

DOLLAR GENERAL
Dunlap, TN
(Chattanooga MSA)



Actual Site

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CALKAIN
AMERICA'S NET LEASE COMPANY*

\$ Asking Price
\$545,000

% Cap Rate
8.10%

6153 State Hwy 28
Dunlap, TN 37327

Asset Summary

Net Operating Income (NOI)	\$44,220
Rent/Month	\$3,685
Rent/SF	\$4.85
Rentable Square Feet	9,100+/- SF
Land Area	1.34+/- Acres
Tenant	Dollar General
Credit Rating	S&P: BBB
Stock Symbol	NYSE: DG
Guarantor	Corporate
Ownership Type	Fee Simple
Lease Type	NN
Landlord Responsibilities	Roof, Structure & Parking Lot
Lease Term Remaining	5 Years
Rent Commencement	11/12/2003
Lease Expiration	04/30/2024
Increases	10% in Options
Options	Two (2), Five (5) Year

Investment Highlights

- Corporate Dollar General
- Low rent per square foot
- 10% structured rent increases in option periods
- Investment grade tenant (S&P: BBB)
- In close proximity to Sequatchie County Elementary, Middle and High Schools
- Average HH income of over \$58,000 within a 5-mile radius
- Chattanooga MSA

**DOLLAR
GENERAL**



About Dollar General

Dollar General (NYSE: DG) is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of July 2018, Dollar General operates 15,000 stores in 45 of the 48 contiguous United States offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, clothing for the family, housewares and seasonal items at low everyday prices in convenient neighborhood locations. In addition to high quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

Dollar General has more stores than any other retailer and is easily the largest dollar store chain. Founded in 1939, the company first went public under the Dollar General name in 1968 and grew to more than 6,000 stores with \$6 billion in sales by the early 2000's.

To strengthen its position for the long term, Dollar General is making significant investments, primarily in compensation and training for store managers given the critical role this position plays in their customer experience, as well as strategic initiatives.

Fortune 500 recognized Dollar General in 1999 and in 2018 reached #123. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching \$23.47 billion in 2018.

**DOLLAR
GENERAL**



Tenant Snapshot

of Locations
15,000+

Stock Symbol
NYSE: DG

Credit Rating
S&P: BBB

2018 Revenue
\$23.47Bil

Market Cap
\$29.91Bil

Location Overview



Distance To

Knoxville, TN

115 miles

Asheville, NC

235 miles

Chattanooga, TN

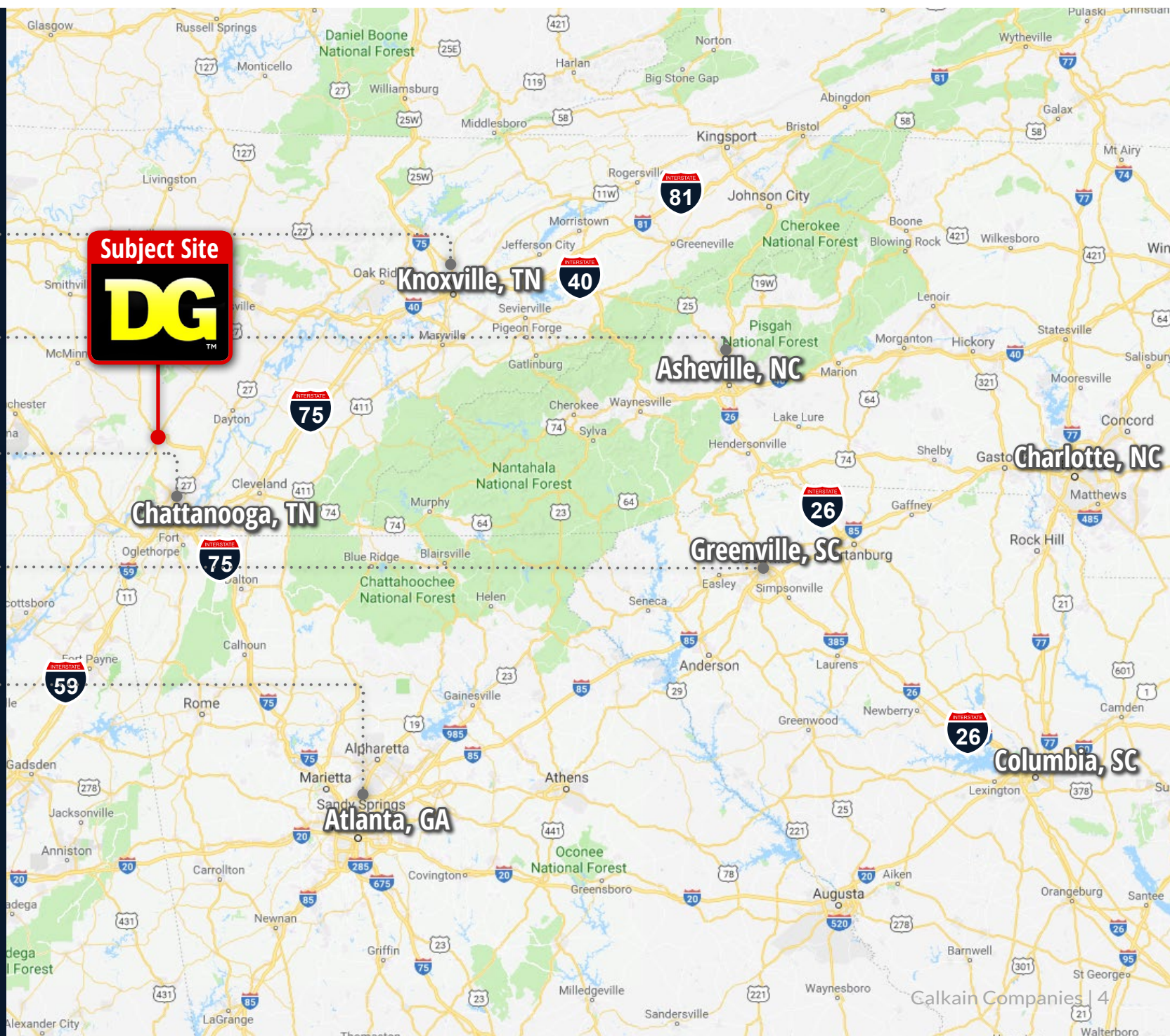
28 miles

Greenville, SC

251 miles

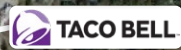
Atlanta, GA

145 miles





Dunlap Soccer Field



Sequatchie County Elementary School

Sequatchie County Middle School

Sequatchie County High School



Subject Site
DG

Kingdom Hall of
Jehovah's

Shepherd of the Valley
Catholic Church

Body Shop Fitness
Center

Ms Teresa Gymnastics

State Hwy 28 9,000 VPD

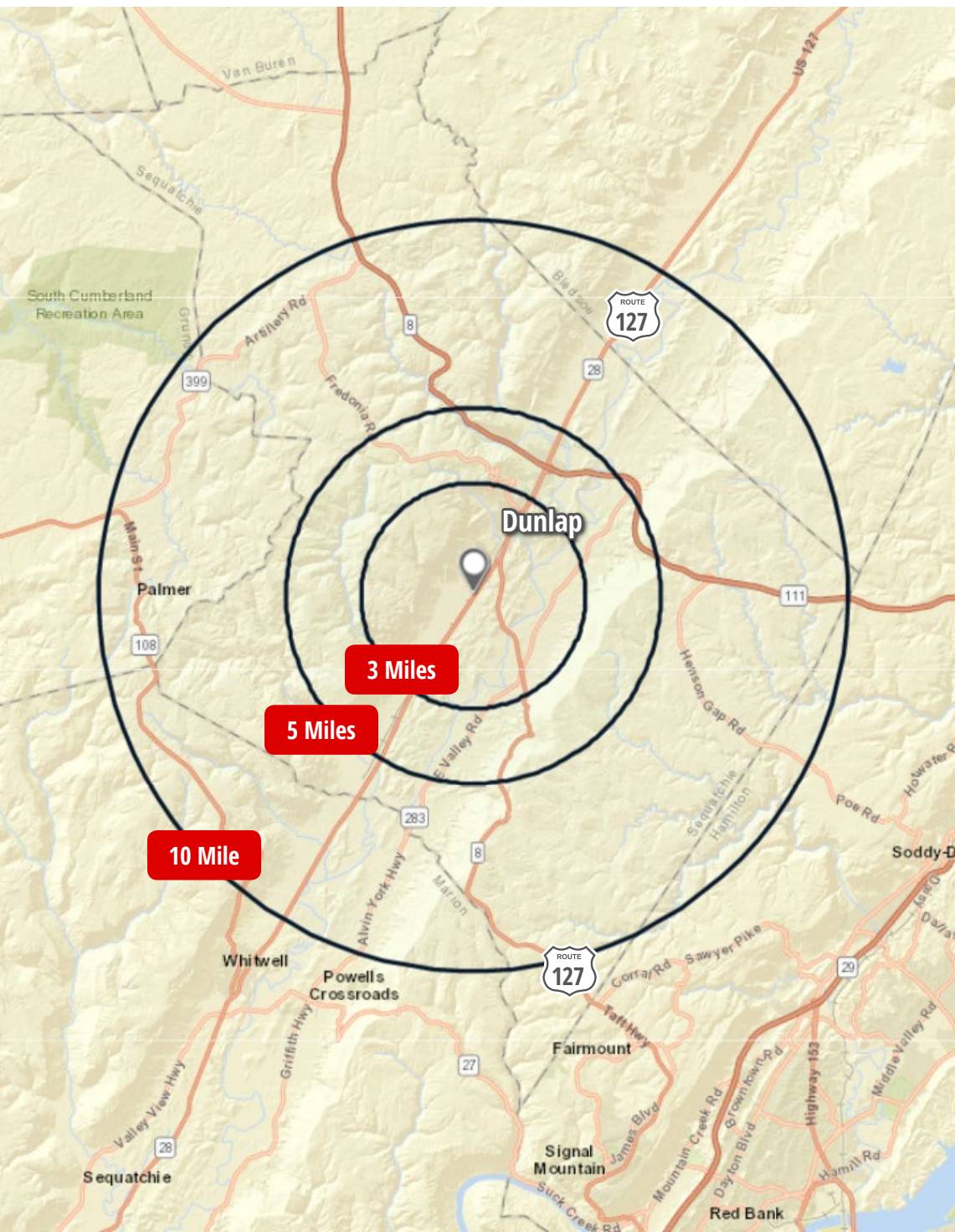
Putnam-Standefer-
Reed Funeral

Coob's #1 Collision &
Wrecker Service

Storage Depot



Location Overview, 3/5/10 Miles



	3 Miles	5 Miles	10 Miles
Population			
2018 Population	5,625	8,617	17,647
2023 Population	5,829	8,960	18,326
2018 Median Age	39.3	40.3	42.3
Households			
2018 Total Households	2,139	3,311	6,871
2023 Total Households	2,217	3,443	7,142
Median Household Income			
2018 Median HH Income	\$46,998	\$44,409	\$44,085
2023 Median HH Income	\$54,435	\$53,184	\$52,042
Average Household Income			
2018 Average HH Income	\$57,115	\$58,288	\$57,946
2023 Average HH Income	\$67,338	\$69,349	\$68,840

Dunlap, TN

Dunlap is a mid-sized city - extreme southeast Tennessee at the Georgia border, along I-75 110 miles north of Atlanta.

Dunlap's population is 5,061 people. Since 2010, it has had a population growth of 4.50%. The city is part of the Chattanooga, TN-GA Metropolitan Statistical Area. The city is located near the center of Sequatchie Valley, a narrow, 65-mile (105 km) long valley that slices through the Cumberland Plateau in southeastern Tennessee and northeastern Alabama.

Several annual festivals, including a bluegrass festival, are held at the Dunlap Coke Ovens Park every year. Dunlap is often referred to as the "Hang Gliding Capital of the East" and is home to the East Coast Hang Gliding Championships and a hang gliding organization known as the Tennessee Tree Toppers.[12] The Mount Airy Golf Course is located just north of the city at the Sequatchie-Bledsoe county line. Savage Gulf State Natural Area is located atop the Cumberland Plateau to the west and Prentice Cooper State Forest is located atop the plateau to the east.

About Us

Calkain Companies LLC is a boutique commercial real estate investment banking firm that provides consulting and brokerage services to both private and institutional clientele with a focus on single tenant net lease investments. We pride ourselves on being an innovative leader by providing our clients a full array of commercial real estate investment brokerage and asset management solutions, including advisory, research, debt and equity placement and wealth management.

Calkain has built solid, lasting relationships that have been the cornerstone of how we do business. Calkain approaches each assignment with an eye toward each client's individual needs. Whether private or institutional investors, Calkain delivers real estate solutions that maximize value while building wealth for all of our clients.

At Calkain, our foresight and innovation are leading the net lease investment industry.

To learn more about how to build a solid foundation for your investment portfolio, visit calkain.com or call us at:

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New York

Philadelphia



\$12 Billion
in Closed Transactions

\$400 Million
in Active Listings

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