

\$1,364,706

Purchase Price



7.50%

Cap Rate

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Representative Photo

Tenant Overview

The subject property is leased to **Dolgencorp, LLC**, an operating subsidiary of **Dollar General Corporation** (NYSE: DG; S&P: BBB/Stable). Dollar General is one of the largest retail chains in the country, operating 15,000 stores in 44 states, offering both name-brand and generic merchandise. FY2017 saw same-store sales grow 2.7%, the 28th consecutive year of positive growth. As a result, cash flow from operations for the chain increased by 12.3% to \$1.8 billion. During the year, more than 1,300 new stores opened and an additional 764 stores were relocated or renovated. Dollar General is a component of the S&P 500 and was ranked 128th in the 2017 Fortune 500 list.

Location Overview

Rices Landing is a borough in Greene County, Pennsylvania. Rices Landing is located in northeastern Greene County on the southwest bank of the Monongahela River at the mouth of Pumpkin Run. It is bordered to the southeast by Cumberland Township, to the southwest and west by Jefferson Township, and to the north, across the Monongahela, by Luzerne Township in Fayette County. The closest major city to Rices Landing is Pittsburgh, Pennsylvania located 35 miles to the north.

Pittsburgh is a city in the Commonwealth of Pennsylvania and is the county seat of Allegheny County. As of 2017 estimates, a population of 305,704 lives within the city limits, making it the 63rd-largest city in the U.S. The metropolitan population of 2,353,045 is the largest in both the Ohio Valley and Appalachia, the second-largest in Pennsylvania (behind Philadelphia), and the 26th-largest in the U.S.

Investment Highlights



**Dollar General Plus
Prototype & Relocation Store**



**Rare Primary Term
Rental Increase**



**Investment Grade
Credit Tenant**



**Absolute
NNN Lease**



**Dollar General
Built-To-Suit**



**Located on
Primary Thoroughfare**

