

OFFERING MEMORANDUM
DOLLAR GENERAL

ARNOLD, CALIFORNIA
(SIERRA MOUNTAINS)



[S]
RG | SAMBAZIS
RETAIL GROUP



ADDRESS:

1799 CA Highway 4, Arnold, CA 95223

Price	\$2,142,000
Cap Rate	7.00%
Gross Leasable Area	9,245 SF
Year Built / Renovated	1980 / 2016
Lot Size	0.87 +/- Acres
Type of Ownership	Fee Simple

Lease Summary

Lease Type	NN
Roof & Structure	Landlord Responsible, 10-Yr. Roof Warranty
Rent Commencement	1/6/2016
Lease Expiration	12/31/2025
Increases	10% at Each Option
Options	Three, 5-Year
Option to Terminate	None
Option to Purchase	None
Right of First Refusal	None

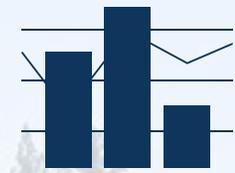
Rent Schedule

TERM	ANNUAL RENT	MONTHLY RENT
Current - 12/31/2025	\$150,000	\$12,500
Option 1	\$165,000	\$13,750
Option 2	\$181,500	\$15,125
Option 3	\$199,650	\$16,638



PRICE

\$2,142,000



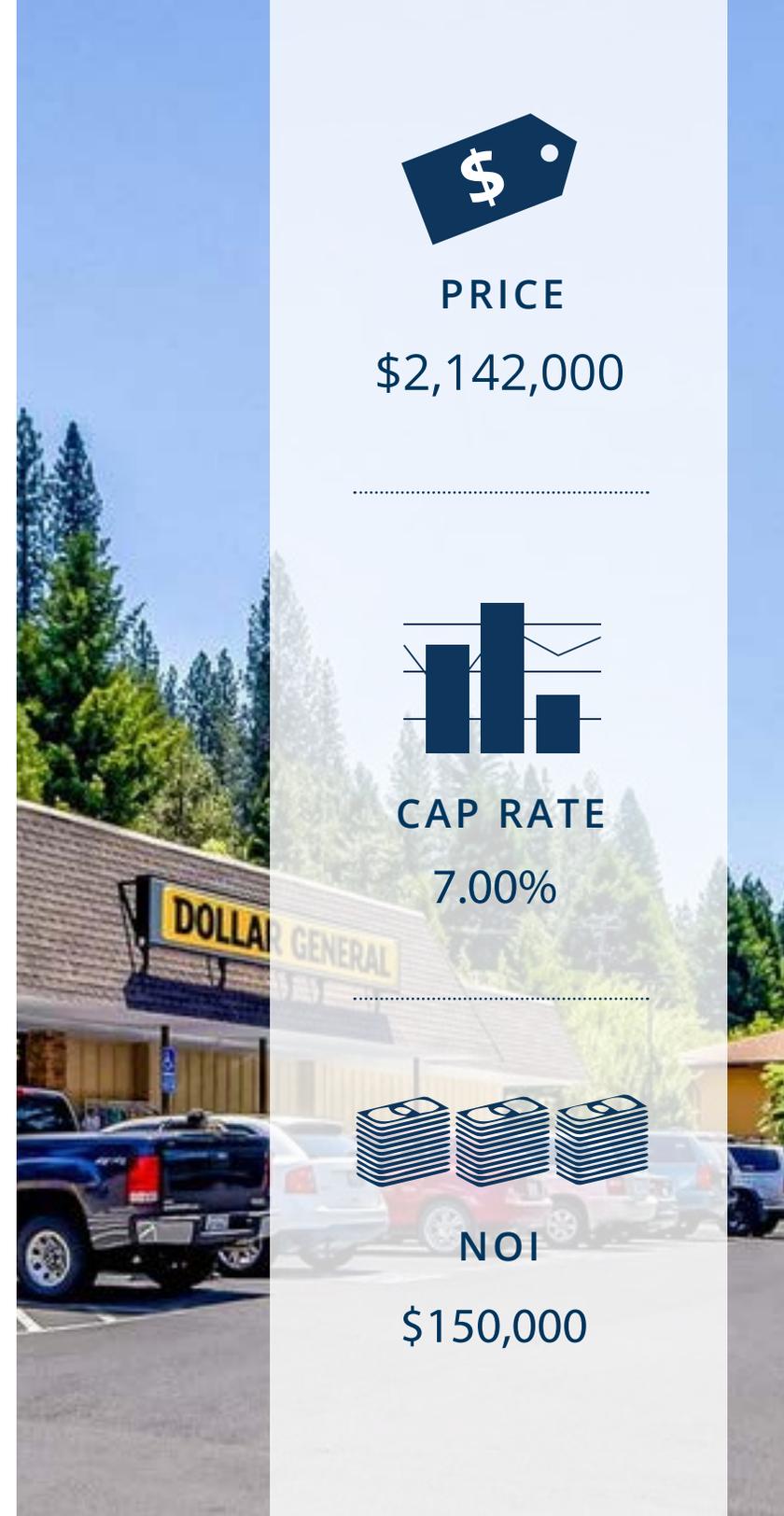
CAP RATE

7.00%



NOI

\$150,000



Investment Highlights

- 7.5 Years Remaining
- Newly Renovated and Refurbished Building
- Brand New Roof with a 10-Year Roof Warranty
- Minimal Landlord Responsibilities
- Investment Grade Credit Tenant, Rated BBB by S&P
- Competition Void, Nearest Dollar Store Approximately 20+ Miles Away
- Serving 44,828 Residents in Calaveras County
- Average Household Income Exceeds \$91,000 within 1 Mile and \$84,000 within 3 and 5 Miles
- Situated within the Central Sierra Mountains
- Just West of Stanislaus National Forest with 2.6 Million Visitors Annually
- 3.5 Miles to Calaveras Big Trees State Park with 300,000 Visitors Annually
- 2.5-Hour Drive to Yosemite National Park with 3.85 Million Visitors Annually
- Highly Visible to 13,500 Cars/Day Along Route 4, Direct Access to San Francisco

Demographics

POPULATION	3-MILES	5-MILES	10-MILES
2010 Population	4,038	4,718	10,946
2017 Population	4,208	4,883	10,524
2022 Population	4,246	4,943	10,702
HOUSEHOLDS			
2010 Households	1,830	5,540	10,438
2017 Households	1,905	5,830	10,640
2022 Households	1,942	6,085	11,168
INCOME			
2017 Median Household Income	\$59,721	\$59,198	\$51,845
2017 Per Capita Income	\$38,568	\$37,649	\$35,437
2017 Average Household Income	\$85,171	\$84,061	\$76,403



4,718

Population within a 5-Mile Radius



5,830

Households within a 5-Mile Radius



\$84,061

Average Household Income within a 5-Mile Radius



**DOLLAR
GENERAL®**

OWNERSHIP:
PUBLIC

TENANT:
CORPORATE

WEBSITE:
www.dollargeneral.com

Tenant Overview

Dollar General makes shopping for everyday needs simple and hassle-free by saving customers time and money with small neighborhood stores and carefully edited merchandise. Offering the most popular brands at everyday low prices, Dollar General ranks amongst the largest retailers of top-quality brands including Proctor & Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills, and Nabisco. Dollar General has over 14,534 locations in 44 states, making it the nation's largest smallbox discount retailer in the U.S.



14,534
LOCATIONS



HEADQUARTERED IN
Goodlettsville, TN

\$23.47
Billion
SALES VOLUME

STOCK SYMBOL
**NYSE:
DG**

BBB
STANDARD & POOR'S
CREDIT RATING



FOUNDED
1939

COUNTRY'S
LARGEST
SMALLBOX
DISCOUNT
RETAILER

2017
#128
FORTUNE 500





Lease Summary

LANDLORD RESPONSIBILITIES

Landlord shall, at Landlord's sole cost and expense, maintain in clean condition and good repair the exterior walls (including all patching and painting), foundations, roof, gutters, downspouts, exterior and all structural portions of the premises and all plumbing, electrical gas, sprinkler and sewage systems located below or within the floor slab of the premises, inside the walls, above the ceiling or not exclusively serving the premises. Brand new roof with a 10-year roof warranty.

TENANT RESPONSIBILITIES

Tenant shall be responsible, at Tenant's sole cost and expense during the term of the lease and for Tenant's use only, for maintaining in good clean condition and repair, (i) all interior non-structural portions of the building including fixtures, interior walls, floors, ceilings, interior doors and windows (including replacement of plate glass and doors in the storefront), showcases, and any automatic fire extinguisher equipment, (ii) all utility facilities and systems exclusively serving the premises located on the premises, (iii) HVAC, (iv) all exterior doors, including any roll-up doors, and exterior windows, including replacement of plate glass. Tenant shall also be responsible for the maintenance and repair of any fire sprinkler system.

TAXES

Tenant will reimburse Landlord for the actual, reasonable costs of the maintenance and repair (but not replacement) of certain aspects of the parking areas; excluding any costs which would have been reimbursed or paid by insurance proceeds or any cost or expense related to the admin or management of Landlord's maintenance, repair and replacement obligations. Tenant will reimburse Landlord for the following: maintenance of grassed and landscaped areas, including irrigation systems; maintenance of any fencing required to be erected pursuant to the score of work; illuminating the parking areas; cleaning, snow removal, repair (excluding capital expenditures); maintenance and striping of parking areas; and the light pole repairs.

Landlord shall maintain, repair and replace all aspects of the parking areas, including all paved and grassed or landscaped areas (including regular mowing and preplacement of dead landscaping) and irrigation systems. Landlord agrees to keep the parking areas in good condition, order, and repair; to promptly remove snow and ice from the parking areas; and to keep all lighting standards in good operating order; and to keep parking areas property paved and striped.

INSURANCE

Tenant shall carry commercial general liability insurance. Landlord shall carry commercial general liability insurance and special cause of loss insurance.

ASSIGNMENT & SUBLETTING

Tenant may assign or sublet the lease but shall remain liable under the terms of the lease.

ESTOPPEL

Tenant shall have 20 Days from receipt of request to provide an executed estoppel.

Aerial Photo



SUBJECT PROPERTY



SAN FRANCISCO
2.5-HOUR DRIVE WEST



LAKE TAHOE COMMUNITIES
2 HOUR DRIVE NORTH



13,500 DAILY



YOSEMITE NATIONAL PARK
3.85 MILLION VISITORS ANNUALLY
2.5-HOUR DRIVE SOUTHEAST



HAZEL FISCHER ELEMENTARY
143 STUDENTS



STANISLAUS National Forest
CALIFORNIA

STANISLAUS NATIONAL FOREST
1.5 HOUR DRIVE
2.6 MILLION VISITORS ANNUALLY



CALAVERAS BIG TREES STATE PARK
3.5 MILES AWAY
300,000 ANNUAL VISITORS



Property Photos

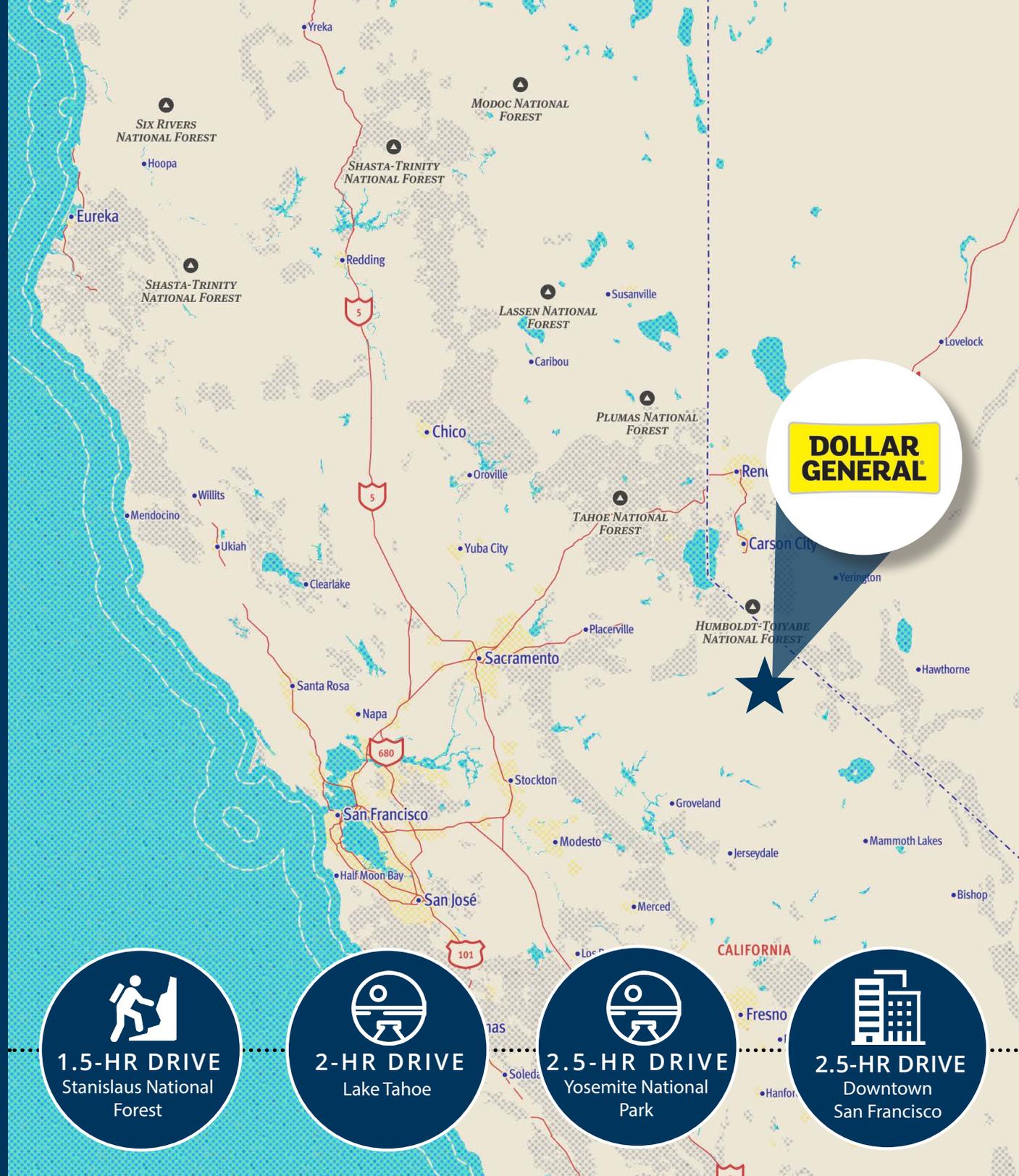


Arnold, California

Arnold is a picturesque mountain town located at 4,000 feet in elevation, made famous as the discovery site of giant sequoias, and is home to Calaveras Big Trees State Park. The area is also home to the communities of Hathaway Pines, Avery, Camp Connell and Dorrington.

A mountain sports haven, Arnold and the surrounding area offers a wide variety of outdoor activities including hiking, bicycling, off-road adventures, golf, fishing, and first-rate winter recreation. It is home to fine dining, historic lodging and unique boutique shopping. The region also stages free live music concerts throughout the summer, and arts and crafts festivals. The town is also home to Calaveras Big Trees State Park, which lies just a few miles outside of the downtown. Located at the snow line, Arnold receives snow every winter, and shows great seasonal variety in climate, flora and fauna. In addition, its close proximity to Bear Valley Mountain ski resort makes it a popular snow sports destination and many charming vacation rentals and lodging properties are available throughout the year.

Arnold's biggest claim to fame is Calaveras Big Trees State Park, the place giant sequoia trees were first discovered in the Sierra Nevada mountain range. The beautiful park gives up-close views of these majestic trees on easily navigable trail systems. As the western end of the Ebbetts Pass National Scenic Byway, Arnold is also part of a spectacular road coursing its way over the Sierra Nevada mountain range.




1.5-HR DRIVE
Stanislaus National Forest


2-HR DRIVE
Lake Tahoe


2.5-HR DRIVE
Yosemite National Park


2.5-HR DRIVE
Downtown San Francisco

CONFIDENTIALITY & DISCLAIMER

.....

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

.....

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

NET-LEASED DISCLAIMER

.....

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

EXCLUSIVELY LISTED BY

[S]
RG

SAMBAZIS
RETAIL GROUP

PHIL SAMBAZIS

Senior Managing Director

SAN DIEGO
Tel: (858) 373-3174
phil.sambazis@marcusmillichap.com
License: CA 01474991

NICK M. TOTAH

First Vice President Investments

SAN DIEGO
Tel: (858) 373-3159
nick.totah@marcusmillichap.com
License: CA 01922255

DOLLAR GENERAL

DOLLAR GENERAL

ARNOLD (SIERRA MOUNTAINS), CALIFORNIA