



OFFERING MEMORANDUM

5181 US Highway 68 | Golden Valley, AZ 86413

EXCLUSIVELY MARKETED BY:

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DIANA SHIREK

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Actual Property Image

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Actual Property Image

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INVESTMENT SUMMARY

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JDS Real Estate Services, Inc. is Pleased to Exclusively Offer For Sale the Dollar General Located at 5181 US Highway 68 in Golden Valley, Arizona. This Opportunity Includes a 9,014 SF Building on 3.32 AC of Land With No Competition in the Area, Providing For a Great Investment.



OFFERING SUMMARY

PRICE	\$828,000
CAP	7.25%
NOI	\$60,000
PRICE PER SF	\$91.86
YEARS REMAINING	9 Years
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	5181 US Highway 68 Golden Valley, AZ 86413
COUNTY	Mohave
BUILDING AREA	9,014 SF
LAND AREA	3.32 AC
BUILT	2004

Actual Property image

HIGHLIGHTS



Early Lease Extension - Committing to 10 Year Extension With Two (5) Year Options and Rental Increases



Single Double Net (NN) Investment With Limited Landlord Responsibilities Including: Roof, Parking Lot, HVAC - All Four (4) HVAC Units Replaced in 2015



2018 Interior Remodel at the Cost and Expense of Dollar General



Additional Land Provides Potential Future Development Opportunity



Subject Property's Square Footage is Consistent With Dollar General's Current Prototype



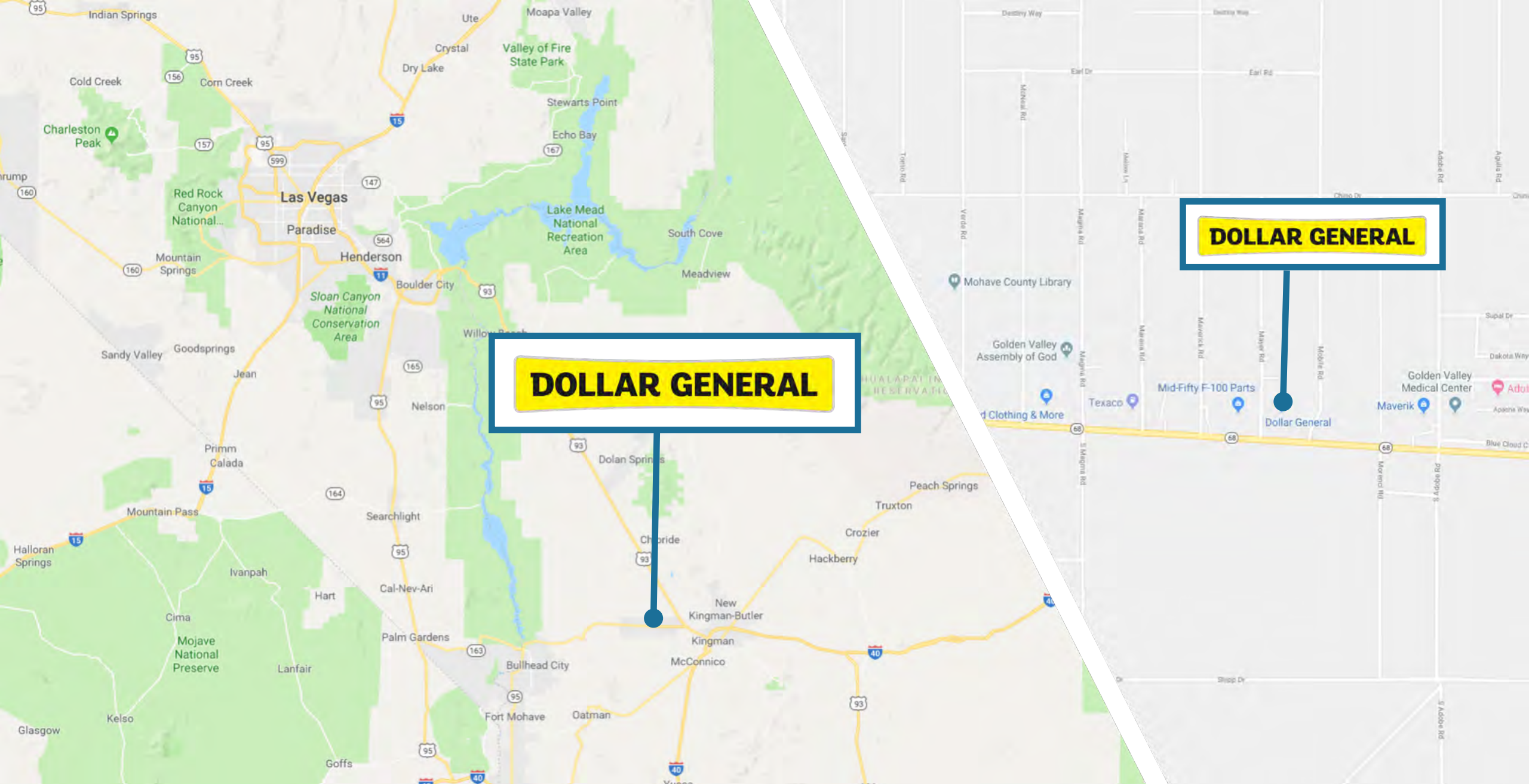
Dollar General (NYSE: DG) Features Investment Grade Credit "BBB" By S&P Having a Corporate Guarantee From Dollar General



Located Approximately 68-Miles of Lake Havasu - Which Attracts Roughly 775,000 Annual Visitors to Events That Go Throughout the Entire Year



Neighboring Tenants Include: Subway, Sonic Drive-in, Texaco, Golden Valley Fire District and U-Haul Neighborhood Dealer



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Black Mountain
Elementary School

DOUG'S
AUTO
COLLISION CENTER



SUBWAY

Pure Water

SONIC
America's
Drive-In

Mid Fifties
F-100 Parts

Golden Valley
Fire District

DOLLAR GENERAL

Future
Development
Opportunity

Future
Development
Opportunity

ARIZONA
68

Maverick Rd

Mayer Rd



DOLLAR GENERAL

Future
Development
Opportunity

Future
Development
Opportunity



Mayer Rd

Adobe Rd

Mobile Rd

Golden Valley
Fire District

CITY OVERVIEW

Golden Valley | Mohave County | Arizona

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Golden Valley, AZ

Golden Valley is a community in Mohave County in the state of Arizona. The community's 2017 estimate population was 8,946 residents. Golden Valley lies in the Sacramento Valley, separated from the larger neighboring cities of Kingman and Bullhead City by the surrounding mountain ranges. Arizona State Route 68 runs through the heart of Golden Valley, connecting it to Kingman and Bullhead City, which lie at each end of the route. Arizona 68 also functions as Golden Valley's "main street." At the eastern end of Golden Valley, Arizona 68 terminates in Las Vegas which is located about 100 miles from the city.



Economy

The economy of Golden Valley employs about 2,021 people and is specialized in Arts, Entertainment, Recreation, Retail trade, and Public Administration. The largest university in the Golden Valley area is the Mohave Community College with about 730 graduates helping the economy. Due to the cities close proximity, Kingman's economy also affects Golden Valley's. The top employers in the area are: Kingman Regional Medical Center with 1,630 employees, Mohave County with 1,325 employees, Kingman Unified School District with 985 employees, and American Woodmark with 500 employees.



Contemporary Life

The city is near the Mohave Museum of History and Arts which is a unique gallery of the region's past including retro exhibits on local history from Native American culture to gold-mining towns. Kingman, AR is only a 15 minute drive from Golden Valley. Kingman is home to the Arizona Route 66 Museum which depicts the historical evolution of travel along the 35th parallel that became Route 66. The city is also home to the Kingman Railroad Museum which is a museum in a historic, operational train depot, featuring models & memorabilia. Kingman is also home to the Desert Diamond Distillery.

DEMOGRAPHICS

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Dollar General | 5181 US Highway 68 | Golden Valley, AZ 86413



Population

3-MILE

4,450

5-MILE

5,325

10-MILE

21,005



Average Household Income

3-MILE

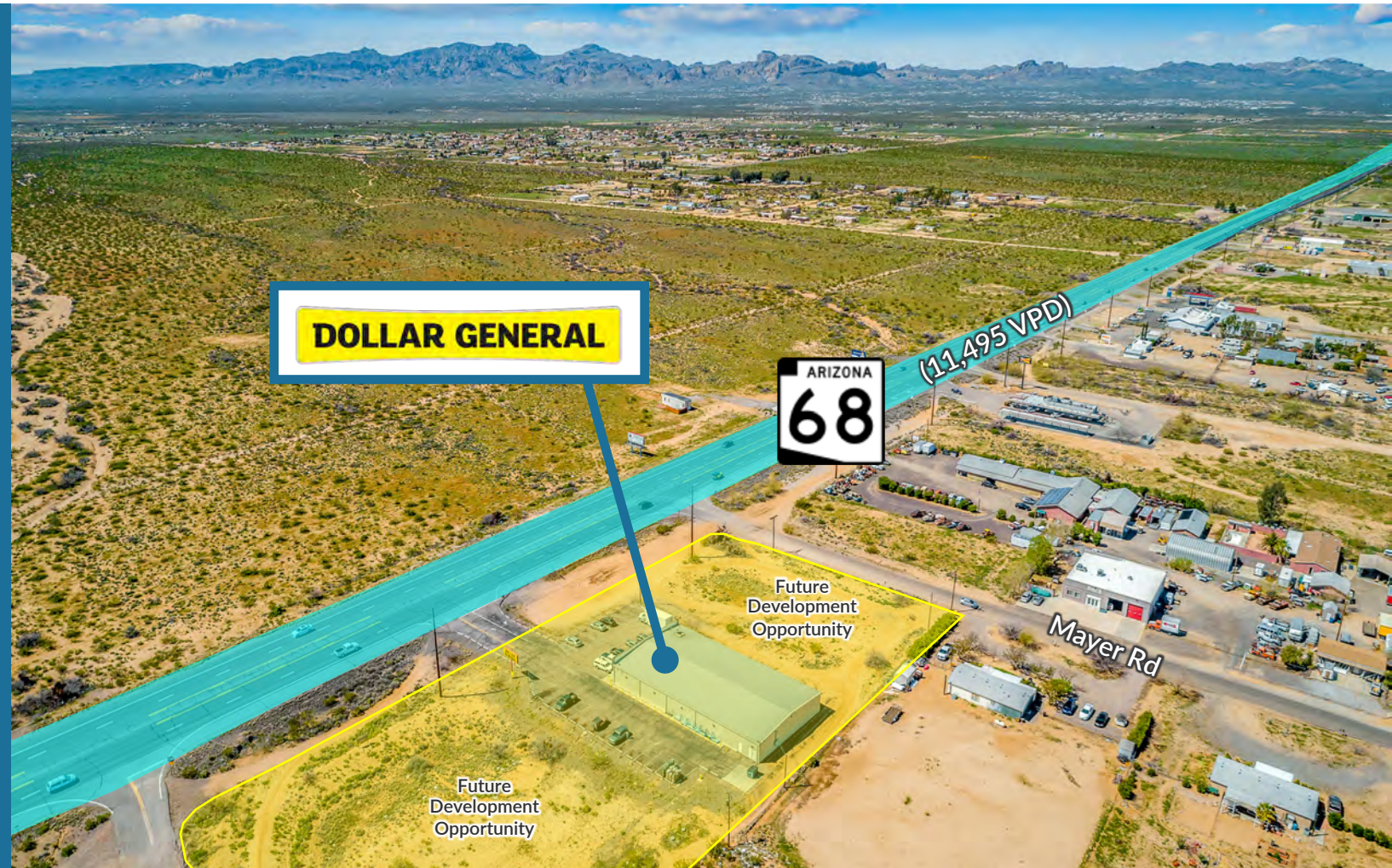
\$39,416

5-MILE

\$39,970

10-MILE

\$47,721



TENANT PROFILE

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DOLLAR GENERAL

Dollar General Corporation (NASDAQ: DG) was founded in 1939 and has been delivering value to shoppers for over 75 years. Dollar General helps shoppers Save time. Save money.

Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at low everyday prices in convenient neighborhood locations.

Dollar General operates over 15,472 stores in 44 states as of March 1, 2019. For fiscal 2018, Dollar General executed approximately 2,000 real estate projects comprised of 900 new stores, 1,000 store remodels and 100 store relocations. 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.



COMPANY TYPE
NYSE: DG



FOUNDED
1939



OF LOCATIONS
15,472+



HEADQUARTERS
Goodlettsville, TN



WEBSITE
dollargeneral.com



LEASE SUMMARY

TENANT	Dollar General (NYSE: DG)
PREMISES	A Building of Approximately 9,014 SF
LEASE COMMENCEMENT	May 1, 2005
LEASE EXPIRATION	April 30, 2028
LEASE TERM	9 Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	18.7% at Option 1 and 12% at Option 2
LEASE TYPE	Double Net (NN)
PERMITTED USE	Dollar Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Landlord's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Landlord's Responsibility
UTILITIES	Tenant's Responsibility



RENT ROLL

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Actual Property Images

TENANT NAME	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	LEASE BEGIN	LEASE END	OPTIONS
Dollar General	9,014 SF	\$60,000	\$6.66	18.7% at Option 1 and 12% at Option 2	05/01/2005	04/30/2028	2 x 5 Years



CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it and should not be made available to any other person or entity without written consent.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, we have not verified, and will not verify, any of the information contained herein, nor have we conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release and hold us harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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