

Dollar General

East Windsor (Broad Brook), Connecticut



Actual Photo

Offering Memorandum



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COMPANY OVERVIEW:

Cypress Real Estate Partners, LLC d/b/a Cypress Commercial & Investment Real Estate is an investment real estate brokerage firm that exclusively represents buyers and sellers of single-tenant income producing properties and shopping centers in the Carolinas and southeastern United States. With over 80 years of investment real estate experience, Cypress has emerged as one of the top boutique investment real estate firms. Cypress' brokerage team prides itself on delivering superior client service while offering the most current and advanced marketing techniques in today's marketplace. Cypress has sold over \$1 billion in investment properties throughout the Carolinas and eastern half of the United States, representing both buyers and sellers in both metropolitan and rural marketplaces.

DISCLAIMER:

It is the prospective purchaser's responsibility to conduct its own due diligence. The information contained in this brochure does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Additional information and an opportunity to inspect the property will be made available to interested, qualified prospective purchasers. Owner and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of this information, and no legal commitments or obligations shall rise by reason of the contents herein. Cypress Real Estate Partners d/b/a Cypress Commercial & Investment Real Estate represents the seller in this transaction.

The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest by any entity at any time with or without notice. The owner shall have no legal commitment or obligation to any entity reviewing this information or making an offer to purchase subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered and approved by the owner.



Actual Photo

Investment Overview / Property Highlights

INVESTMENT HIGHLIGHTS:

- Dollar General has over 5 YRS remaining on the Lease
- Stable investment in excellent location
- NN Lease with Corporate Guaranty by Dolgencorp, LLC
- Former building was rehab for Dollar General
- Dollar General has over 15,000 locations in 44 states
- S&P BBB Investment Grade Credit
- Broad Brook is part of East Windsor, CT
- Proposed \$300 million casino

PROPERTY HIGHLIGHTS:

Location:	115 Main Street (RT #191), Broad Brook, CT 06108
Building:	9,409+/-SF Clear-Span Retail Building
Land Area:	2.55+/- Acres (includes 0.79+/- AC in rear & 0.036+/- AC w/ 2-Bay Commercial Garage not encumbered by the DG Lease)
Parking Spaces:	35 Spaces
Zoning:	General Commercial Retail
Construction:	2013 Rehab Bldg - EIFS over steel/block construction; Rubber membrane roof
Information:	This property was completely rehabed for Dollar General. Additional garage in the rear that could be rented subject to local codes and ordinances and an additional 0.79+/- AC commercial lot. The Dollar General sits in the center of Broad Brook, in close proximity to elementary and middle schools.

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SALES SUMMARY

Purchase Price	\$1,578,667
CAP Rate	7.5%
Price PSF	\$167

LEASE INFORMATION

Tenant	Dolgencorp, LLC w/ Dollar General Corporate Guaranty
Annual Rental	\$118,400
Original Rent Start Date	December 15, 2013
New Lease Expiration Date	December 31, 2023
Original Lease Term	Ten (10) Years
Renewal Options	Five (5) Five (5) YR Options With 10% Increases
Lease Type	NN
Roof/Structure/Parking Lot	Landlord Responsibility
Tenant Parking Lot Contribution	\$550/mo Reconciled Annually (CAM)
Tax & Insurance	Tax and Insurance Fully Reimbursed by Tenant
HVAC, Plumbing & Lighting (Interior)	Tenant Responsibility

Lease Information



Representative Photo



Representative Photo



Representative Photo

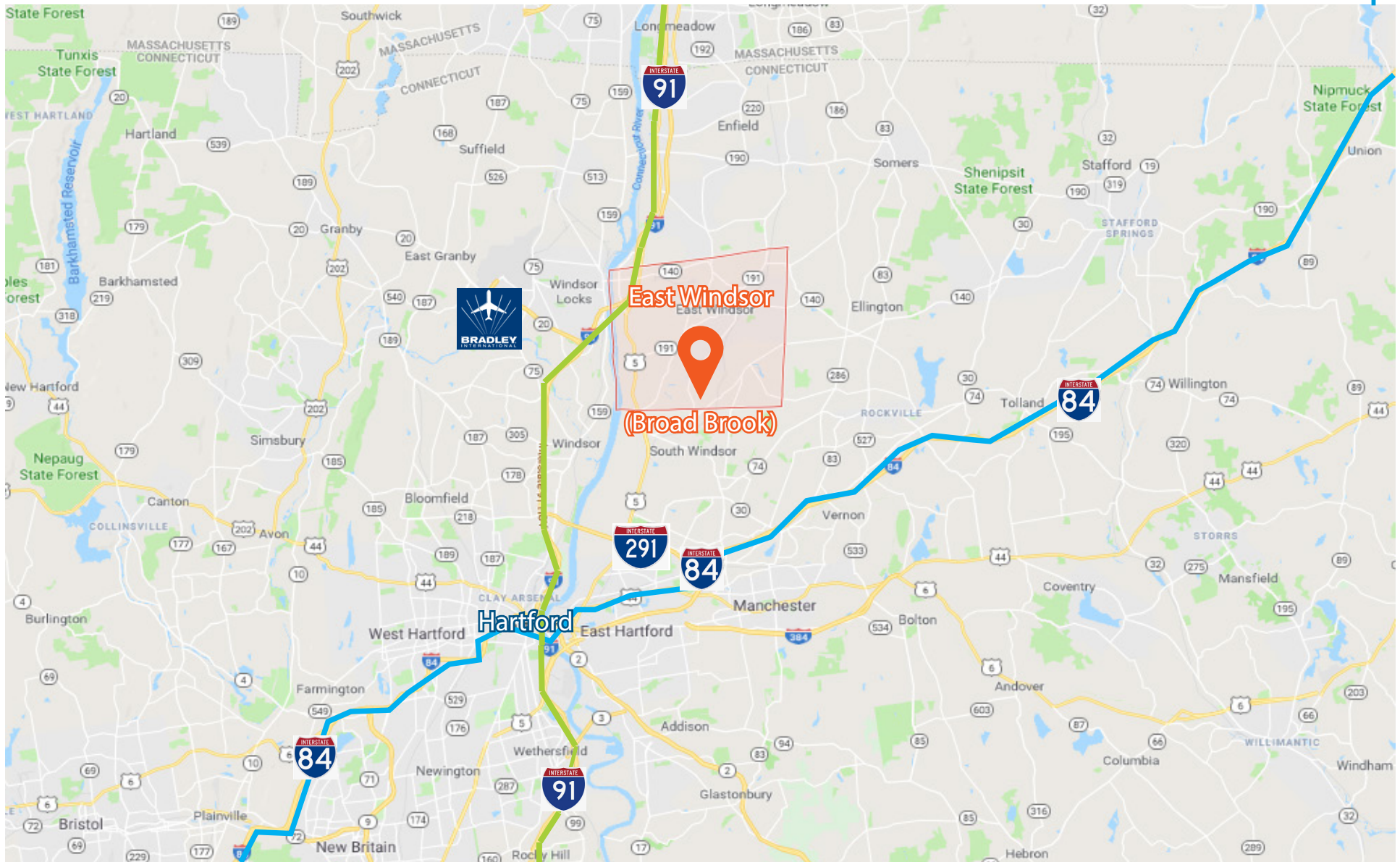
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Regional Map







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Local Aerial



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Site Aerial



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SOUTH WINDSOR

In 1845 the Town of South Windsor was incorporated, having separated from East Windsor which had been divided from Windsor in 1768.

East Windsor, Connecticut

East Windsor is a town in Hartford County, CT. The town has five villages: Broad Brook, Melrose, Scantic, Warehouse Point and Windsorville. Currently, there is a \$300-\$400 million dollar casino being planned for the area. East Windsor (Broad Brook) is located just south of Springfield on the I-91 corridor and 18 miles north of the state capital, Hartford. Hartford is home to 123,000+ people and the Mark Twain House & Museum.

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Dollar General is a 75 year old company and is the nation's largest small-box discount retailer with more than 14,500 stores located in 44 states with 15 Distribution Centers and 130,000 plus employees. Dollar General helps shoppers Save Time. Save Money. Every Day.® by offering national branded items that are frequently used and replenished such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, house wares and seasonal items at everyday low prices in convenient neighborhood stores. Dollar General is among the largest retailers of top-quality products made by America's most trusted manufacturers such as Procter and Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills, Nabisco, and Fruit of the Loom. On October 15, 2015, Standard & Poor's rating services upgraded its rating of DG from BBB- to BBB. In June 2016, Moody's upgrades DG to Baa2. For more detailed information, see the company's web site at dollargeneral.com.

2017-2018 FAST FACTS:

- \$23.5 billion in sales in fiscal 2017 an increase of 6.8% over 2016
- Same store sales grew 2.7% over previous year
- Reported \$1.54 billion in net income or \$5.63 per diluted share
- Cash flow from operations were \$1.8 billion, increase of 12.3%
- Record opening of 1,315 new stores
- Remodeled or relocated 764 locations
- 15,000 retail stores as of July 14, 2018
- 15 distribution centers throughout United States
- Ranked #128 on the Fortune 500 list as of June 2017

Tenant Summary



POPULATION	1 mile	3 miles	5 miles
2023 Projection	3,004	14,253	52,736
2018 Estimate	2,979	14,150	52,542
2010 Census	2,908	13,908	51,931
2000 Census	2,515	12,869	49,131
Growth Rate 2000-2010	1.46%	0.78%	0.56%
Growth Rate 2010-2018	0.29%	0.21%	0.14%
Growth Rate 2018-2023	0.17%	0.15%	0.07%

HOUSEHOLDS			
2018 Total Households	1,279	5,484	21,267
2023 Total Households	1,287	5,516	21,303
2000-2010 Annual Rate	1.69%	1.27%	0.89%
2010-2018 Annual Rate	0.24%	0.20%	0.10%
2018-2023 Annual Rate	0.12%	0.12%	0.03%

2018 Median Household Income	\$67,032	\$82,481	\$79,728
2018 Average Household Income	\$85,544	\$100,502	\$99,673



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