



Representative Photo

Absolute NNN Dollar General
Strongstown, PA
Offering Memorandum

Exclusively Listed by

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Financial Summary

\$ Asking Price
\$1,281,313

% Cap Rate
6.70%

14609 Route 422 Hwy E
Strongstown, PA 15957

Asset Summary

Net Operating Income (NOI)	\$85,848
Rent/Month	\$7,154
Rent/SF	\$9.43
Rentable Square Feet	9,100+/- SF
Land Area	1.19+/- 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	13 Years
Rent Commencement	August 21, 2016
Lease Expiration	August 31, 2031
Increases	10% Every 5 Years in Option Periods
Options	Three (3), Five (5) Year

Rent Schedule

Term	Increases	Annual Rent	Monthly Rent
8/21/2016 - 8/31/2031	-	\$85,848.00	\$7,154.00
9/1/2031 - 8/31/2036 (Option 1)	10%	\$94,432.80	\$7,869.40
9/1/2036 - 8/31/2041 (Options 2)	10%	\$103,876.08	\$8,656.34
9/1/2041 - 8/31/2046 (Option 3)	10%	\$114,263.69	\$9,521.97

Investment Highlights

- New 2016 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)



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



Chiropractor



Strongstown's
B & K
Enterprises Inc

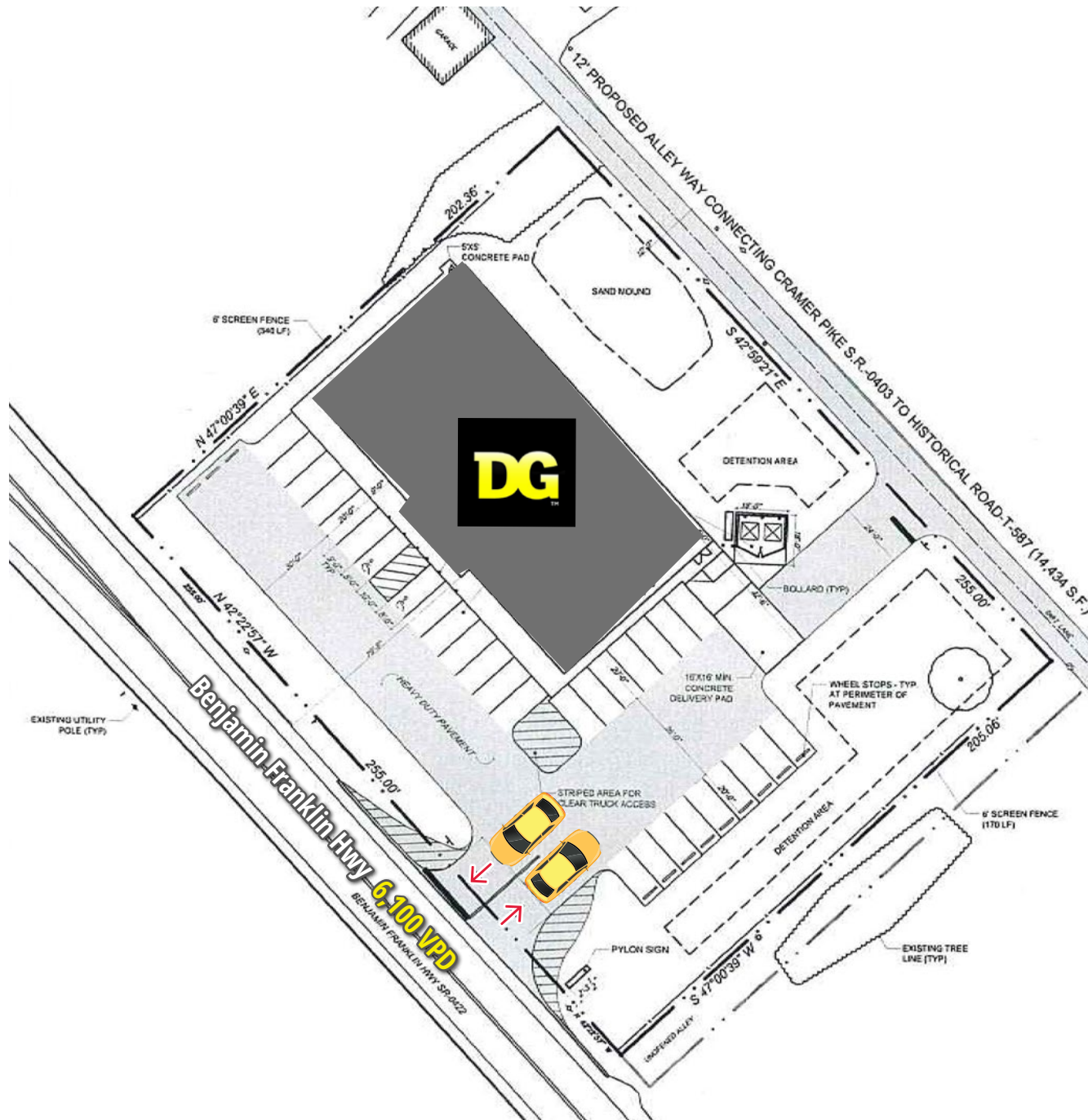


Strongstown
Methodist
Church

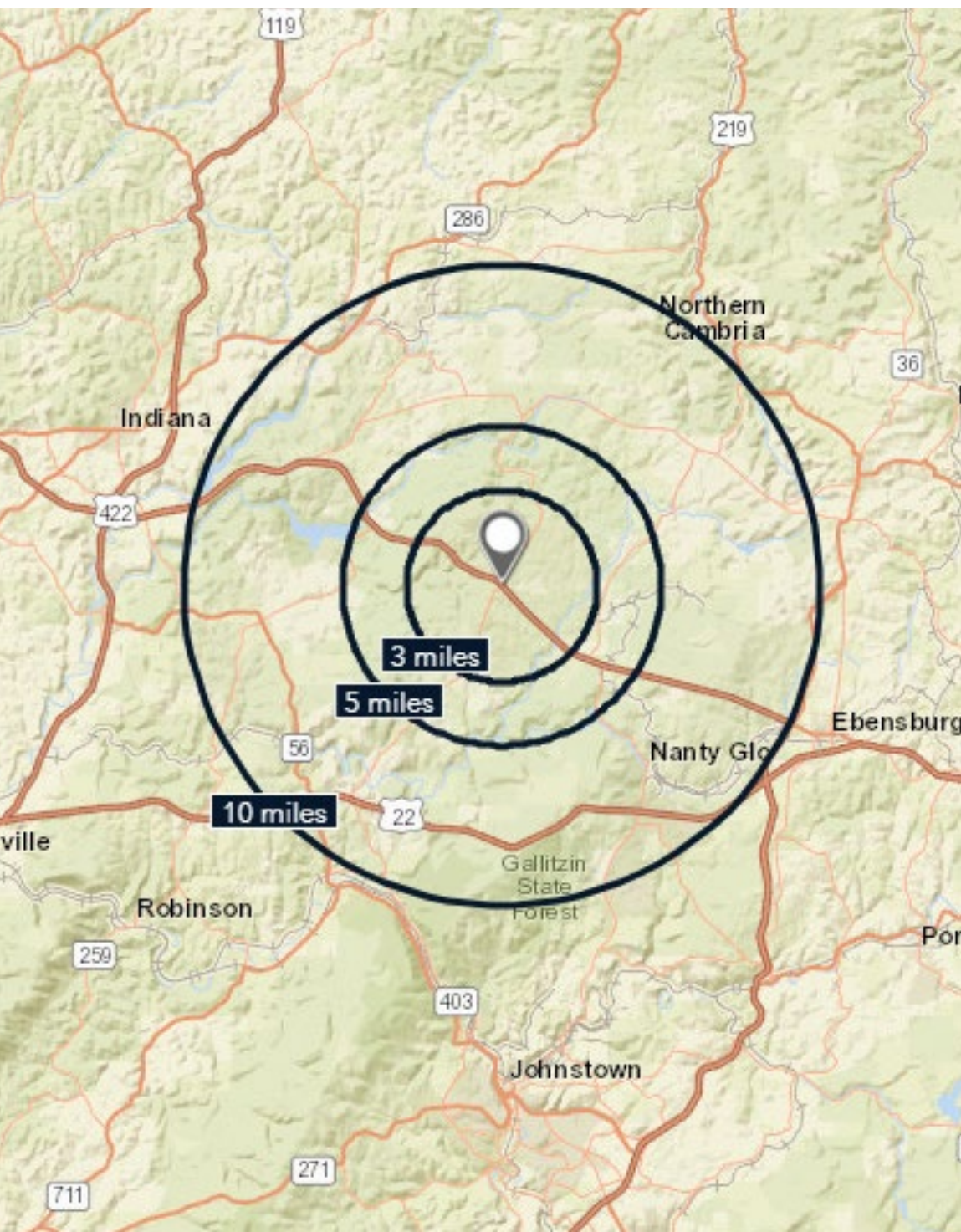
Benjamin Franklin Hwy 6,100 VPD

ARK's Garage











Location Overview, 3/5/10 Miles



	3 Miles	5 Miles	10 Miles
Population			
2018 Population	298	4,049	24,142
2022 Population	296	3,984	23,408
2018 Median Age	45.3	45.2	45.8
Households			
2018 Total Households	115	1,585	9,795
2022 Total Households	114	1,562	9,525
Median Household Income			
2018 Median HH Income	\$54,588	\$50,209	\$47,619
2022 Median HH Income	\$65,388	\$56,285	\$54,115
Average Household Income			
2018 Average HH Income	\$70,226	\$62,040	\$58,659
2022 Average HH Income	\$82,307	\$71,957	\$68,456

10 Mile Radius | Demographics

 Population 24,142	 Median Age 45.8	 Avg HH Income \$58,659
 Total Businesses 606	 Total Employees 4,679	 Net Worth \$126,551

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. It prides itself on being an innovative leader by providing its 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 they 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 its clients.

At Calkain, their foresight and innovation are leading the net lease investment industry.



\$12 Billion
in Closed Transactions

\$350 Million
in Active Listings

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calkain.com

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Herndon, VA 20170
Tel: 703.787.4714

Fort Lauderdale

200 SW 1st Avenue | Suite 880
Fort Lauderdale, FL 33301
Tel: 813.282.6000

Atlanta

111 Village Pkwy | Bldg 2 | Ste 202
Marietta, GA 30067
Tel: 404.900.5629

Boston

101 Federal St | Ste 1900
Boston, MA 02110
Tel: 617.261.8584

Philadelphia

3477 Corporate Pkwy | Ste 100
Center Valley, PA 18034
Tel: 610.410.5410

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