



DOLLAR GENERAL

1510 Gallia St • Portsmouth, OH 45662

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DOLLAR GENERAL
Portsmouth, OH
ACT ID Z0250567

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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.

Marcus & Millichap

Dollar General Corporation


CREDIT RATING: A2
www.fdreports.com | www.creditintell.com | August 03, 2018

General Information	
Address	100 Mission Ridge , Goodlettsville, Tennessee, 37072, United States
Phone	615-855-4000
Website	www.dollargeneral.com

Store Base	
Store Count	15,015
TTM Sales	\$24,590,809,000

Key Personnel	
CFO & EVP	John W. Garratt
Chief Executive Officer	Todd J. Vasos
Chairman	Michael M Calbert

Financial Markets	
Stock Ticker	DG
Current Price	\$114.09 as of 11/5/18
52 Week High/Low	\$114.66 / \$79.79

Dollar General commands the field of discount general merchandise. The fast-growing retailer boasts some 14,500 discount stores in some 45 US states, mostly in the South, the Midwest, and the Southwest. It generates more than 75% of its sales from consumables (including refrigerated, shelf-stable, and perishable foods) and more than 10% from seasonal items. The stores also offer household products (cleaning supplies and health and beauty aids) and apparel. Dollar General targets low-, middle-, and fixed-income shoppers, pricing items at \$10 or less. The no-frills stores typically measure about 7,400 sq. ft. and are in small towns that are off the radar of giant discounters.

Fiscal Year Ended February 02, 2018

Credit Rating Chart Comparison Creditintell | F&D Reports

Please note that our rating model is our own proprietary model and is not meant to align with other rating agency models. This comparison was compiled purely for informational purposes based on a representative sampling of ratings on various retailers.

RATING	CREDIT QUALITY	EST. S&P
A1	Excellent	AAA
A2	Excellent	AA (+/-)
B1	Good	A (+/-)
B2	Good	BBB (+/-)
C1	Satisfactory	BB(+/-)
C2	Satisfactory	B+
D1	Below Satisfactory	B
D2	Below Satisfactory	B-
E1	Poor	CCC+/CCC
E2	Poor	CC
F1	Critical	C
F2	Critical	D

EXECUTIVE SUMMARY

OFFERING SUMMARY

Price	\$487,368
Net Operating Income	\$47,055
Capitalization Rate – Current	9.65%
Price / SF	\$60.69
Rent / SF	\$6.58
Lease Type	Modified Gross
Gross Leasable Area	8,030 SF
Year Built / Renovated	1938
Lot Size	0.41 acre(s)

FINANCING

Down Payment	All Cash
Net Cash Flow	9.65% / \$47,055
Cash on Cash Return	9.65%
Total Return	9.65% / \$47,055

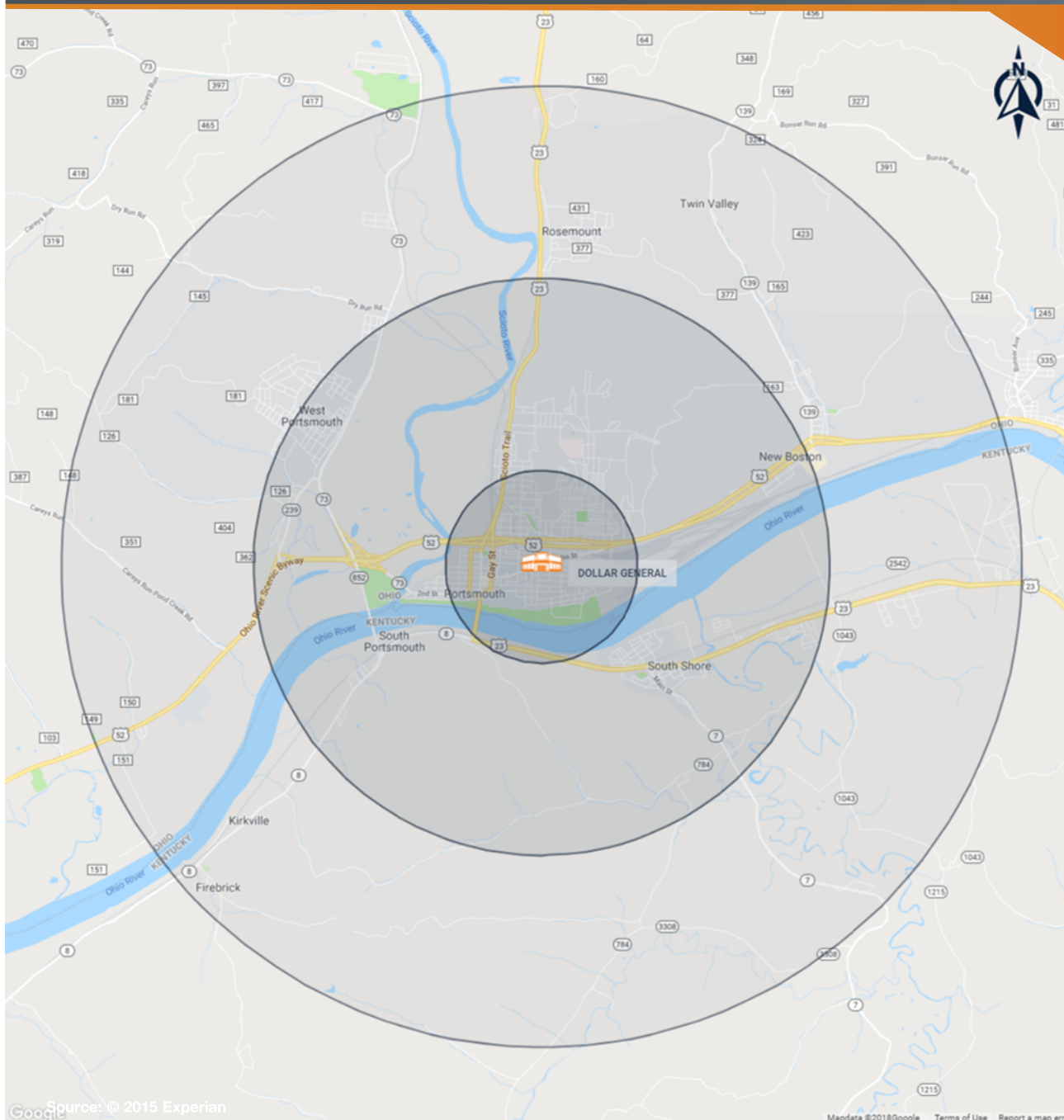
MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES*
Portsmouth Hospital Corp	2,082
Some	2,000
Walmart	525
Portsmouth Emrgncy Ambulance Svc	500
Scioto County Ohio	318
UPS	316
City of Portsmouth	306
PORTSMOUTH DIVISION	285
Wic Program	269
Scioto Memorial Hosp Campus	200
Portsmouth Ambulance	180
Hill View Retirement Center	174

DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2017 Estimate Pop	9,901	22,689	32,287
2010 Census Pop	10,216	23,219	32,963
2017 Estimate HH	3,708	9,293	13,072
2010 Census HH	3,910	9,685	13,559
Median HH Income	\$20,548	\$27,849	\$31,209
Per Capita Income	\$14,726	\$19,345	\$19,586
Average HH Income	\$35,730	\$45,515	\$47,035

* # of Employees based on 5 mile radius



CREATED ON NOVEMBER 5, 2018

	1 Miles	3 Miles	5 Miles
POPULATION			
2022 Projection	9,341	21,705	31,216
2017 Estimate	9,901	22,689	32,287
2010 Census	10,216	23,219	32,963
2000 Census	10,378	24,180	34,174
INCOME			
Average	\$35,730	\$45,515	\$47,035
Median	\$20,548	\$27,849	\$31,209
Per Capita	\$14,726	\$19,345	\$19,586
HOUSEHOLDS			
2022 Projection	3,487	8,921	12,694
2017 Estimate	3,708	9,293	13,072
2010 Census	3,910	9,685	13,559
2000 Census	4,452	10,560	14,565
HOUSING			
2017	\$60,175	\$79,100	\$82,522
EMPLOYMENT			
2017 Daytime Population	17,536	29,957	38,375
2017 Unemployment	12.37%	10.64%	10.01%
2017 Median Time Traveled	19	21	23
RACE & ETHNICITY			
White	86.59%	90.58%	92.45%
Native American	0.01%	0.02%	0.02%
African American	7.18%	4.41%	3.25%
Asian/Pacific Islander	0.44%	0.70%	0.60%

INVESTMENT OVERVIEW

Marcus and Millichap is pleased to exclusively offer for sale the Dollar General located at 1510 Gallia St in Portsmouth, Ohio. The site previously operated as a pharmacy prior to Dollar General occupying in 1998. The building consists of 8,030 rentable square feet. This investment is being offered at \$487,368, which represents a 9.65 percent capitalization rate.

Dollar General has recently executed their option leaving 4 years remaining on a modified gross lease, which allows for minimal landlord responsibilities. The site is conveniently located near several neighborhoods, Shawnee State University, Portsmouth High School, & Portsmouth Middle-Elementary School, and benefits from minimal area competition.

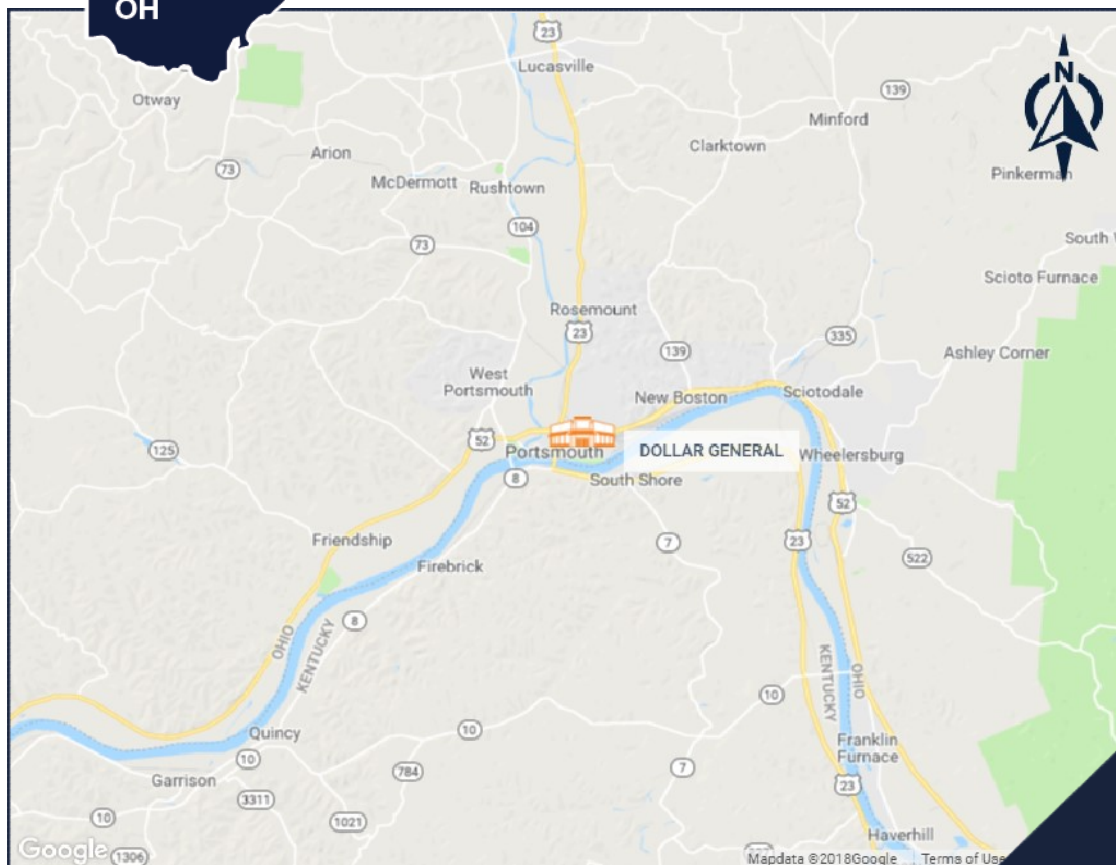
INVESTMENT HIGHLIGHTS

- 4 Years Remain On Modified Gross Lease
- Dollar General Has Been At Location For 20+ Years
- Dollar General Responsible For Minor Repairs Less Than \$750
- Strong Traffic Count Of 13,500+/- Vehicles Per Day
- BBB Credit Tenant (Standard & Poor's)





1510 Gallia St, Portsmouth, OH 45662



- 4 Years Remaining On Modified Gross Lease
- Dollar General Has Been At Location 20+ Years
- Dollar General Responsible For Minor Repairs Less Than \$750
- Strong Traffic Counts 13,500+/- Vehicles Per Day
- BBB Credit Tenant (Standard & Poor's)

The subject property is a 8,030 SF building located on 0.73 acres in Portsmouth, Ohio. The location benefits from strong traffic counts of 13,500+ VPD.

Dollar General has occupied the building for 20+ Years and is currently in the fourth lease extension with 4 years remaining.

The store is positioned near Portsmouth High school & Elementary School. Shawnee State University, which has 3,500+ students and 500 faculty members is located less than a mile away. Nearby retailers include Kroger, Ace Hardware, PNC Bank, & USPS

CLOSE PROXIMITY TO:



Downtown



Schools



Major Highway



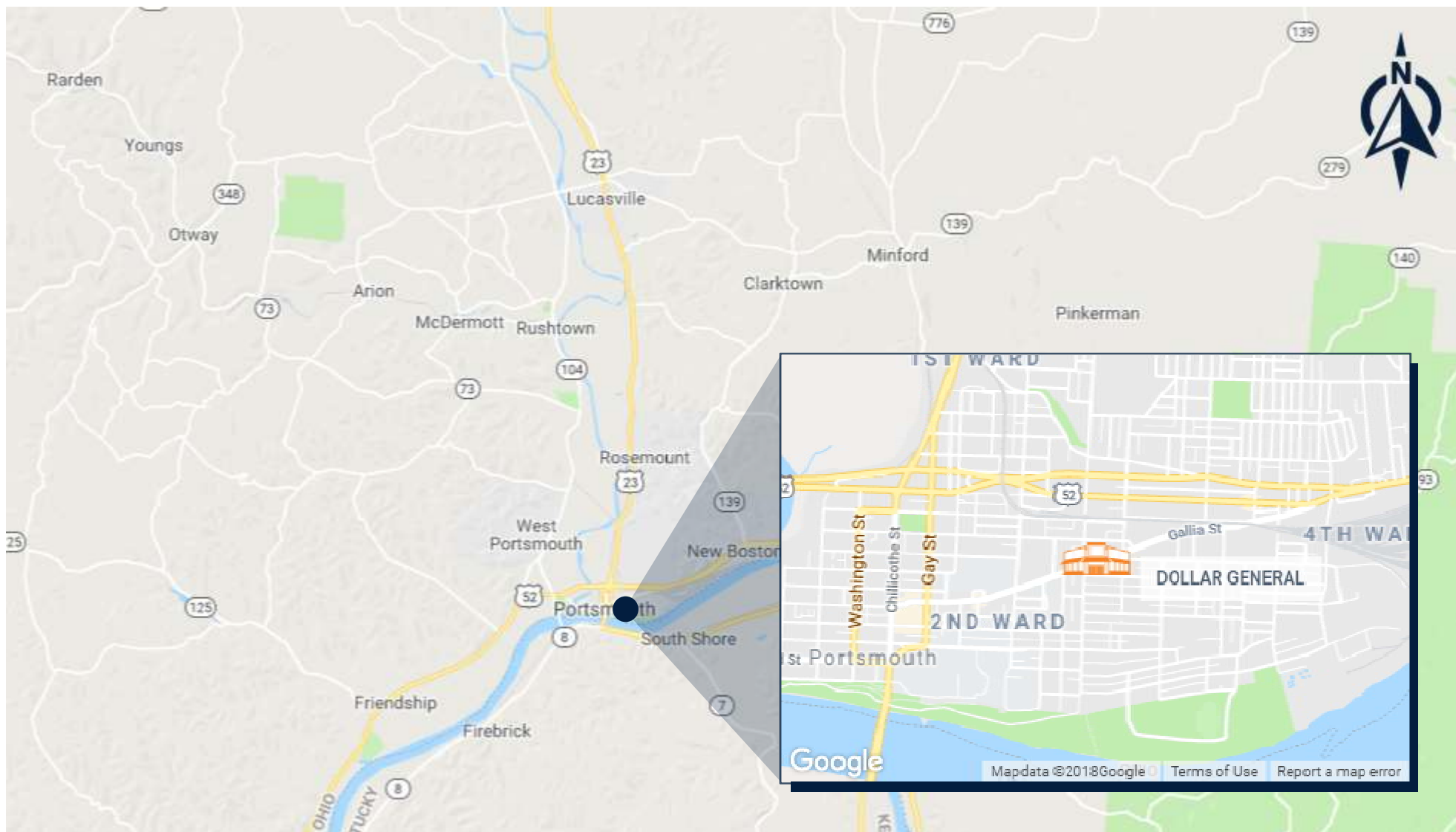
Port



Hospital



1510 Gallia St, Portsmouth, OH 45662



PROPERTY SUMMARY

THE OFFERING	
Property	Dollar General
Property Address	15410 Gallia St Portsmouth, Ohio 45662
Price	\$487,368
Capitalization Rate	9.65%
Price/SF	\$60.69

PROPERTY DESCRIPTION	
Year Built / Renovated	1938
Gross Leasable Area	8,030 SF
Zoning	Commercial
Type of Ownership	Fee Simple
Lot Size	0.41 Acres

LEASE SUMMARY	
Property Subtype	Net Leased Discount
Tenant	Dollar General
Rent Increases	N/A
Guarantor	N/A
Lease Type	Modified Gross
Lease Commencement	10/01/2017
Lease Expiration	09/30/2022
Lease Term	5
Term Remaining on Lease (Years)	4.0
Renewal Options	None
Landlord Responsibility	Taxes, Insurance, Maintenance
Tenant Responsibility	N/A
Right of First Refusal/Offer	No

ANNUALIZED OPERATING INFORMATION	
INCOME	
Base Rental Income	\$52,800
Operating Expense Reimbursement	\$1,153
Gross Income	\$53,953
Operating Expenses	\$6,898
Net Operating Income	\$47,055

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE ¹
Current	\$52,800	\$4,400	\$6.58	9.65%

OPERATING EXPENSES	
Taxes	\$3,217
Insurance	\$2,740
Maintenance (2017)	\$941
Total Expenses	\$6,898
Total Expenses/SF	\$0.86

1: Assumes Total Expenses remain constant. Please see agent for details.

NOTES

Dollar General reimburses for taxes over base year 1998, Dollar General responsible for repairs less than \$750

OFFERED BY

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