,399 4/1/2038: \$175,338 4/1/2043: \$192,872
Lease Type	NNN Lease
Roof & Structure	Tenant Responsible
Deliverable Free & Clear of Existing Debt	

PROPERTY OVERVIEW

We are pleased to offer to qualified investors an opportunity to purchase an investment grade single tenant Absolute NNN investment fully leased to Dollar General on a corporate guaranteed lease. With approximately 10 years remaining and 4 – 5 year options, this opportunity provides long term stable cash flow with zero landlord responsibilities. This is a rare opportunity to purchase an investment grade credit tenant in a tax free state, with a long term lease in place, and zero landlord responsibilities.

Dollar General Corp. (NYSE: DG) is a discount retailer that offers consumables, seasonal, home products, and apparel. Dollar General Corp. posts over \$21.9 Billion in Revenue, over \$11.6 Billion in Total Assets, and an investment grade rating of “BBB” by Standard and Poors. There are more than 12,500 locations in 43 states and is headquartered in Goodlettsville, TN; it has operated for over 75 years and is one of the strongest discount retailers in the US. National Credit Tenants - Pride of Ownership.

INVESTMENT HIGHLIGHTS

- Dollar General Corp. (NYSE: DG) - Rated “BBB” by Standard & Poor’s - Investment Grade
- Over 12,500 Stores - Operational For Over 150 Years
- Net Income of Approximately \$1.25 Billion - Over \$11.6 Billion in Total Assets
- Ideal 1031 Exchange Asset – Ease of Management
- Corporate Guaranty – Long Term Absolute NNN Lease – Zero Landlord Responsibilities
- Approximately 10+ Years Remaining - Long-Term Secure Cash Flow
- 4 - 5 Yr Option Periods – 10% Increases Each Option
- Located on a 1.35 Acre Lot
- Tax Free State - Florida - High Growth & Demand
- Diversified Economic Base - Tourism, Finance, Retail, Services and Healthcare

A photograph of a Dollar General store sign. The sign is yellow with black text that reads "DOLLAR GENERAL". It is mounted on a white pillar. In the background, there is a Dollar General store building, a dark pickup truck parked in a lot, and a red stop sign. The scene is outdoors with some greenery and a clear sky.

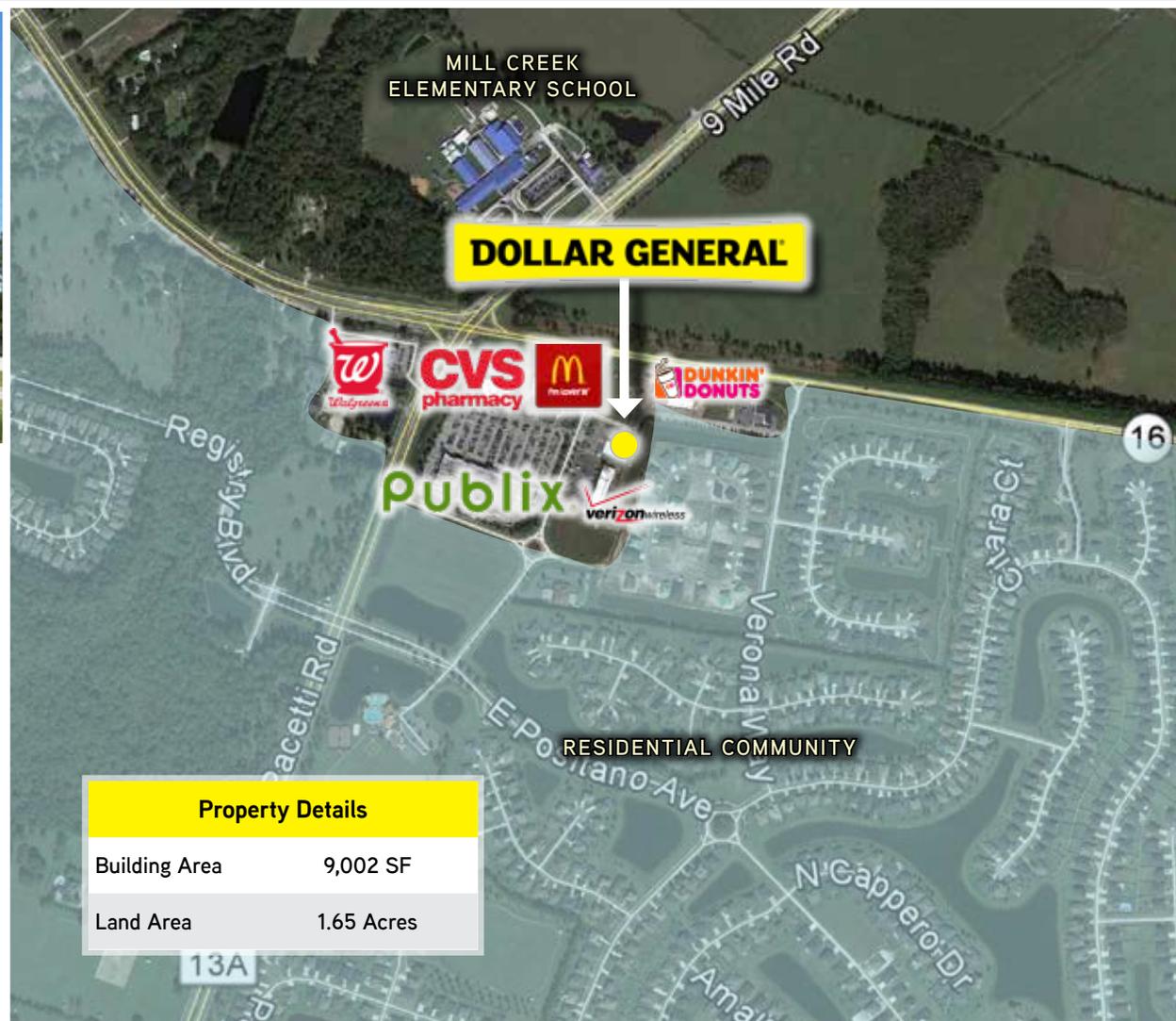
**DOLLAR
GENERAL**



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Population	1-MILE	3-MILE	5-MILE
Estimated Population (2016)	4,132	17,267	21,600
Projected Population (2021)	4,855	20,249	25,253
Households	1-MILE	3-MILE	5-MILE
Estimated Households (2016)	1,423	5,829	7,389
Projected Households (2021)	1,673	6,840	8,641
Income	1-MILE	3-MILE	5-MILE
Avg. Household Income (2016)	\$97,412	\$102,329	\$99,839
Median Household Income (2016)	\$73,239	\$83,413	\$80,205
Business Facts	1-MILE	3-MILE	5-MILE
Total Businesses	93	341	532
# of Employees	808	4,361	5,855



Property Details	
Building Area	9,002 SF
Land Area	1.65 Acres

TENANT OVERVIEW



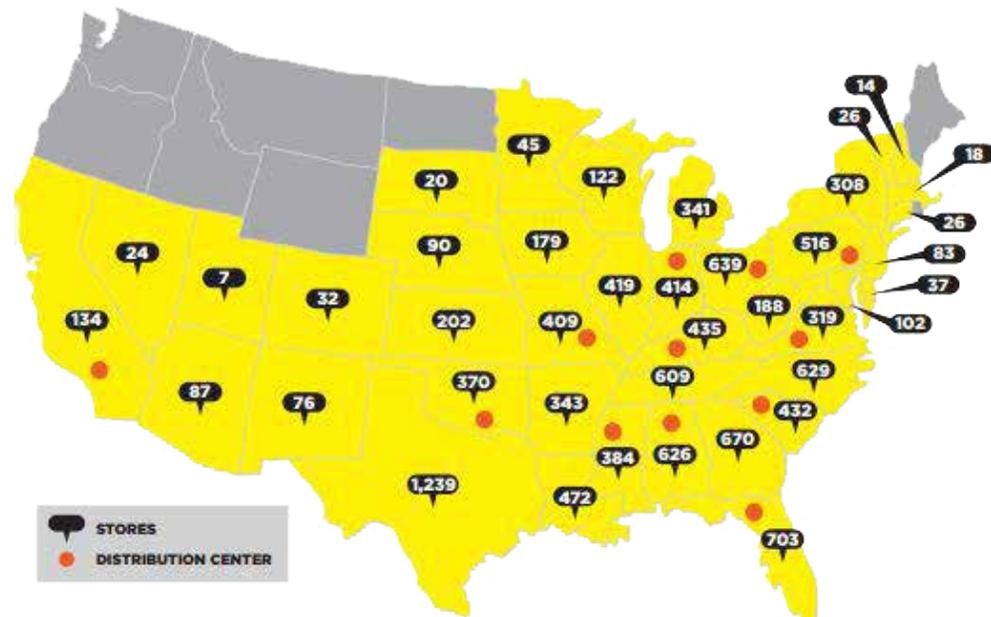
COMPANY PROFILE

Dollar General Corporation (NYSE: DG), is a discount retailer in the United States. The Company offers a selection of merchandise, including consumables, seasonal, home products and apparel. Its merchandise includes national brands from manufacturers, as well as private brand selections with prices at discounts to national brands. It offers its merchandise at everyday low prices through its convenient small-box locations. The Company sells national brands from manufacturers, such as Procter & Gamble, PepsiCo, Coca-Cola, Nestle, General Mills, Unilever, Kimberly Clark, Kellogg's and Nabisco, which are typically found at higher retail prices elsewhere. Additionally, its private brand consumables offer even greater value with options to purchase value items and national brand equivalent products at substantial discounts to the national brand. The Company operates approximately 13,320 stores located in 43 states located in the southern, southwestern, midwestern and eastern United States.



FAST FACTS

- \$22 billion in sales in fiscal 2016
- 13,320 retail locations as of February 3, 2017
- 7,300 square-foot stores
- 10,000 - 12,000 total stock keeping units (SKUs) per store from America's most-trusted manufacturers
- 15 distribution centers
- 120,000+ employees
- Ranked #139 on the Fortune 500 list as of June 2016





FLORIDA

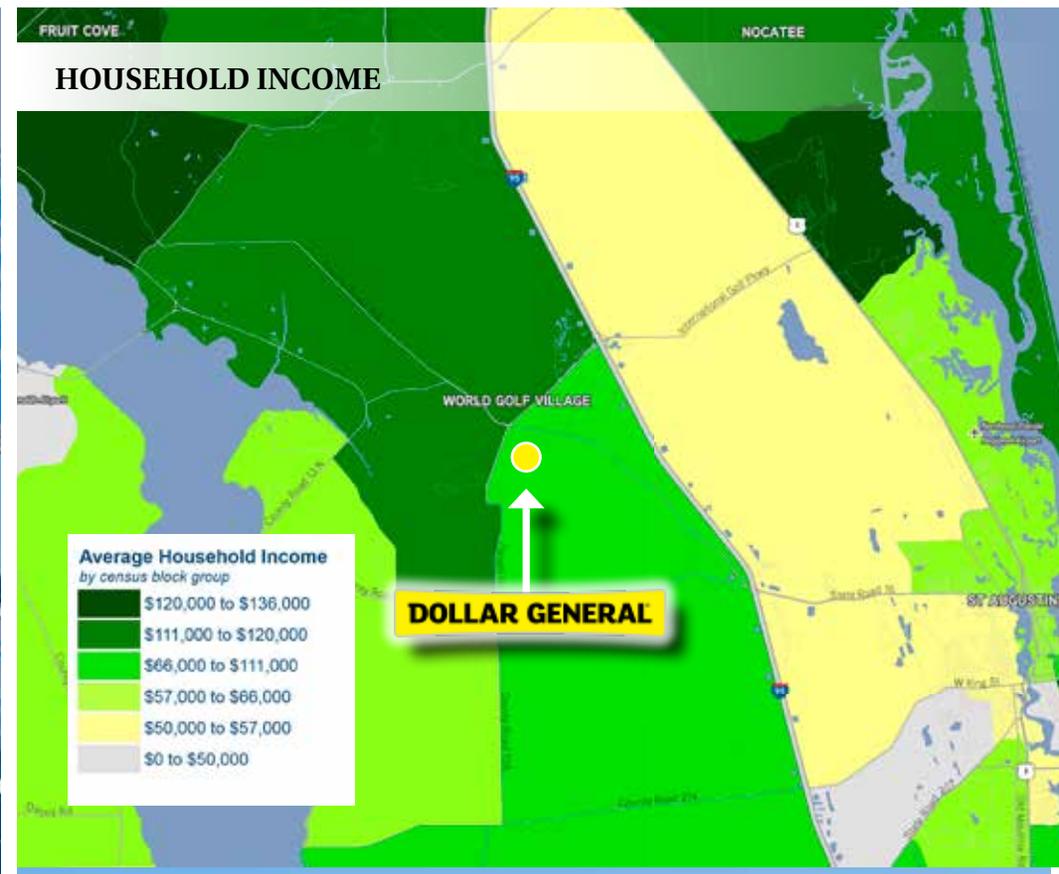
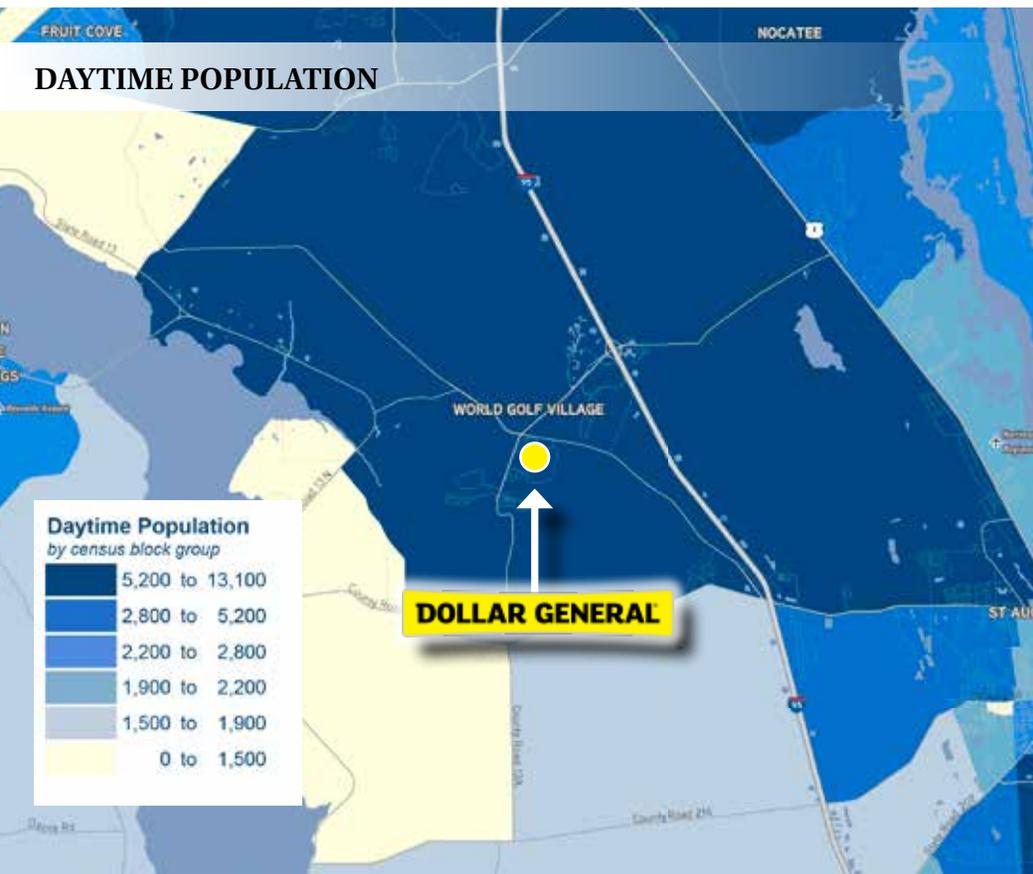
Florida is the third largest state by population with 20,612,439 people according to the latest US Census Bureau and is one of the fastest growing states in the USA with a growth rate of 7.8% (almost double the national average of 4.1%). Florida's economy is expected to accelerate at a faster pace than the nation's for the next four years, becoming a \$1 Trillion economy by 2018. Florida has exceeded national job growth since April 2012 and as of January 2017, Florida's job growth rate was 3.4% while the overall U.S. job growth rate was 1.6%. With 40% of all U.S. exports to Latin and South America passing through Florida it is one of the largest export states in the U.S. and is a major gateway for merchandise trade between North America, Latin America, and the Caribbean along with other regions.

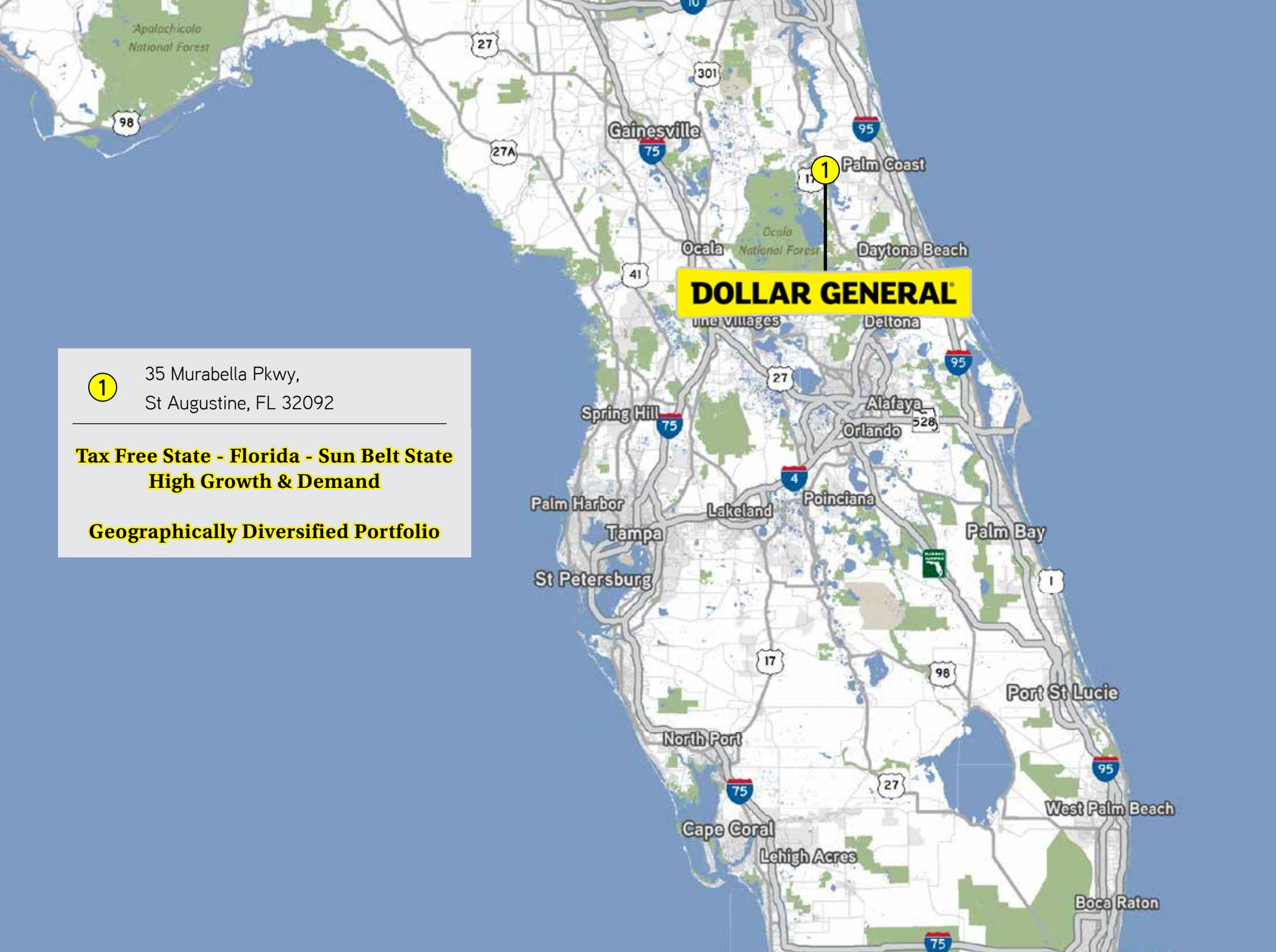
EXCELLENT LOCATION

- Tax Free State - Florida - Sun Belt State - High Growth & Demand
- Low Cost of Entry to Own Large Portfolio
- Florida Projected to Become 16th Largest Economy in The World by 2019
- Florida's Economic Growth Expected to be Faster Than US's Next Four Years
- Florida Economic Growth Projected at 2.9% through 2019
- Strategically Located Assets Across The State of Florida
- Diversified Economic Base - Tourism, Finance, Retail, Services and Healthcare



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St Augustine, FL 32092

DOLLAR GENERAL

**Tax Free State - Florida - Sun Belt State
High Growth & Demand**

Geographically Diversified Portfolio



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