



**DOLLAR
GENERAL®**

DOLLAR GENERAL

324 HWY 59

MAHNOMEN, MN 56557

CBRE | **OFFERING
MEMORANDUM**

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INVESTMENT HIGHLIGHTS

- The lease structure is **triple net (NNN), with zero landlord responsibilities**. Tenant is responsible for maintaining, repairing, and replacing all aspects of the property, as well as all required insurances, taxes, and utilities.
- This investment is **located in a rare Opportunity Zone established in the Tax Cut and Jobs Act of 2017**. Opportunity Funds allow U.S. investors to receive tax benefits by funding development projects located in Opportunity Zones. **Although this property does not qualify for these tax benefits, the designated zone itself may spur development in the surrounding area.**
- There are **twelve (12.6) years remaining on the lease term, plus five (5), five (5) year options.**
- The lease provides for **10% rental increases at each option period.**
- The lease is **corporately guaranteed by Dollar General Corporation, which has an investment grade credit rating of BBB (S&P).**
- This location was **recently constructed in 2016.**
- Dollar General is surrounded by several popular retailers including **Shopko, True Value, Napa Auto Parts and Subway, among others.**
- The City of Mahanomen has a limited amount of retail within the city limits. **Dollar General serves as the go-to store for surrounding residents.**
- The next **closest Dollar General is 28 miles (34 minutes) from the subject property.**
- **The City of Mahanomen serves not only as the seat of Mahanomen County, but also as a trade, health, education, recreation and tourism center for those living within a 40-mile radius.**
- The Shooting Star Casino, Hotel and Entertainment, is the premier entertainment destination in the Midwest. **Shooting Star is home to Las Vegas-style gaming, big name concerts, award-winning dining, soothing spa treatments, shopping and luxurious accommodations and nearly 30,000 square feet of event/meeting space.** The Casino is located just 0.8 miles (3 miles) from the subject property.

INVESTMENT SUMMARY

Offering Price.....	\$1,218,300
Cap Rate.....	6.75%
Price/SF	\$133.88
Lease Structure	NNN
Current Annual Rent.....	\$82,235
Building GLA	9,100 SF
Lot Size.....	1.72 acres
Ownership	Fee Simple



TENANT OVERVIEW

About Dollar General

Dollar General is an American chain of variety stores that has been delivering value to shoppers for nearly 80 years through its branded and private label merchandise. Although it has the word “dollar” in the name, Dollar General is not a traditional dollar store. Typically, the goods are priced at \$10 or less, including consumables, health and beauty aids, seasonal items, home products and apparel.

The stores were founded in 1939 by Cal Turner Sr. and his father J.L. Turner in Scottsville, Kentucky under the name J.L. Turner & Son, Inc. The first official Dollar General store opened in Springfield, Kentucky in 1955. In 1968, the business changed its name to Dollar General Corporation, and in 2009 the company was taken public. That same year the Dollar General Market was created, a new store offering the typical Dollar General products in addition to an expanded selection of groceries.

Dollar General serves their customers with value and convenience, and their employees with career opportunities. Dollar General stores tend to be located in smaller communities than those where Walmart would open a store. In recent years, the chain has been constructing more stand-alone stores, typically in areas not served by another general-merchandise retailer. In addition to high quality private brands, Dollar General sells products from America’s most-trusted brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg’s, General Mills, and PepsiCo.

What started as a single store is now a 25+ billion-dollar Fortune 200 company. In 2018, Dollar General opened 900 new stores, remodeled 1,050 stores and relocated 115 stores. The Goodlettsville, TN-based chain has grown to more than 15,000 stores across 44 states and employs 135,000 people across the country.



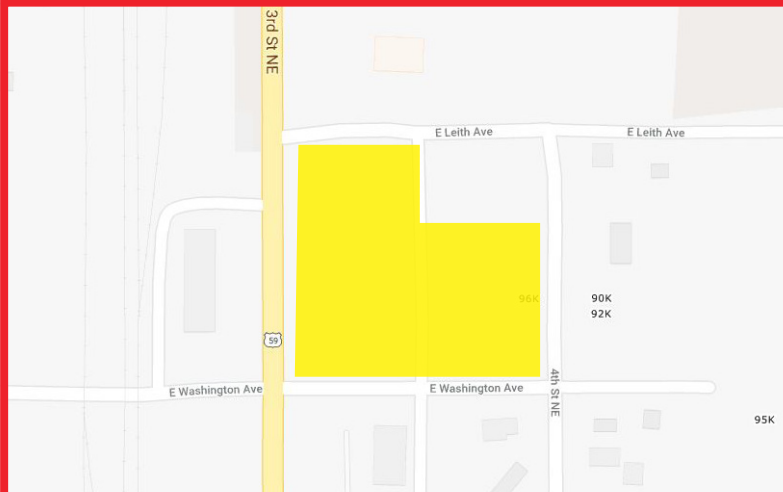
DOLLAR GENERAL CORPORATE OVERVIEW

Type:	Public (NYSE: DG)
Industry:	Discount & Variety Stores
Locations:	15,472+
Employees:	135,000+
Revenue:	\$25.6 Billion (FY 2018)
Corporate Headquarters:	Goodlettsville, TN
Credit Rating:	S&P: BBB, Moody's: Baa2





PROPERTY OVERVIEW



PROPERTY SUMMARY

Price: \$1,218,300

Cap Rate: 6.75%

Address: 324 Highway 59
Mahanomen, MN 56557

Ownership: Fee Simple

Building GLA: 9,100 SF

Lot Size: 1.72 acres

Parking: +/- 30 spaces

Year Built: 2016

Parcel Number: 18-200-0140, 18-200-0150

LEASE SUMMARY

Tenant: DG Retail, LLC dba Dollar General

Guarantor: Dollar General Corporation

Date of Lease: February 25, 2016

Rent Commencement: November 17, 2016

Lease Expiration: November 30, 2031

Lease Term: 15 years

Term Remaining: 12.6 years (as of 04/2019)

Renewal Options: 5 - 5 year options

Current Annual Rent: \$82,235

Rental Increases: 10% in each option period

Percentage Rent: None

Sales Reporting: Store does not report sales.

LEASE SUMMARY CONTINUED

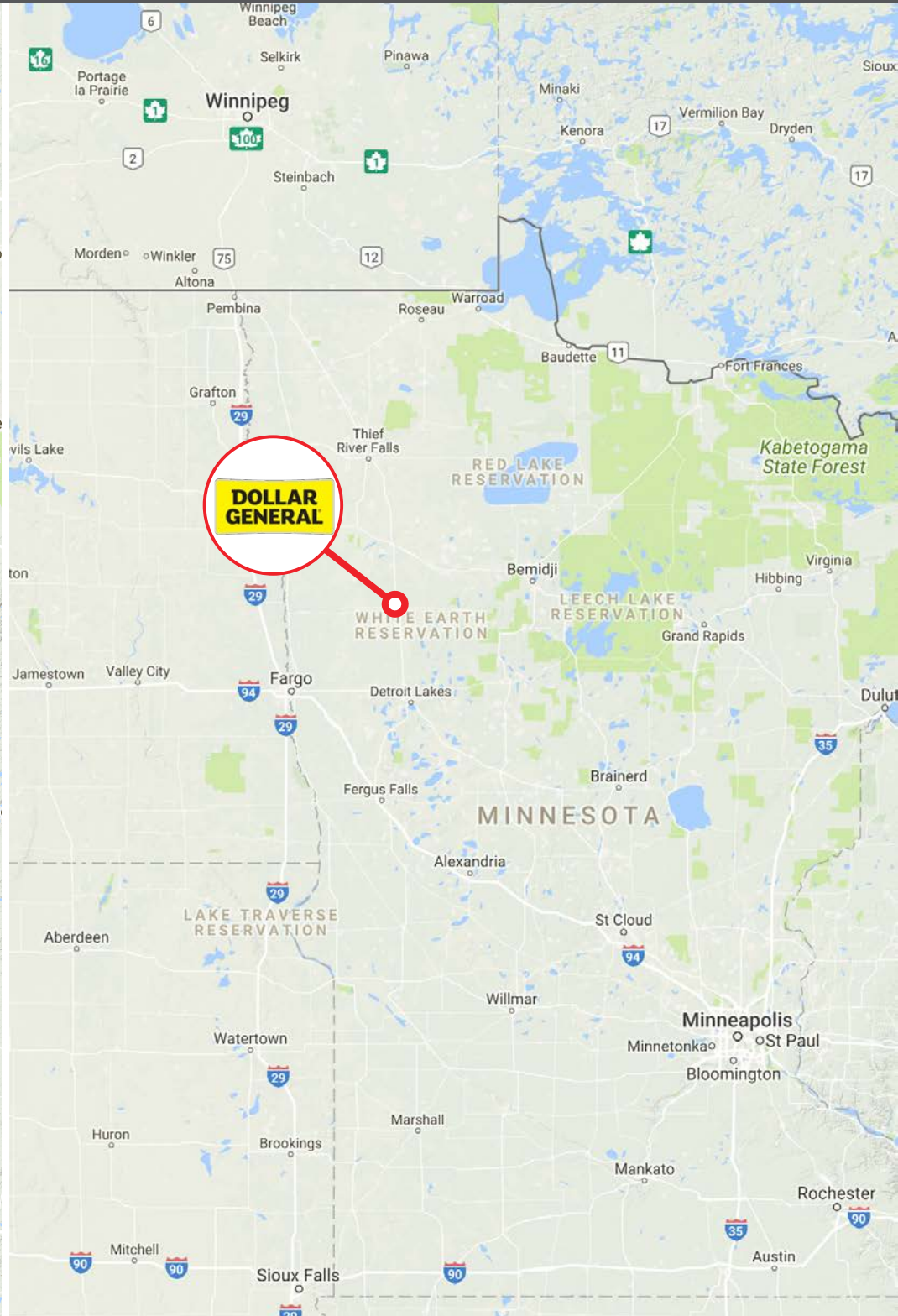
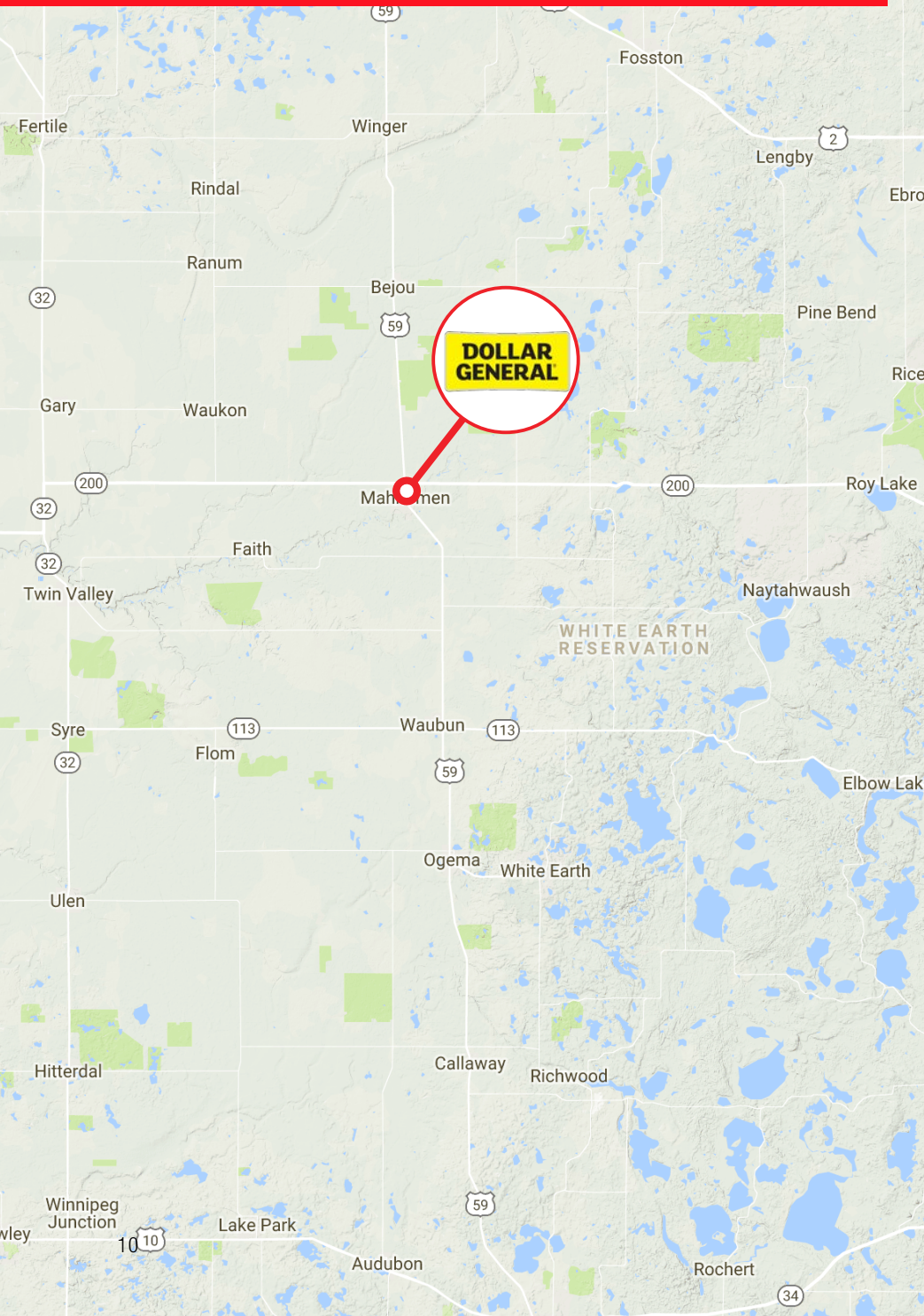
Lease Structure:	NNN - Zero Landlord Responsibility
Roof:	Tenant
Structure:	Tenant
HVAC:	Tenant
Common Area:	Tenant
Parking:	Tenant
Property Taxes:	Tenant - Tenant to reimburse Landlord for payment.
Utilities:	Tenant
Insurance:	Tenant
Permitted Use:	Any lawful retail purpose.
Assignment & Subletting:	No assignment or sublet shall relieve Tenant of its obligations under the lease.
ROFR:	Tenant does not have a ROFR.

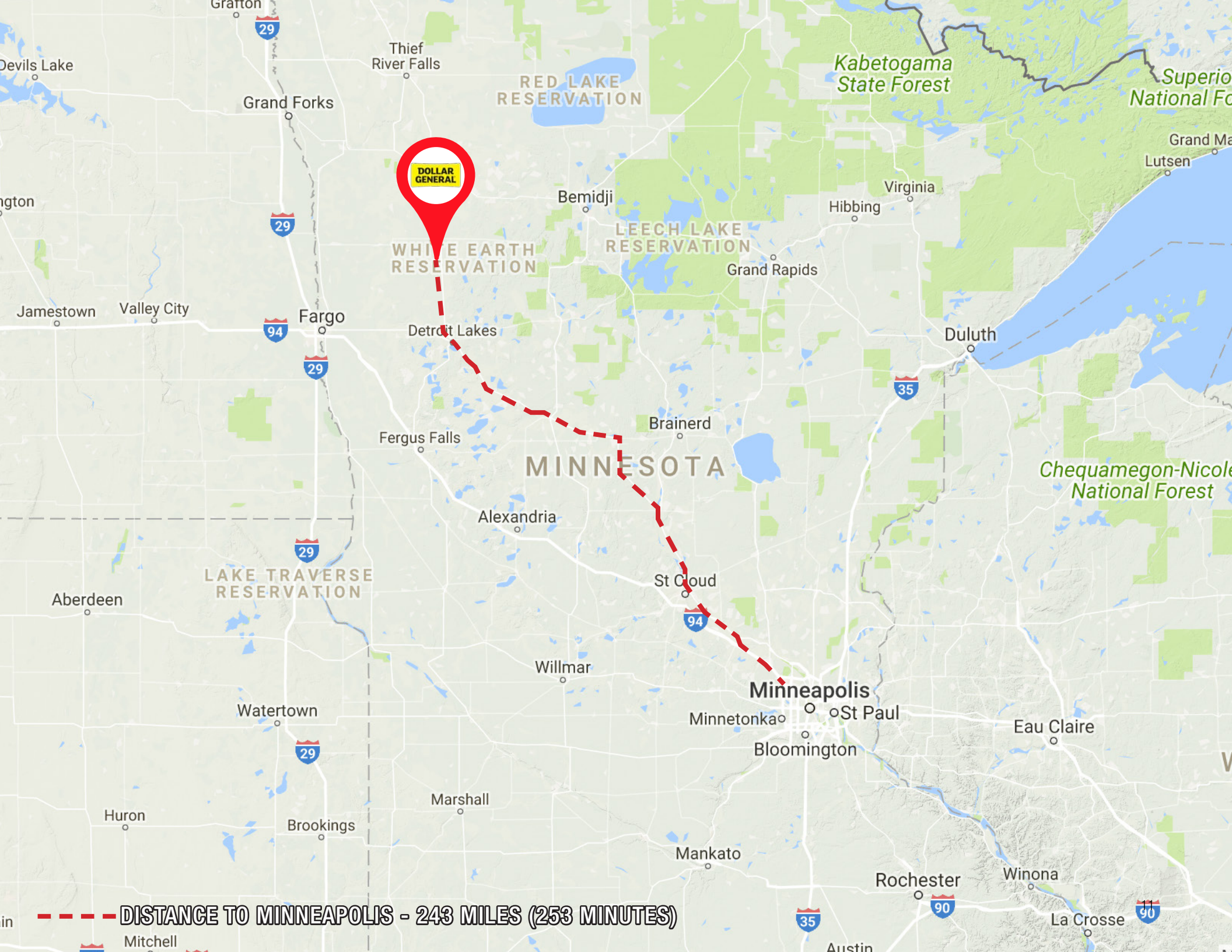
RENT SCHEDULE

Lease Term	Lease Years	Monthly Rent	Annual Rent	Rent/SF	Increase (%)
Primary:	1 - 15:	\$6,852.92	\$82,235	\$9.04	
Option 1:	16 - 20:	\$7,538.21	\$90,459	\$9.94	10.00%
Option 2:	21 - 25:	\$8,292.03	\$99,504	\$10.93	10.00%
Option 3:	26 - 30:	\$9,121.24	\$109,455	\$12.03	10.00%
Option 4:	31 - 35:	\$10,033.36	\$120,400	\$13.23	10.00%
Option 5:	36 - 40:	\$11,036.70	\$132,440	\$14.55	10.00%



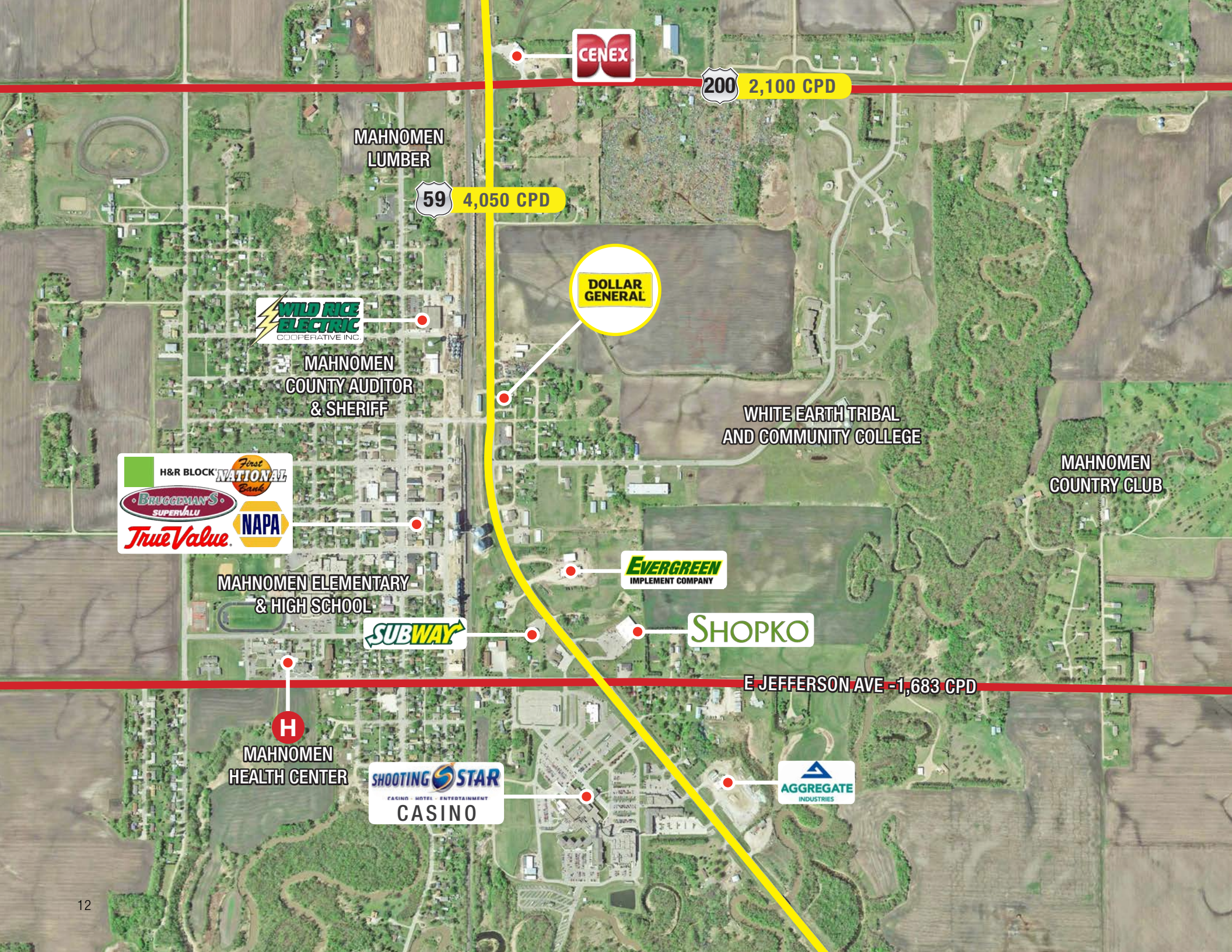
AREA OVERVIEW





DOLLAR GENERAL

--- DISTANCE TO MINNEAPOLIS - 243 MILES (253 MINUTES)



200 2,100 CPD

MAHNOMEN
LUMBER

59 4,050 CPD



MAHNOMEN
COUNTY AUDITOR
& SHERIFF



WHITE EARTH TRIBAL
AND COMMUNITY COLLEGE

MAHNOMEN
COUNTRY CLUB



MAHNOMEN ELEMENTARY
& HIGH SCHOOL



E JEFFERSON AVE -1,683 CPD



MAHNOMEN
HEALTH CENTER



AREA OVERVIEW

MAHNOMEN, MINNESOTA

HISTORY

- Mahnomen is a city in Mahnomen County, Minnesota, along the Wild Rice River that was incorporated as a village on March 21, 1905. The City serves not only as the seat of Mahnomen County, but also as a trade, health, education, recreation and tourism center for those living within a 40-mile radius. The City is home to an excellent hospital and clinic, the Mahnomen Health Center. An excellent K - 12 Public School System, and St. Michaels Catholic School offering Pre-school - 6 grade, and the newly built White Earth Tribal and Community College. Mahnomen is also home to the Shooting Star Casino and Hotel with its first class shows and entertainment! U.S. Highway 59 and Minnesota State Highway 200 are two of the main routes in Mahnomen

ECONOMY

- The City of Mahnomen currently supports 78,032-square feet of retail space. The unemployment rate in Mahnomen County, Minnesota, is 5.8%, with job growth of 2.77% Mahnomen is home to over 120 businesses, with a total of 2,696 employees. Compared to the rest of the country, Mahnomen County's cost of living is 11.10% lower than the U.S. average.
- Since 1959, the economy-boosting Mahnomen Health Center has been serving the residents of Mahnomen County and surrounding areas. In 1999, Mahnomen Health Center became Minnesota's first critical access hospital. Today, they are a 10-bed critical access hospital and a 32-bed nursing home owned by Mahnomen County (78%) and the City of Mahnomen (22%). The Health Center offers a wide variety of services, using the most current technology available, and is located just 1 mile (3 minutes) from the subject property.



**WHITE EARTH TRIBAL AND
COMMUNITY COLLEGE**

EDUCATION

- Mahnomen Elementary & High School serves approximately 610 K-12 students in its Elementary, Secondary and Alternative Learning Center Schools. Besides a focus on core subject learning, the district provides a variety of educational opportunities in Career & Technical Education, College-in-the-High School, and Arts Education. The school is located just 0.6 miles (3 minutes) from the subject property.
- The White Earth Tribal and Community College (WETCC) is an institution of higher learning dedicated to academic excellence grounded in Anishinaabe culture, values, and traditions. It was established on September 8, 1997 by the White Earth Tribal Council per Tribal Resolution #038-97-005. Services include: satisfactory academic progress, personal financial consulting, tutoring, financial aid, career counseling, etc. The College is located just 0.7 miles (2 minutes) from the subject property.

AREA OVERVIEW

SURROUNDING ACTIVITY

- The Shooting Star Casino, Hotel (410 hotel rooms) and Entertainment, located in Mahanomen, Minnesota, is the premier entertainment destination in the Midwest. Proudly owned and successfully operated by the White Earth Nation, Shooting Star is home to Las Vegas-style gaming, big name concerts, award-winning dining, soothing spa treatments, shopping and luxurious accommodations and nearly 30,000 square feet of event/meeting space. The Casino invites visitors to play slots, poker, blackjack and see live performances at the Shooting Star Event Center. Past performers include: Trace Adkins, 38 Special, Charlie Daniels and Gabriel Iglesias. The Casino is located just 0.8 miles (3 miles) from the subject property.



- The annual Wild Rice Day Festival is a community celebration and appreciation day and is held during the month of August. The day of celebration consists of a parade, numerous events for the young and old, a street dance, horseshoe tournaments and much more. The Mahanomen Area Booster Club heads up the celebration with help from the City and other organizations.
- The Mahanomen County Country Club is located just 1.7 miles (4 minutes) from the subject property, and invites golfers to play the 9-hole "Mahanomen" course. The Country Club features 2,996 yards of golf from the longest tees for a par of 36.

DEMOGRAPHICS

POPULATION	5 Mile	10 Mile	15 Mile
Estimated Population (2017)	1,957	3,389	6,356
Census Population (2010)	2,115	3,492	6,421
Projected Population (2022)	1,873	3,307	6,286
HISTORICAL ANNUAL GROWTH			
2000-2010	1.09%	0.46%	0.05%
HOUSEHOLDS	5 Mile	10 Mile	15 Mile
Estimated Households (2017)	759	1,310	2,495
Census Households (2010)	833	1,365	2,538
Projected Households (2022)	723	1,273	2,460
HISTORICAL ANNUAL GROWTH			
2000-2010	0.57%	0.13%	0.06%
VALUE OF HOUSING UNITS	5 Mile	10 Mile	15 Mile
2017 Average	\$120,445	\$134,831	\$137,931
2017 Median	\$90,641	\$99,387	\$96,870

2017 POPULATION BY RACE	5 Mile	10 Mile	15 Mile
White	52.5%	55.9%	63.7%
American Indian or Alaska Native	36.9%	32.9%	27.0%
Hispanic	3.2%	3.1%	3.2%
Black or African American	0.7%	0.7%	0.5%
2017 AGE BY GENDER	5 Mile	10 Mile	15 Mile
MEDIAN AGE			
Male	37.50	38.30	39.70
Female	41.80	41.10	42.50
HOUSEHOLD INCOME	5 Mile	10 Mile	15 Mile
2017 Average	\$54,030	\$58,206	\$58,237
2017 Median	\$36,416	\$40,478	\$42,285

AFFILIATED BUSINESS DISCLOSURE AND CONFIDENTIALITY AGREEMENT

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc. nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.

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