



## DOLLAR GENERAL

509 N Main St • Rich Square, North Carolina

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DOLLAR GENERAL  
Rich Square, NC  
ACT ID ZAA0250107

Marcus & Millichap Real Estate Investment Services

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Marcus & Millichap

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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.

Marcus & Millichap

# Dollar General Corporation


**CREDIT RATING: A2**
[www.fdreports.com](http://www.fdreports.com) | [www.creditintell.com](http://www.creditintell.com) | November 02, 2018

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

Store Base	
Store Count	15,227
TTM Sales	\$25,104,665,000

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

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

Financial Markets	
Stock Ticker	DG
Current Price	\$113.66 as of 3/15/19
52 Week High/Low	\$121.27 / \$86.87

## Credit Rating Chart Comparison Creditintell | F&Dreports

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	\$607,362
Net Operating Income	\$49,500
Capitalization Rate – Current	8.15%
Price / SF	\$67.38
Rent / SF	\$5.49
Lease Type	NN
Gross Leasable Area	9,014 SF
Year Built / Renovated	2005
Lot Size	1.2 acre(s)

## FINANCING

Down Payment	All Cash
Net Cash Flow	8.15% / \$49,500
Cash on Cash Return	8.15%
Total Return	8.15% / \$49,500



## MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES*
Autumn Care of Roanoke Valley	120
Rich Square Healthcare Center	93
Choanoke Public Trnsp Auth	47
C A D A	30
Northeast Academy	28
Lasker Volunteer Fire Dept Inc	23
ARC/Hds Northampton Hous Corp	20
Eastside Ems	20
Rich Square Market LLC	18
Duck Thru Food Store	15
Headstart	15
Rv Assisted Living LLC	15

## DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2019 Estimate Pop	491	1,565	2,638
2010 Census Pop	522	1,667	2,831
2018 Estimate HH	195	644	1,101
2010 Census HH	214	703	1,209
Median HH Income	\$24,280	\$28,874	\$30,030
Per Capita Income	\$16,555	\$16,281	\$17,413
Average HH Income	\$39,601	\$38,481	\$40,287

\* # of Employees based on 5 mile radius

## DEMOGRAPHICS


**CREATED ON MARCH 15, 2019**

	1 Miles	3 Miles	5 Miles
<b>POPULATION</b>			
2019 Estimate	491	1,565	2,638
<b>INCOME</b>			
Average	\$39,601	\$38,481	\$40,287
Median	\$24,280	\$28,874	\$30,030
Per Capita	\$16,555	\$16,281	\$17,413
<b>HOUSEHOLDS</b>			
2023 Projection	197	648	1,112
2019 Estimate	195	644	1,101
2010 Census	214	703	1,209
2000 Census	220	729	1,221
<b>HOUSING</b>			
2018	\$73,805	\$69,682	\$70,779
<b>EMPLOYMENT</b>			
2018 Daytime Population	335	991	1,540
2018 Unemployment	9.61%	7.94%	7.80%
2018 Median Time Traveled	28	30	29
<b>RACE &amp; ETHNICITY</b>			
White	30.16%	26.83%	31.54%
Native American	0.00%	0.00%	0.00%
African American	67.87%	70.33%	64.76%
Asian/Pacific Islander	0.00%	0.01%	0.21%

Source: © 2015 Experian

Map data ©2019 Google - Terms of Use - Report a map error

**INVESTMENT OVERVIEW**

Marcus and Millichap is pleased to exclusively offer for sale the Dollar General located at 509 N. Main St. in Rich Square, North Carolina.

This is a 9,014 square foot built to suit store that was put up in 2005. Dollar General has demonstrated continued commitment to this location as evidence of a recent lease extension which set the current term to more than 6 years remaining. Landlord responsibilities are limited to roof, structure and parking lot and tenant reimburses for Real Estate taxes and insurance. There is also a very strong \$499 monthly CAM payment with excess not factored into NOI.

The store is positioned on a road that sees more than 5,000 vehicles per day and the area hosts ideal dollar store demographics with approximately 1,500 people within three miles. The median household income within three miles is \$25,000-\$30,000 which is the sweet spot for Dollar General locations as well.

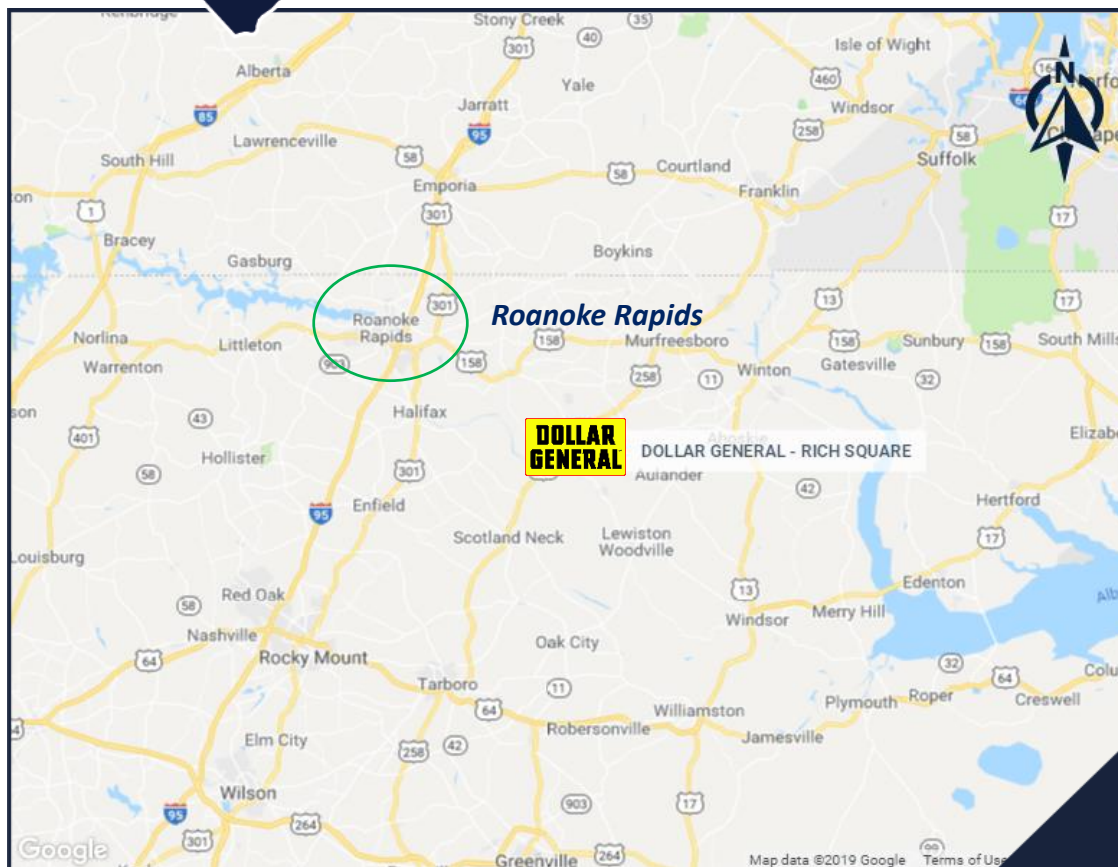
**INVESTMENT HIGHLIGHTS**

- NN Lease with 6+ Years Remaining
- \$499 Monthly CAM Allowance in Addition to Rent
- 9,014 Square Foot Built to Suit
- Traffic Counts of 5,000+ Vehicles Per Day
- Recent Extension Demonstrating Commitment to Location
- Less than 29 Miles from Roanoke Rapids

The Dollar General logo is displayed in a yellow rectangular box with a red border. The words "DOLLAR" and "GENERAL" are stacked vertically in a bold, black, sans-serif font. A registered trademark symbol (®) is located to the upper right of the word "GENERAL".



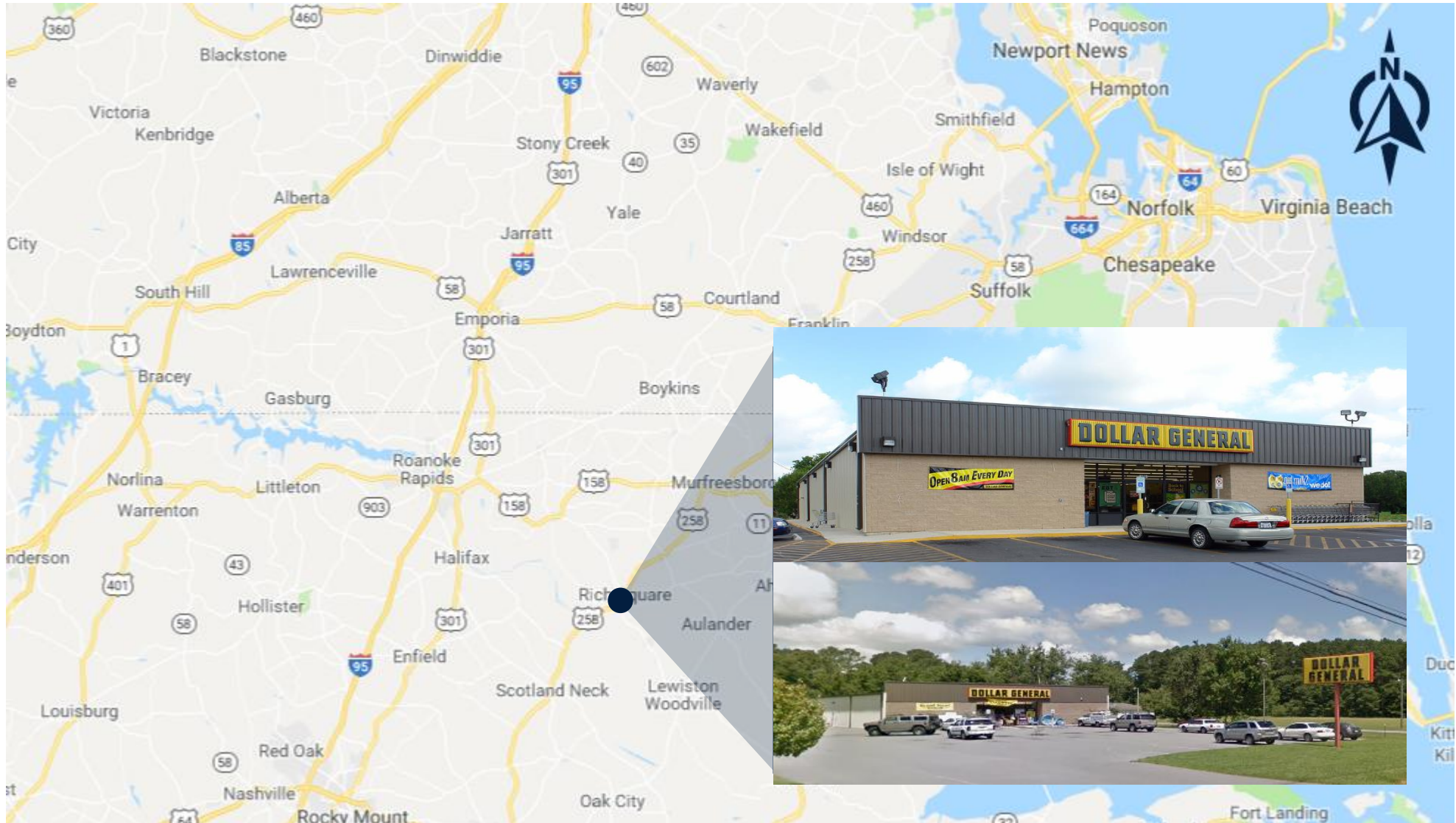
509 N Main St, Rich Square, NC 27869



- NN Lease with 6+ Years Remaining
- 9,014 Square Foot Built to Suit Store
- \$499 Monthly CAM Allowance
- Recent Extension Showing Commitment to Site
- More than 1,500 People Within Three Miles
- Notable Tenants Within Close Proximity
- Location Sees Over 5,000 Vehicles Per Day
- Less than 29 Miles from Roanoke Rapids

CLOSE PROXIMITY TO:

509 N Main St, Rich Square, NC 27869





## PROPERTY SUMMARY

THE OFFERING	
Property	Dollar General
Property Address	509 N Main St Rich Square, North Carolina 27869
Price	\$607,362
Capitalization Rate	8.15%
Price/SF	\$67.38

PROPERTY DESCRIPTION	
Year Built / Renovated	2005
Gross Leasable Area	9,014 SF
Zoning	Commercial
Type of Ownership	Fee Simple
Lot Size	1.20 Acres

LEASE SUMMARY	
Property Subtype	Net Leased Discount
Tenant	Dollar General
Rent Increases	N/A
Guarantor	Corporate Guarantee
Lease Type	NN
Lease Commencement	June 1, 2005
Lease Expiration	June 30, 2025
Lease Term	20
Term Remaining on Lease (Years)	6.3
Renewal Options	Two, Five Year Options
Landlord Responsibility	Roof, structure & parking lot
Tenant Responsibility	See Below
Right of First Refusal/Offer	No

## ANNUALIZED OPERATING INFORMATION

INCOME	
Net Operating Income	\$49,500

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$49,500	\$4,125	\$5.49	8.15%
Option 1	\$54,450	\$4,538	\$6.04	8.96%
Option 2	\$59,895	\$4,991	\$6.64	9.86%



**NOTES: Tenant Reimburses for Real Estate Taxes and Insurance**  
**\$499 Monthly CAM paid by Tenant**

OFFERED BY

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