

DOLLAR GENERAL®



REPRESENTATIVE PHOTO



DOLLAR GENERAL | NET LEASED OFFERING
505 S COMMERCIAL DR, ABINGDON, IL 61410

OFFERING MEMORANDUM Presented By:

JEFF BRACCO | SENIOR VICE PRESIDENT
T: 510.388.4438 E: jbracco@thekasegroup.com BRE#01336201

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INVESTMENT OVERVIEW

This is the unique opportunity to purchase a corporately guaranteed Dollar General asset with a net lease in Abingdon, Illinois. Dollar General has had a long term tenancy. This is net lease calling for minimal landlord obligations. The tenant recently had an early extension of their first option showing a strong commitment to this location. Rent shall increase in June 2020 and the tenant will have an additional 5 year option in 2025.



INVESTMENT HIGHLIGHTS

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DOLLAR GENERAL NET LEASED OFFERING
.....

.....
100% FEE SIMPLE INTEREST
.....

.....
MINIMAL LANDLORD OBLIGATIONS
.....

.....
SCHEDULED INCREASES IN RENT
.....

.....
CORPORATE GUARANTY – NYSE: DG
.....

.....
S&P RATED BBB INVESTMENT GRADE CREDIT
.....

.....
EARLY EXTENSION - TENANT EXERCISED FIRST OPTION
.....

.....
LONG TERM TENANCY AT THIS LOCATION
.....

OFFERING SPECIFICATIONS

.....
PRICE \$595,000
.....

.....
CAP RATE 7.75%
.....

.....
ANNUAL RENT \$43,500
.....

.....
ANNUAL CAM \$2,520
.....

.....
TOTAL NOI \$46,020
.....

.....
SQUARE-FOOTAGE 8,000
.....

FINANCIAL SUMMARY

DOLLAR GENERAL | NET LEASED OFFERING

505 S COMMERCIAL DR, ABINGDON, IL 61410
\$595,000
7.75% CAP
FEE SIMPLE OWNERSHIP

SUMMARY

TENANT NAME	DOLLAR GENERAL
SQUARE FOOTAGE	8,000
LEASE ENDS	06/30/2025
ANNUAL RENT	\$48,540
OPTIONS	TWO, 5 YEAR
INCREASES	RENT INCREASES AT OPTIONS

OPERATING SUMMARY

	BASE RENT	ANNUAL CAM	NOI	CAP RATE
CURRENT	\$43,500	\$2,520	\$46,020	7.75%
OPTION 1	\$47,856	\$2,772	\$50,628	8.50%
OPTION 2	\$52,632	\$3,060	\$55,692	9.35%

TENANT OVERVIEW



DOLLAR GENERAL

Dollar General Corporation, incorporated in 1955, is a discount retailer in the United States. Dollar General operates 14,000 stores in 44 states as of August 19, 2017 primarily in the southern, southwestern, midwestern and eastern United States. The Company offers a selection of merchandise, including consumables, seasonal, home products and apparel. The Company's merchandise includes national brands from manufacturers, as well as private brand selections with prices at substantial discounts to national brands. It offers its merchandise at everyday low prices through its convenient small-box (approximately 7,300 square feet) locations. During the fiscal year ended February 3, 2012 (fiscal 2011), it opened 625 stores and remodeled or relocated 575 stores, and closed 60 stores. Its small box stores offer consumable items, including packaged and refrigerated foods. The company made \$22 billion in sales in fiscal year 2016.

The Company purchases merchandise from a variety of suppliers and maintain direct buying relationships with many producers of national brand merchandise, such as Procter & Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills, Nabisco, Coca-Cola and PepsiCo. Its stores are supported by 15 distribution centers located strategically throughout its geographic footprint, including a distribution center in Bessemer, Alabama which began shipping to stores on March 11, 2012. The Company leases additional temporary warehouse space as necessary to support its distribution needs. In addition, it has leased a distribution facility in Lebec, California.

The average Dollar General store has approximately 7,300 square feet of selling space. During fiscal 2011, its total store count included 69 Dollar General Market stores, which, in addition to the merchandise offering of a traditional Dollar General store, feature an expanded food section, including fresh meat and produce and more frozen and refrigerated foods. During fiscal 2011, it opened 12 Dollar General Markets, including seven as part of its initial entrance into Nevada. In addition to the Market stores, it is also testing a large format traditional store with approximately 10,000 square feet of selling space, including an expanded section of coolers and freezers.

The Company competes with Family Dollar, Dollar Tree, Fred's, 99 Cents Only, Walmart, Target, Walgreens, CVS and Rite Aid.



PUBLICLY
TRADED



14,000
LOCATIONS



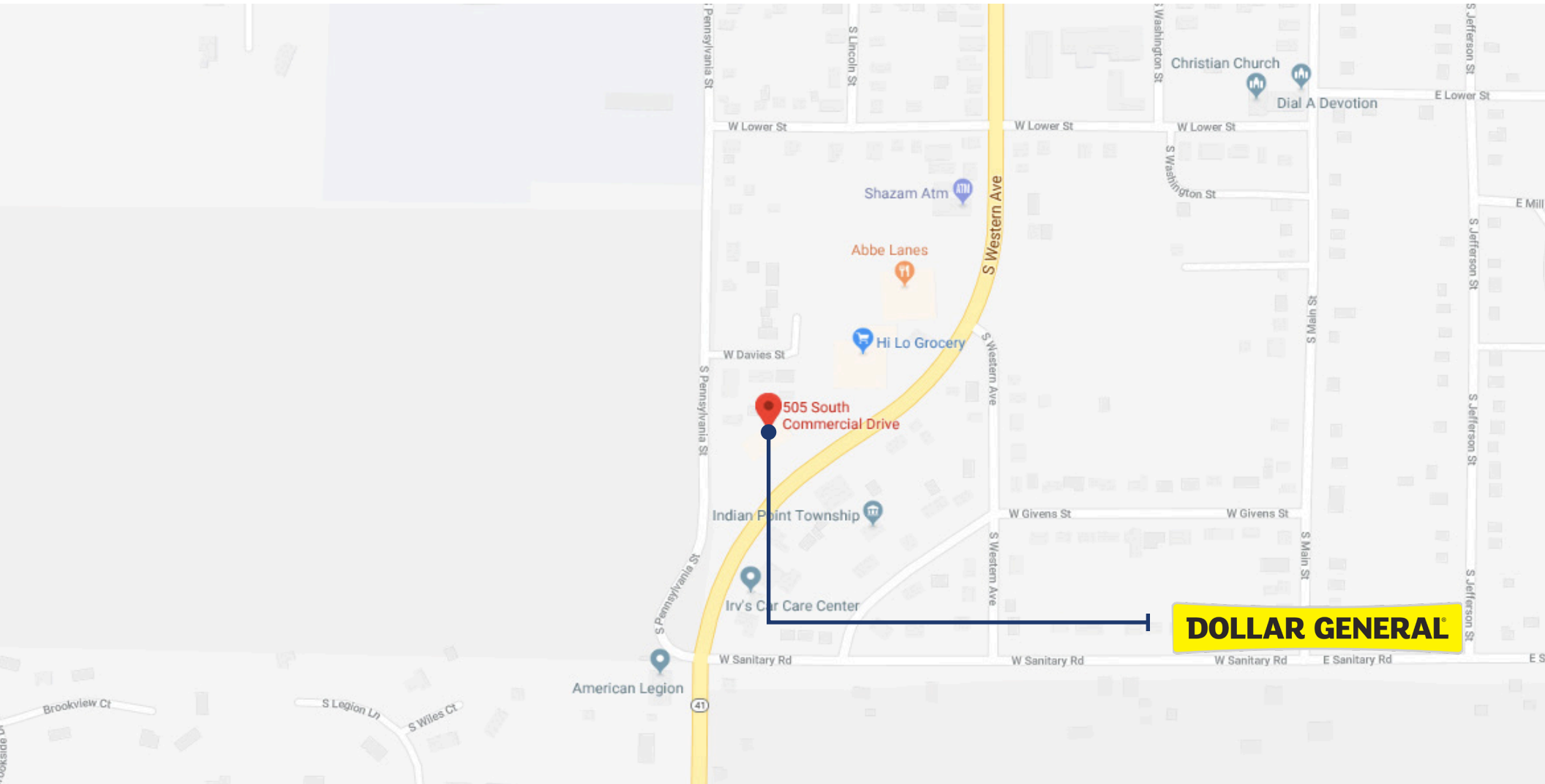
127,000 +
EMPLOYEES

LOCATION AERIAL



DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	3,638	4,019	13,234
NUMBER OF HOUSEHOLDS	1,449	1,610	5,374
AVERAGE HOUSEHOLD INCOME	\$51,335	\$54,154	\$56,457
MEDIAN AGE	41.20	41.60	41.70



AREA OVERVIEW

ABINGDON, IL

Abingdon is a city in Knox County, Illinois, 50 miles (80 km) west of Peoria. It is part of the Galesburg Micropolitan Statistical Area. The city was first settled in 1828 and was incorporated in 1857. In 1894, the patent for the common spring-loaded mousetrap was awarded to William Hooker of Abingdon. In 1890, 1,321 people lived here; in 1900, 2,022; and in 1910, 2,464. The population was 3,612 at the 2000 census.

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	3,638	4,019	13,234
TOTAL NUMBER HOUSEHOLDS	1,449	1,610	5,374
TOTAL NO. PERSONS PER HOUSEHOLD	2.50	2.40	2.40
AVERAGE HOUSE VALUE	\$51,335	\$54,154	\$56,457
AVERAGE HOUSEHOLD INCOME	\$66,786	\$69,776	\$78,013
MEDIAN AGE	41.20	41.60	41.70
POPULATION WHITE	3,509	3,882	12,247
POPULATION BLACK	39	41	562
POPULATION AM. INDIAN & ALASKAN	6	6	22
POPULATION ASIAN	21	22	71
POPULATION HAWAIIAN & PACIFIC	0	0	1
POPULATION OTHER	63	68	331

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ABINGDON | ILLINOIS



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