



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



# OFFERING MEMORANDUM

## Triple Net (NNN) Lease Investment Opportunity

5830 Sunset Drive | Foresthill, CA 95631



# EXCLUSIVELY MARKETED BY:

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**SANDS INVESTMENT GROUP**  
NET INVESTMENTS... NET RESULTS

2701 Ocean Park Blvd. Suite 140  
Santa Monica, CA 90405  
844.4.SIG.NNN

[www.SIGnnn.com](http://www.SIGnnn.com)

**TODD LEWIS**

Lic. # 703013

512.957.0597 | **DIRECT**  
todd@SIGnnn.com

**ELAN SIEDER**

Lic. # 01928243

512.649.5185 | **DIRECT**  
elan@SIGnnn.com

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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Offer Exclusively For Sale the 9,026 SF Dollar General Located at 5830 Sunset Drive in Foresthill, California. This Opportunity Includes a Long-Term Triple Net (NNN) Lease With No Competition in the Property's Area, Providing For a Secure Investment.



## OFFERING SUMMARY

PRICE	\$2,560,410
CAP	5.85%
NOI	\$149,784
PRICE PER SF	\$283.67
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	5830 Sunset Drive Foresthill, CA 95631
COUNTY	Placer
BUILDING AREA	9,026 SF
LAND AREA	1.17 AC
BUILT	2015

Actual Property Image

# HIGHLIGHTS



Triple Net (NNN) Corporate Guaranteed Lease With 11+ Years Remaining



Dollar General Corporation is the Largest Discount Retailer in the U.S. By Number of Stores With Over 15,597 Stores in 44 States



Limited Competition - Nearest Dollar Store is 30 Minutes Away; This Location Provides Residents With Their Major Grocery and Everyday Supply Needs



Located Within 5 Minutes of the Foresthill Elementary and High School - Serving Over 700 Students and Staff



Foresthill is Part of the Sacramento-Arden-Arcade-Roseville Metropolitan Statistical Area and is Just 1 Hour From Downtown Sacramento Via I-80



Placer County is Both in the Sacramento Valley and Sierra Nevada Regions Known as Gold Country; Placer County and Foresthill Back Up to the Tahoe National Forest and Eldorado National Forest

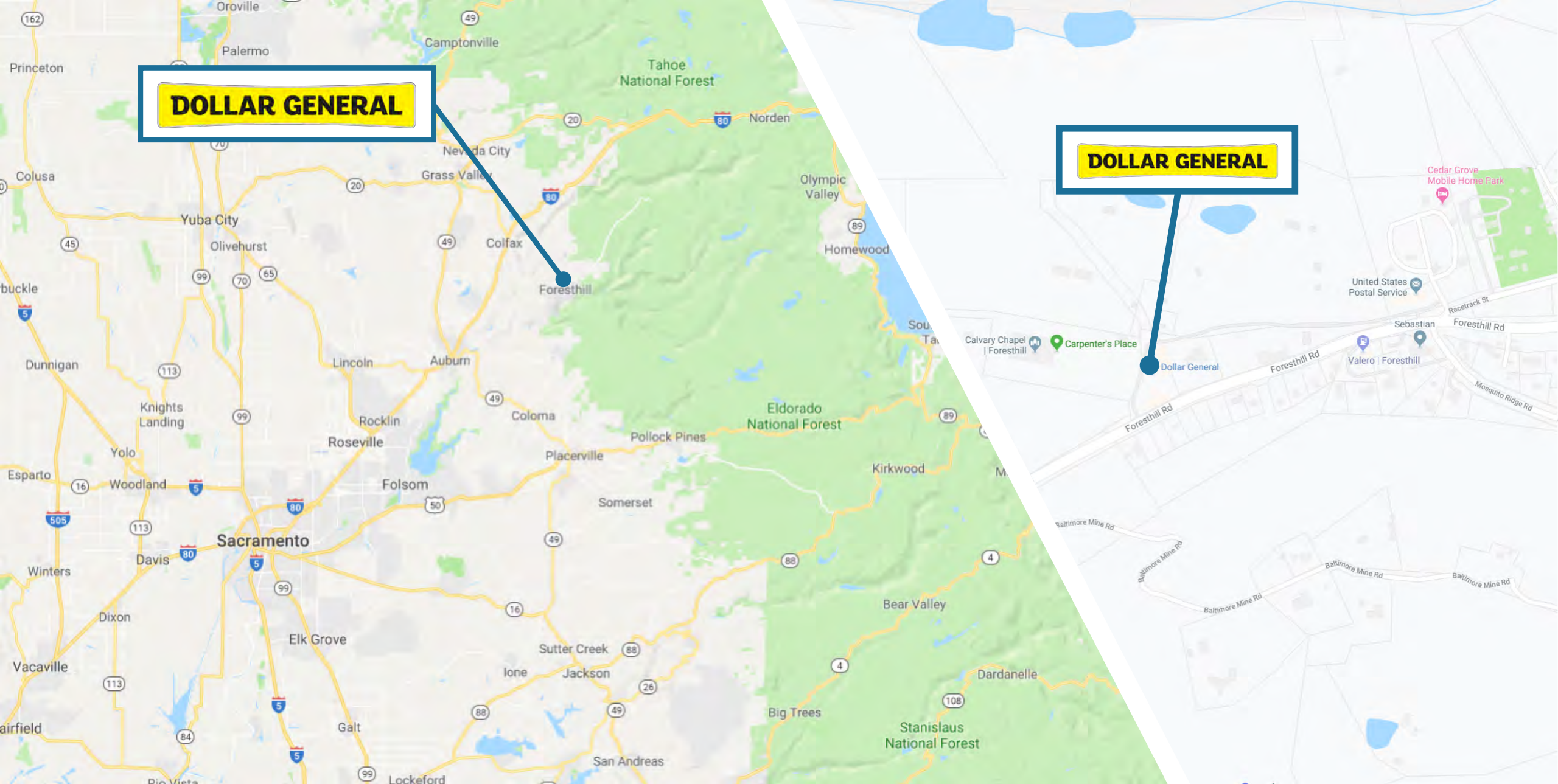


Top Employers For Placer County Are Kaiser Permanente, Hewlett-Packard, Union Pacific Railroad, Northstar at Tahoe and Thunder Valley Casino Resort



Nearby Tenants Include: United States Post Office, Valero Gas, Worton's Market, Carpenter's Place, Mega's Cafe, Mountain Shadows Retreat Hotel and the Foresthill Medical Center





Dollar General | 5830 Sunset Drive | Foresthill, CA 95631



**DOLLAR GENERAL**

Foresthill Rd

PCWA  
Foresthill Office

Foresthill High School

Carpenter's  
Place

Calvary Chapel  
FORESTHILL

Foresthill Garage







Cedar Grove  
Mobile Home Park



SEBASTIAN



**DOLLAR GENERAL**

Foresthill Garage



 **Calvary Chapel**  
FORESTHILL

**Carpenter's  
Place**

Foresthill Rd



# CITY OVERVIEW

Foresthill | Placer County | California

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PLACER COUNTY COURTHOUSE



SACRAMENTO, CA



FORESTHILL MUSEUM

## Foresthill, CA

Foresthill is a town in Placer County in California. The town is part of the greater Sacramento-Arden-Arcade-Roseville Metropolitan Statistical Area, which includes about 2,296,418 people. Foresthill has a population of approximately 1,500 people, while Placer County has a population of close to 350,000 people. The town of Foresthill is situated on a wide ridge between the northern and middle fork of the American River near Tahoe National Forest, on a gravel bed that once contained rich quantities of gold. Once a trading post of central importance during the California gold rush, Foresthill is now an officially designated historical landmark: gold mines discovered in and around the area produced more than ten million dollars worth of gold in the 19th century.

## Economy

Foresthill has seen its job market grow over 1.4% in the past year alone. In the next ten years, its economic growth is expected to rise by 36.7%, a staggering 3.2% higher than America. Since Foresthill attracts early retirees as well as entrepreneurs seeking a reprieve from the big city, many of its residents either work remotely from home or begin creative independent startups such as organic vineyards or alpaca farms. Downtown Foresthill is small but mighty, boasting local businesses such as restaurants, hardware stores, gas stations, and gift shops. For those hoping to continue working in the big city, Foresthill is a commuter's dream: it is less than half an hour away from Auburn; less than forty-five minutes away from Arden-Arcade; and less than an hour away from Roseville and Sacramento.

## Contemporary Life

With an enormous public park, multiple picnic areas outfitted with BBQ grills, tennis courts, public pools, baseball fields, and mountain biking and hiking trails, Foresthill is the perfect place to retire or raise a family. At the Foresthill Museum, guests can learn about the town's crucial role in the gold rush, or they can catch live music, banquets, and community gatherings at the Veteran's Memorial Hall. Auburn, a 15 minute drive, is home to a variety of shops and restaurants, while big box stores and chains can be found at the Roseville Galleria Mall, only 35 minutes from town. This area also has outdoor activities like camping and kayaking, as well as the big city thrills of NBA basketball, the zoo, and the California Automobile Museum in nearby Sacramento.



# DEMOGRAPHICS

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Dollar General | 5830 Sunset Drive | Foresthill, CA 95631



## Population

3-MILE

1,788

5-MILE

5,062

10-MILE

19,024



## Average Household Income

3-MILE

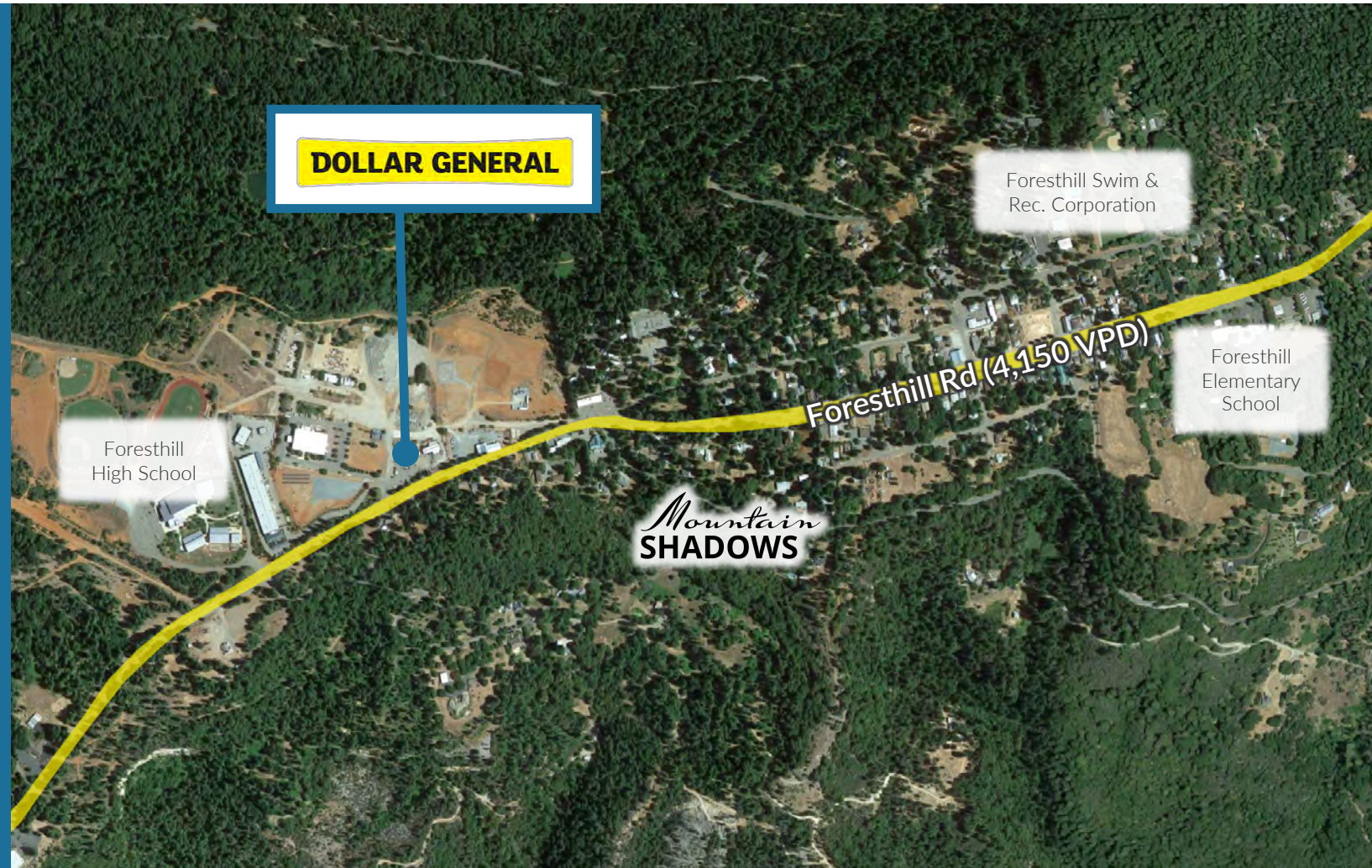
\$74,766

5-MILE

\$83,201

10-MILE

\$82,354





# 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 15,597 stores in 44 states as of May 3, 2019 with 16 different distribution centers. 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. For fiscal 2018, the company has also had \$25.6 billion in sales. 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  
15,597+



HEADQUARTERS  
Goodlettsville, TN



WEBSITE  
dollargeneral.com



# LEASE SUMMARY

TENANT	Dolgen California, LLC
PREMISES	A Building of Approximately 9,026 SF
LEASE COMMENCEMENT	December 15, 2015
LEASE EXPIRATION	December 15, 2030
LEASE TERM	11+ Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	10% at Options
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Dollar Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No



Actual Property Image



# RENT ROLL

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TENANT NAME	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
Dolgen California, LLC	9,026 SF	\$149,784	\$16.59	10%	At Options	12/15/2015	12/15/2030	3 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 from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

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, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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 Sands Investment Group and hold it 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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Actual Property Image



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