

NNN SINGLE TENANT RETAIL BUILDING FOR SALE

DOLLAR GENERAL

920 East Main St., Mannington, West Virginia 26582



For More Information, Contact:

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The ESS Group, Inc.

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OFFERING SUMMARY

Property	Dollar General
Address	920 East Main St. Mannington, WV 26582
Building Size	10,640
Lot Size	1.05 Acres
Price	\$1,727,738
Annual Rent/NOI	\$112,303
CAP Rate	6.5%
Lease Commencement Date	May 31, 2017

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OFFERING SUMMARY (Cont.)

Lease Expiration Date	May 31, 2032
Lease Term Remaining	13 Years
Year Built	2017
Lease Type	Absolute NNN
Type of Ownership	Fee Simple
Lease Guarantee	Corporate Guarantee
Renewal Options	Five (5), Five Year Options
Rent Increases	10% During Each Option Period
Landlord Responsibilities	None

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INVESTMENT HIGHLIGHTS

- New 2017 construction
- 13 years remaining on the primary lease term
- Absolute NNN lease – no landlord responsibilities
- 10% structured rent increases every 5 years in the option periods
- Corporate lease guarantee
- Rare DGP (PLUS) type, featuring more grocery sections and frozen goods
- Relocation site with proven sales and a committed market
- Over 40,000 population with 10 miles radius and over 6,000 VPD

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TENANT OVERVIEW

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 on a day by day basis, such as food, household items, cleaning supplies, clothing for the family and housewares low prices. Dollar General sells high quality private brands and products from America's most-trusted and well known manufacturers. Dollar General is the largest dollar store chain retailer. 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. 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's sales/earnings have exceeded the expectations for over 12 consecutive quarters, making Dollar General an attractive options for investors and financial institutions.