

OFFERING MEMORANDUM

DOLLAR GENERAL

RUSTBURG, VIRGINIA
(LYNCHBURG MSA)



Financial Overview

| | |
|---------------------|----------------|
| Price | \$1,319,000 |
| Cap Rate | 6.80% |
| Gross Leasable Area | 9,100 SF |
| Year Built | 2019 |
| Lot Size | 1.38 +/- Acres |

Lease Summary

| | |
|------------------------|--------------------|
| Lease Type | Absolute NNN |
| Roof & Structure | Tenant Responsible |
| Lease Term | 15 Years |
| Rent Commencement | Est. August 2019 |
| Increases | 10% at Each Option |
| Options | Five, 5-Year |
| Option to Terminate | None |
| Option to Purchase | None |
| Right of First Refusal | None |

Rent Schedule

| TERM | ANNUAL RENT | MONTHLY RENT |
|------------------|-------------|--------------|
| Year 1 - Year 15 | \$89,676 | \$7,473 |
| Option 1 | \$98,638 | \$8,220 |
| Option 2 | \$108,504 | \$9,042 |
| Option 3 | \$119,352 | \$9,946 |
| Option 4 | \$131,292 | \$10,941 |
| Option 5 | \$144,420 | \$12,035 |



ADDRESS

S.R. 501 (Campbell Hwy.) & Kelly Rd.
Rustburg, VA 24588



PRICE

\$1,319,000



CAP RATE

6.80%



NOI

\$89,676

Investment Highlights

- 15-Year Absolute NNN Lease
- Investment Grade Credit Tenant, Rated BBB by S&P
- Brand New 2019 Construction
- 9 Miles South of Lynchburg, Centrally Located Between Richmond and Roanoke
- Serving 55,010 Residents in Campbell County
- Highly Visible to 9,600 Cars/Day Along Major Artery, Direct Access to Downtown Lynchburg
- Minutes to Liberty University with 15,000 Students and 2,500 Employees
- Down the Street from 1,966 Students Attending Rustburg High, Middle, and Elementary Schools
- Situated in the Heart of the Appalachian Region
- Just South of George Washington and Jefferson National Forest with 3 Million Visitors Annually
- Tourism is the Fastest Growing Industry in Southwest Virginia, 17% Annual Growth Rate

Demographics

| POPULATION | 3-MILES | 5-MILES | 7-MILES |
|----------------------------------|----------|----------|----------|
| 2010 Population | 3,745 | 11,868 | 26,455 |
| 2018 Population | 3,792 | 12,266 | 27,485 |
| 2023 Population | 3,990 | 12,983 | 28,739 |
| HOUSEHOLDS | | | |
| 2010 Households | 1,451 | 4,625 | 8,224 |
| 2018 Households | 1,485 | 4,817 | 8,549 |
| 2023 Households | 1,573 | 5,132 | 9,104 |
| INCOME | | | |
| 2018 Average Household Income | \$59,571 | \$59,940 | \$58,321 |
| EMPLOYEES | | | |
| 2018 Number of Employees In Area | 1,784 | 3,439 | 13,143 |



12,266

Population within
a 5-Mile Radius



\$59,940

Average Household Income
within a 5-Mile Radius



3,439

Number of Employees
within a 5-Mile Radius



**DOLLAR
GENERAL®**

OWNERSHIP:

PUBLIC

TENANT:

CORPORATE

WEBSITE:

www.dollargeneral.com

Tenant Overview

Dollar General makes shopping for everyday needs simple and hassle-free by saving customers time and money with small neighborhood stores and carefully edited merchandise. Offering the most popular brands at everyday low prices, Dollar General ranks amongst the largest retailers of top-quality brands including Proctor & Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills, and Nabisco. Dollar General has over 15,000 locations in 44 states, making it the nation's largest smallbox discount retailer in the U.S. Dollar General has been on the Fortune 500 list for 20 years.



15,000
LOCATIONS



HEADQUARTERED IN
Goodlettsville, TN

\$23.47
Billion

SALES VOLUME

STOCK SYMBOL
**NYSE:
DG**

BBB

STANDARD & POOR'S
CREDIT RATING



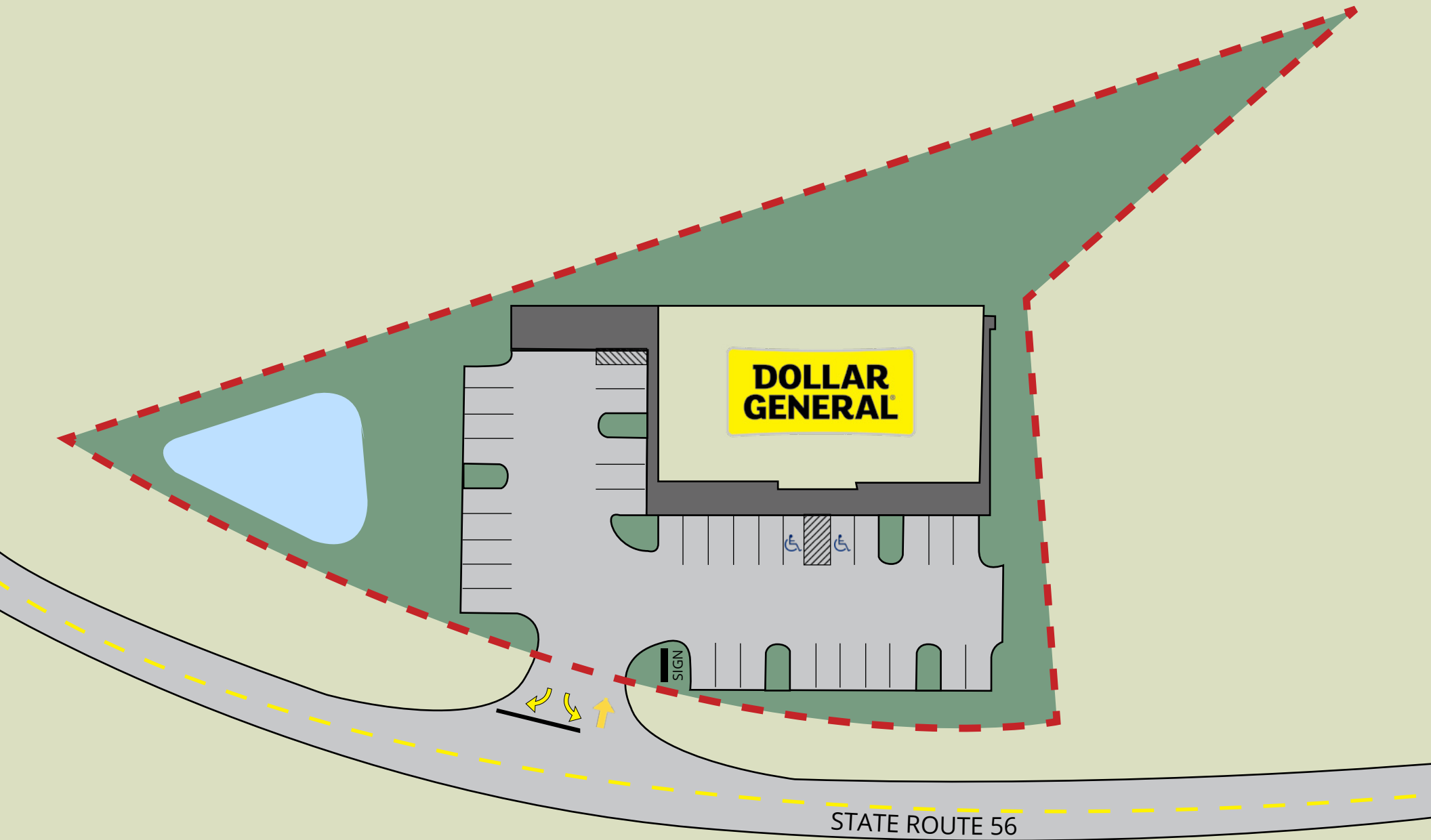
FOUNDED
1939

COUNTRY'S
LARGEST
SMALLBOX
DISCOUNT
RETAILER

2018
#123
FORTUNE 500



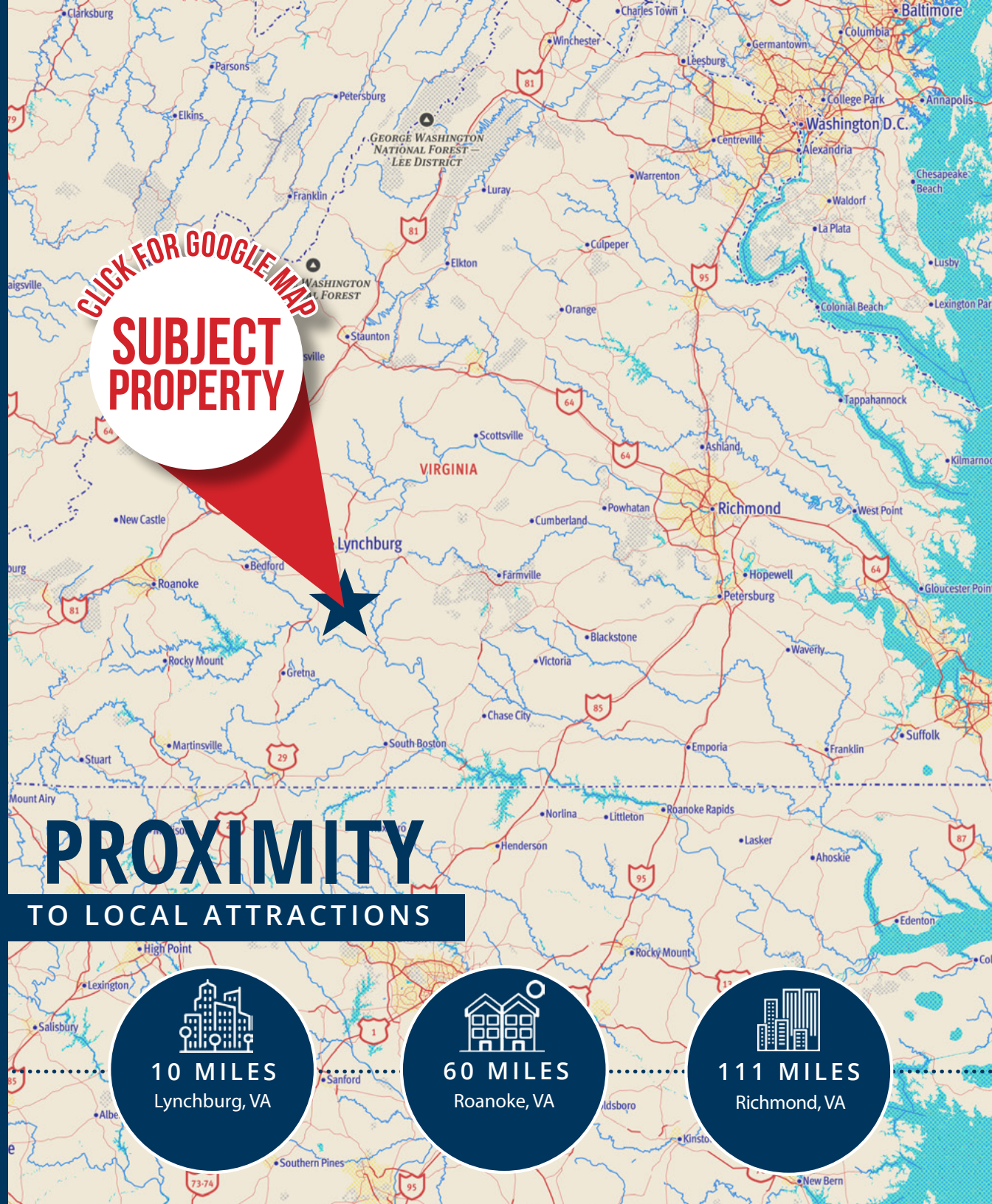
Site Plan



Rustburg, VA

Rustburg is located in north-central Campbell County on U.S. Route 501 passing through the center of town, leading north 11 miles to Lynchburg and south 20 miles to Brookneal. Virginia Route 24 also leads through the center of town, running northeast 9 miles to Concord and west 5 miles to U.S. Route 29 at Yellow Branch. Long Mountain, topped with communication towers, rises to a summit elevation of 1,440 feet northeast of the center of town.

Rustburg was named for Jeremiah Rust, who donated 50 acres of his land for the village in 1784. The Campbell County Courthouse, which is at the heart of Rustburg, was listed on the National Register of Historic Places in 1981.



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EXCLUSIVELY LISTED BY



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DOLLAR GENERAL

RUSTBURG, VIRGINIA (LYNCHBURG MSA)