



DOLLAR GENERAL

EDGELEY, ND



CAPITAL PACIFIC

REPRESENTATIVE PHOTO



DOLLAR GENERAL

7308 US-281 EDGELEY, ND 58433

\$1,211,800
PRICE

7.00%
CAP

LEASEABLE SF
9,100 SF

LAND AREA
1.20 Acres

LEASE TYPE
Corporate NNN

LEASE TERMS
15 Years

YEAR BUILT
2018

PARKING
32 Spaces

New 15-year NNN lease with five 5-year options

Zero Landlord maintenance or expense obligations

Corporate Guaranty from investment grade company

Located on Edgeley's primary thoroughfare

Internet resistant store concept

Investment Highlights

THE OFFERING provides an opportunity to acquire an Absolute NNN Dollar General in Edgeley, ND. The 15-year lease term features a Corporate Guaranty, and includes five 5-year options, with rental increases at the start of each option period. This new construction build-to-suit asset has no landlord maintenance or expense obligations. Dollar General benefits from being the only dollar store concept within the immediate area, and is easily accessible from US-281, Edgeley's main thoroughfare.

DOLLAR GENERAL generated \$23.5 billion in sales in fiscal 2017 and in excess of \$1.54 billion in net income. Dollar General currently operates over 14,609 stores in 44 states, making it the country's largest small-box discount retailer. The company has an S&P rating of BBB, which has been raised five times since 2009, and is a better credit rating than its main competitors.

REPRESENTATIVE PHOTO



**DOLLAR GENERAL IS THE COUNTRY'S
LARGEST SMALL-BOX DISCOUNT RETAILER**

Contact the team

JOHN ANDREINI

jandreini@capitalpacific.com

PH: 415.274.2715

CA BRE# 01440360

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Income & Expense

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PRICE	\$1,211,800	
Price Per Square Foot:	\$133.16	
Capitalization Rate:	7.00%	
Total Rentable Area (SF):	9,100	
Lot Size (AC):	1.20	
STABILIZED INCOME	PER SQUARE FOOT	
Scheduled Rent	\$9.32	\$84,828
Effective Gross Income	\$9.32	\$84,828
LESS	PER SQUARE FOOT	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
EQUALS NET OPERATING INCOME	\$84,828	



Rent Roll

TENANT INFO		LEASE TERMS		RENT SUMMARY				
TENANT NAME	SQ. FT.			CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT
Dollar General	9,100	4/3/2018	4/30/2033	\$84,828	\$7,069	\$84,828	\$0.78	\$9.32
	Option 1	5/1/2033	4/30/2038		\$7,776	\$93,312	\$0.85	\$10.25
	Option 2	5/1/2038	4/30/2043		\$8,553	\$102,636	\$0.94	\$11.28
	Option 3	5/1/2043	4/30/2048		\$9,409	\$112,908	\$1.03	\$12.41
	Option 4	5/1/2048	4/30/2053		\$10,350	\$124,200	\$1.14	\$13.65
	Option 5	5/1/2053	4/30/2058		\$11,384	\$136,608	\$1.25	\$15.01
TOTALS:	9,100			\$84,828	\$7,069	\$84,828	\$0.78	\$9.32

Lease Abstract

PREMISE & TERM

TENANT	Dollar General
BUILDING SF	9,100 SF
LEASE TYPE	Corporate NNN
TERM	15 Years
RENT COMMENCEMENT	4/3/2018
RENT EXPIRATION	4/30/2033
OPTIONS	Five 5-year Options

RENT

BASE RENT

DATE RANGE	MONTHLY RENT	ANNUAL RENT
4/3/2018 - 4/30/2033	\$7,069	\$84,828

OPTION RENTS

DATE RANGE	MONTHLY RENT	ANNUAL RENT
#1. 5/1/2033 - 4/30/2038	\$7,776	\$93,312
#2. 5/1/2038 - 4/30/2043	\$8,553	\$102,636
#3. 5/1/2043 - 4/30/2048	\$9,409	\$112,908
#4. 5/1/2048 - 4/30/2053	\$10,350	\$124,200
#5. 5/1/2053 - 4/30/2058	\$11,384	\$136,608

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EXPENSES

TAXES

Tenant shall reimburse Landlord for the ad valorem taxes payable with respect to the Property.

TENANT'S OBLIGATIONS

Tenant is responsible for all maintenance and repair to the entirety of the Premises, including all interior and exterior, structural and nonstructural repairs and replacement.

LANDLORD'S OBLIGATIONS

Zero expense obligations.

INSURANCE

Tenant shall maintain the following insurance policies: (1) Commercial general liability insurance with a combined single limit no less than \$1 million per occurrence and \$2 million in aggregate; (2) and an "all-risk" policy insuring all improvements. Landlord shall be named as additional insured.

UTILITIES

Tenant is responsible for direct payment of all utilities to the appropriate billing authority.

LEASE PROVISIONS

EXCLUSIVE USE

Landlord agrees not to develop, or allow to be developed, any property owned by Landlord or affiliate, within a 1-mile radius of the subject property for the purposes of conducting business as: Family Dollar, Bill's Dollar Store, Dollar Tree, 99 Cents Only, Dollar Express, Big Lots, Walgreens, CVS, Right Aid, or any Wal-Mart branded store concept.

ESTOPPELS

Upon request of Landlord, Tenant shall execute and deliver a signed Estoppel within 20 business days after receipt of request.

Site Plan



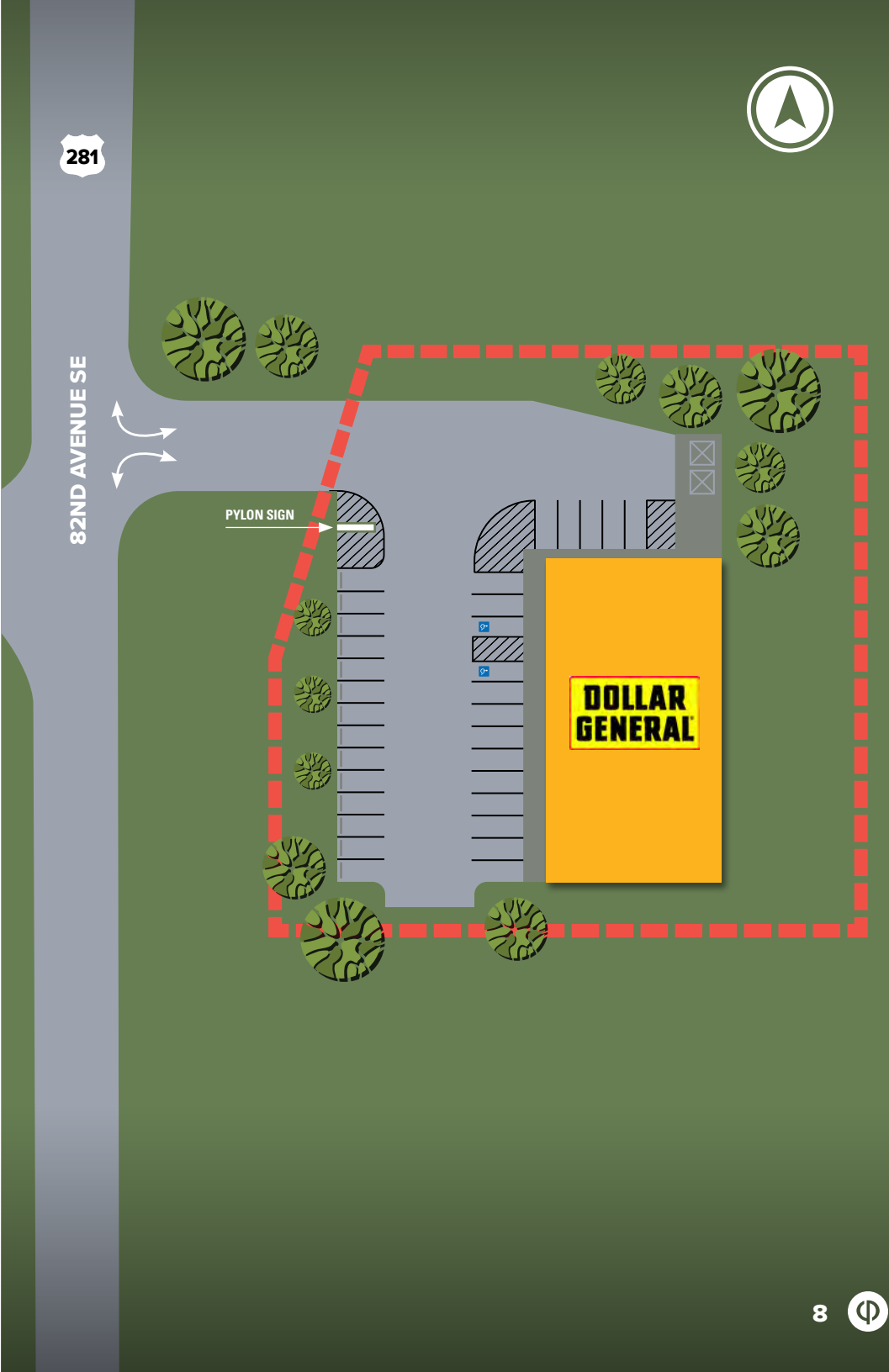
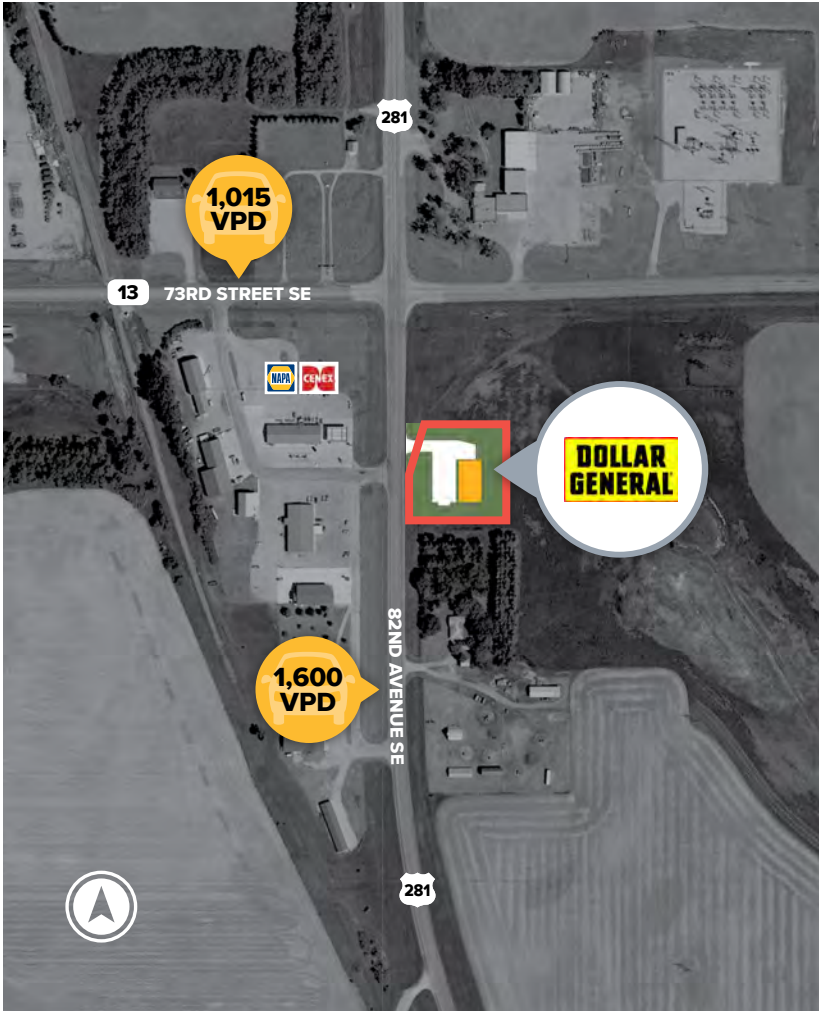
9,100
RENTABLE SF



1.20
ACRES



32
SPACES



This site plan is a rendering that has been created based on sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

Tenant Overview



ABOUT DOLLAR GENERAL

Dollar General (NYSE: DG) is a chain of more than 14,600 discount stores in 44 states, primarily in the South, East, Midwest, and Southwest. Offering basic household items, such as cleaning supplies, health and beauty aids, apparel, and food, it targets low, middle, and fixed-income shoppers.

The company has grown into the country's largest small-box discount retailer. Stores are often located in small towns off the radar of giant discounters. One of Dollar General's main advantages is that it offers prices as low or lower than Walmart but in more convenient locations. Dollar General has more stores than any other retailer and is easily the largest dollar store chain.

14,600+

LOCATIONS IN
44 STATES

**DOLLAR
GENERAL®**

INVESTMENT GRADE CREDIT

Dollar General's credit is BBB and the company's credit rating has been raised five times since 2009, most recently in October, 2015. Dollar General has a better credit rating than both of its large competitors.

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\$23.5B

**2017
SALES**

DOLLAR GENERAL HITS A GOLD MINE IN RURAL AMERICA - IN THE POOREST TOWNS, WHERE EVEN WAL-MART FAILED, THE LITTLE-BOX PLAYER IS TURNING A PROFIT.

October 11, 2017 (Bloomberg Businessweek) On a Friday in April, Bob Tharp, the mayor of Decatur, Ark., takes me to see what used to be the commercial heart of his town. There isn't much to look at beyond the husk of a Walmart Express: 12,000 square feet of cinder block painted in different shades of brown. The glass doors are locked, as they've been for 14 months. "For so many people in this town, to have to see this empty building every day, they couldn't drive by without getting tears in their eyes," Tharp recalls. The store had opened on a frigid morning in January 2015, just days into his mayorship. "Pinch yourself and it is true," he'd posted on Facebook the night before. For the first time in a decade, the 1,788 residents could buy groceries in town. But the reprieve was short. The following January, word came from Wal-Mart Stores Inc.'s corporate headquarters, 18 miles to the east in Bentonville, that within the month the store would be closed. "You rascals!" Tharp remembers telling the executive who called to deliver the news. "You come to these small towns, and you build these stores, and you cause all the mom and pops to close down, and now you're the only ones left standing, and you want to go home? Why would you do that to our community?"

The Walmart Express had been a pilot store, the smallest ever for the world's largest retailer, designed to test whether a national brand with major supply-chain advantages could wrest a profit from towns long considered too sparsely populated. The answer, it seemed, was no: The company closed more than 100 stores across Arkansas and other southeastern states that day. Tharp did what he could to turn things around, putting out calls to urge a grocer, or any retailer, to move into the vacant building. He found no takers for a year, until at last, Dollar General Corp., which had operated a smaller store on the outskirts of Decatur's downtown since 2001, agreed to relocate to Main Street—and start offering fresh meat, fruit, and vegetables.

The Decatur store is one of 1,000 Dollar Generals opening this year as part of the \$22 billion chain's plan to expand rapidly in poor, rural communities where it has come to represent not decline but economic resurgence, or at least survival. The company's aggressively plain yellow-and-black logo is becoming the small-town corollary to Starbucks Corp.'s two-tailed green mermaid. (Although you can spot her on canned iced coffee at Dollar General, too.) Already, there are 14,000 one-story cinder block Dollar Generals in the U.S.—outnumbering by a few hundred the coffee chain's domestic footprint. Fold in the second-biggest dollar chain, Dollar Tree, and the number of stores, 27,465, exceeds the 22,375 outlets of CVS, Rite Aid, and Walgreens combined. And the little-box player is fully expecting to turn profits where even narrow-margin colossus Walmart failed.

[READ THE FULL ARTICLE](#)



REPRESENTATIVE PHOTO

DOLLAR GENERAL PROFITS FROM A SHRINKING MIDDLE CLASS; IT'S CHEAP, AMAZON-PROOF, AND ADDING STORES

January 12, 2018 (Philly) Even the sign for Dollar General is no frills: black letters on a yellow backdrop.

Bare bones just like the stores' aisles.

Retail analysts say consumers' thrifty attitude from the 2008 recession has remained, propelling value dollar stores like Dollar General to expand like crazy.

But there's another reason for the boom times of dollar stores.

"Dollar stores' core customers are lower-income consumers, which have been unfortunately growing," said Ken Perkins, president at Retail Metrics Inc. He noted that the American middle class has been shrinking for decades.

The Pew Research Center found that 50 percent of the adult population in 2015 was middle class, down from 61 percent in 1971. Perkins' firm found that the middle class had decreased in 203 of 229 metropolitan areas from 2000 to 2014.

The trend has helped make dollar stores one of only five retail sectors projected to have operating income growth above 5 percent this year, a Moody's report found. (The others are online retailers, off-price, home improvement, and supermarkets.)

Leading growth in the sector has been Dollar General, which offers an array of items from food to general merchandise, typically at \$5 or less. The retailer operates about 14,600 stores nationally, including 35 in the Philadelphia region, according to its website. Longer term, it wants to reach 25,000 stores over the next decade.

Dollar General plans to open 900 stores this year, remodel 1,000 existing locations, and relocate about 100 stores, said chief executive officer Todd Vasos during a third-quarter earnings call.


[READ THE FULL ARTICLE](#)

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Demographics

POPULATION

	3-MILE	5-MILES	10-MILES
2010	656	742	1,102
2017	694	782	1,147
2020	710	799	1,166

2017 HH INCOME

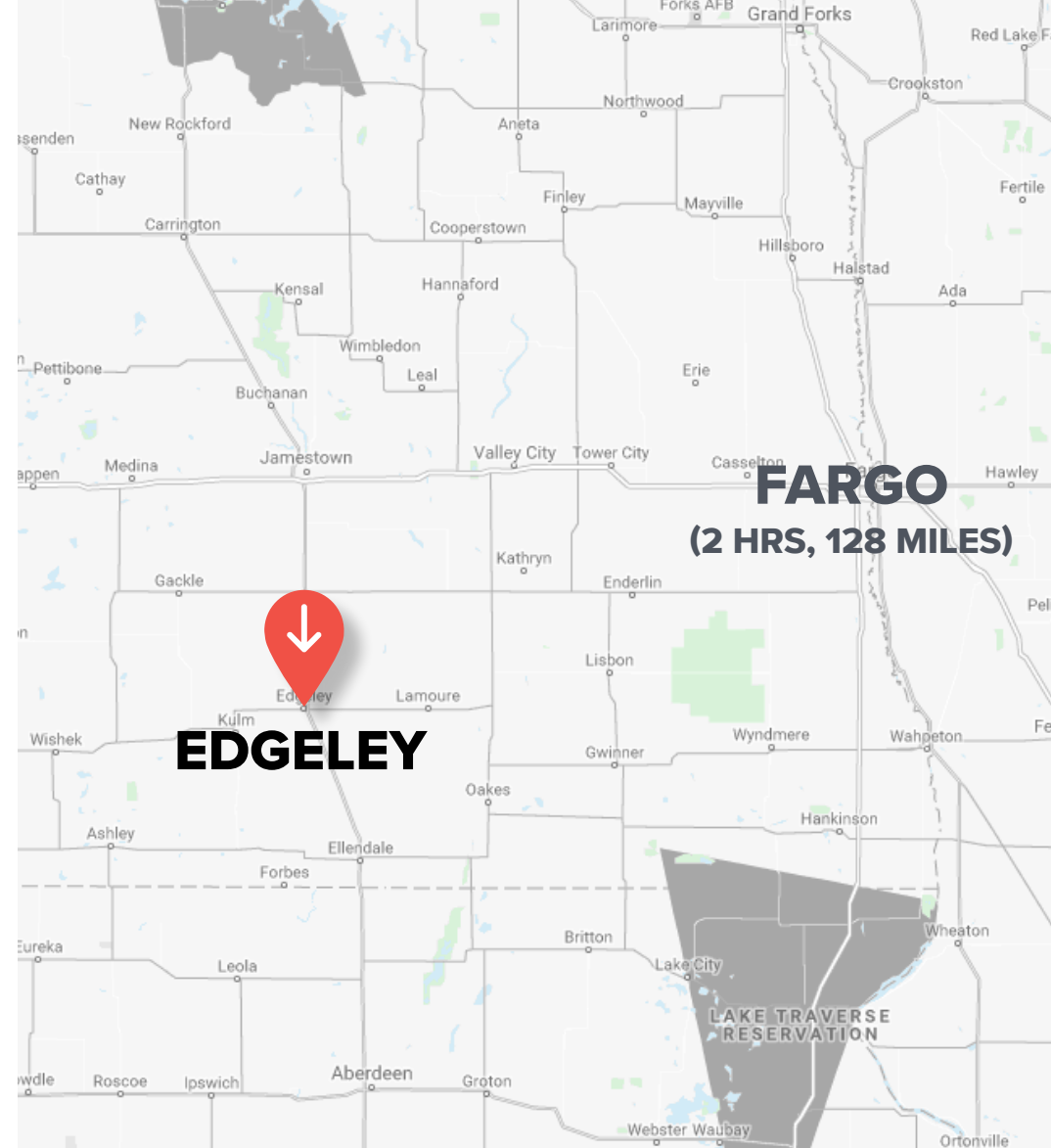
	3-MILE	5-MILES	10-MILES
Average	\$72,647	\$73,065	\$73,705

EDGELEY, North Dakota, is a rural community in southeastern North Dakota, located 133 miles southwest of Fargo and 138 miles southeast of Bismark. The town is located at the crossroads of State Highway 13 and U.S. Route 281, providing excellent access to neighboring communities.

Farming is a large part of the local economy with key crops including wheat, corn, soybeans, sunflowers, barley, and oats.

The first wind farms in North Dakota were installed 8 miles west of Edgeley in 2003. There are now 41 turbines, each producing 1.5 megawatts of electricity, enough to power approximately 300 households.

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**THE AVERAGE HOUSEHOLD
INCOME WITHIN A 5-MILE RADIUS
IS OVER \$73K**



We'd love to hear from you.

JOHN ANDREINI

jandreini@capitalpacific.com

PH: 415.274.2715

CA BRE# 01440360

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