

Dollar General



OFFERING MEMORANDUM

DOLLAR GENERAL®

4 East Highway 96, Dighton, KS 67839

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some

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Activity ID: Z0330625

DOLLAR GENERAL®

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Investment Highlights

PRICE: \$1,141,353 | CAP: 6.65% | RENT: \$75,900

DOLLAR GENERAL®

About the Investment

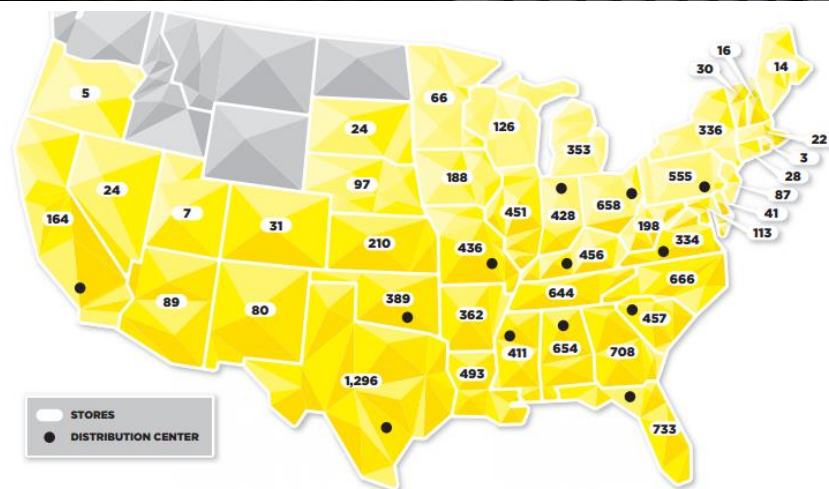
- ✓ Brand New Construction | Build-to-Suit Dollar General
- ✓ Newly Executed 15-Year Absolute Triple Net (NNN) Lease; Passive Investment Offering a Long-Term Security of Cash Flow
- ✓ Rental Increases of 10% In Each Option Period
- ✓ Corporate Location | Corporate Guarantee

About the Location

- ✓ High Visibility & Ease of Access
- ✓ Limited Competition | Nearest Dollar Store is Located Approximately 25 Miles Away
- ✓ Average Household Income Exceeds \$72,000 within a One-Mile Radius
- ✓ Qualified Opportunity Zone | Tax Incentives Include Deferral and Reduction of Capital Gains Taxes when Invested in a Qualified Opportunity Fund | If Held for At Least 10 Years, Investor is Eligible for a Permanent Exclusion from Taxable Income of Capital Gains Accrued on the QOF Investment

About the Tenant/Brand

- ✓ Investment Grade Credit (S&P:BBB)
- ✓ Lease Guaranteed by Dollar General Corporate (NYSE: DG)
- ✓ Prime Positioning to Serve its Target Market | Limited to No Competition in the Area
- ✓ Dollar General | Only Dollar Store With Investment Grade Credit
- ✓ As of July 2018, Dollar General Operates Over 15,000 Stores in 45 States





Financial Analysis

PRICE: \$1,141,353 | CAP: 6.65% | RENT: \$75,900

DOLLAR GENERAL®

PROPERTY DESCRIPTION

Property	Dollar General
Property Address	4 East Highway 96
City, State, ZIP	Dighton, KS 67839
Year Built	2018
Building Size	7,489
Lot Size	+/- 1.26 Acres
Type of Ownership	Fee Simple

THE OFFERING

Purchase Price	\$1,141,353
CAP Rate	6.65%
Annual Rent	\$75,900
Price / SF	\$152
Rent / SF	\$10.13

LEASE SUMMARY

Property Type	Net-Lease Dollar Store
Original Lease Term	15 Years
Lease Commencement	April 1, 2019
Lease Expiration	March 31, 2034
Lease Term Remaining	15 Years
Lease Type	Triple-Net (NNN)
Roof & Structure	Tenant Responsible
Rental Increases	10% Each Option Period
Options to Renew	Three (3), Five (5)-Year

RENT SCHEDULE

Lease Year(s)	Annual Rent	Monthly Rent
Current Year	\$75,900	\$6,325
Year 2	\$75,900	\$6,325
Year 3	\$75,900	\$6,325
Year 4	\$75,900	\$6,325
Year 5	\$75,900	\$6,325
Year 6	\$75,900	\$6,325
Year 7	\$75,900	\$6,325
Year 8	\$75,900	\$6,325
Year 9	\$75,900	\$6,325
Year 10	\$75,900	\$6,325
Year 11	\$75,900	\$6,325
Year 12	\$75,900	\$6,325
Year 13	\$75,900	\$6,325
Year 14	\$75,900	\$6,325
Year 15	\$75,900	\$6,325
Option 1	\$109,936	\$6,958
Option 2	\$120,930	\$7,653
Option 3	\$133,023	\$8,419

INVESTMENT SUMMARY

Marcus & Millichap is pleased to present the exclusive listing for a Dollar General located at 4 East Highway 96 in Dighton, Kansas. The property consists of approximately 9,100 square feet of building space and is situated on roughly 1.26 acres of land.

The Dollar General opened in November of 2018 and is subject to a 15-year absolute triple-net (NNN) lease. This lease commenced on November 11, 2018 and expires on March 31, 2034. The initial annual rent is \$75,900 is scheduled to increase 10% in each of the three, five-year renewal options. Founded in Goodlettsville, Tennessee, Dollar General Corporation has been delivering value to shoppers for over 75 years. With over 15,000 stores in 45 states Dollar General is among the largest discount retailer.

About Dollar General

Dollar General Corporation 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, clothing for the family, housewares and seasonal items at low everyday prices in convenient neighborhood locations. With over 15,000 stores in 45 states Dollar General is among the largest discount retailers.

The company acquired the 280 stores of the P.N. Hirsh Division of Interco, Inc. (now Heritage Home Group) in 1983, and in 1985 added 206 stores and a warehouse from Eagle Family Discount Stores, also from Interco, Inc. In recent years, the chain has started constructing more stand-alone stores, typically in areas not served by another general-merchandise retailer. In some cases, stores are within a few city blocks of each other.

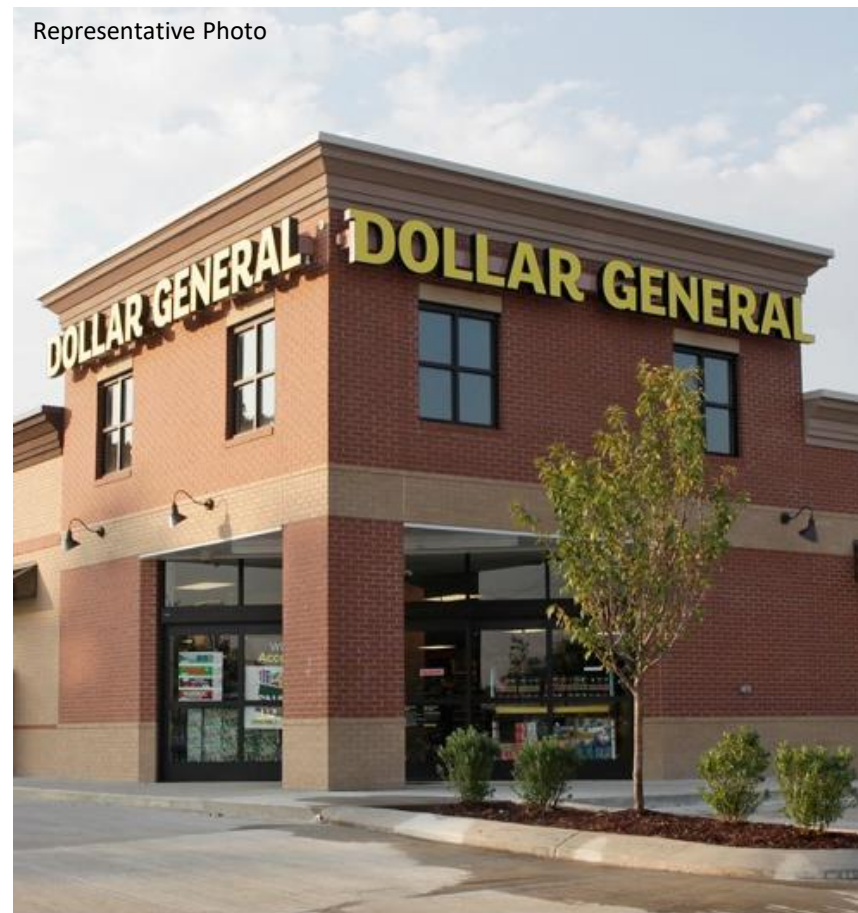
Dollar General offers both name brand and generic merchandise — including off-brand goods and closeouts of name-brand items — in the same store, often on the same shelf. Although it has the word "dollar" in the name, Dollar General is not a dollar store. Most of its products are priced at more than \$1.00. However, goods are usually sold at set price points the range of .50 to 60 dollars, not counting phone cards and loadable store gift cards. In the United States. In addition to high quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola.

Dollar General often serves communities that are too small for Walmart stores (although many locations are in relatively close driving distance to a Walmart store or in the same communities that Walmart is located). It competes in the dollar store format with national chains Family Dollar and Dollar Tree, regional chains such as Fred's in the southeast, and numerous independently owned stores.

General Information

Address	Goodlettsville, TN
Website	https://www.dollargeneral.com
Concentration	45 States

Representative Photo





Surrounding Area

Property Address: 4 East Highway 96, Dighton, KS 67839

DOLLAR GENERAL®



Dighton
Swimming
Pool



Main Street
Automotive



DOLLAR GENERAL®

The
Brothers
Bar &
Grill



N Main St

23

KS-96

High
Spirits
Liquor

Lane County
Fire
Department

HISTORIC HERITAGE HOTEL

Dighton High
School



Shay's
Inn

Stephen's
Lumber &
Farm
Supply

St.
Theresa
Catholic
Dighton

Dighton
Pharmacy



Dighton
United
Methodist
Church

Truck
Repair
Semi
Truck
Tires



Lane
County
Courthouse



Location Overview

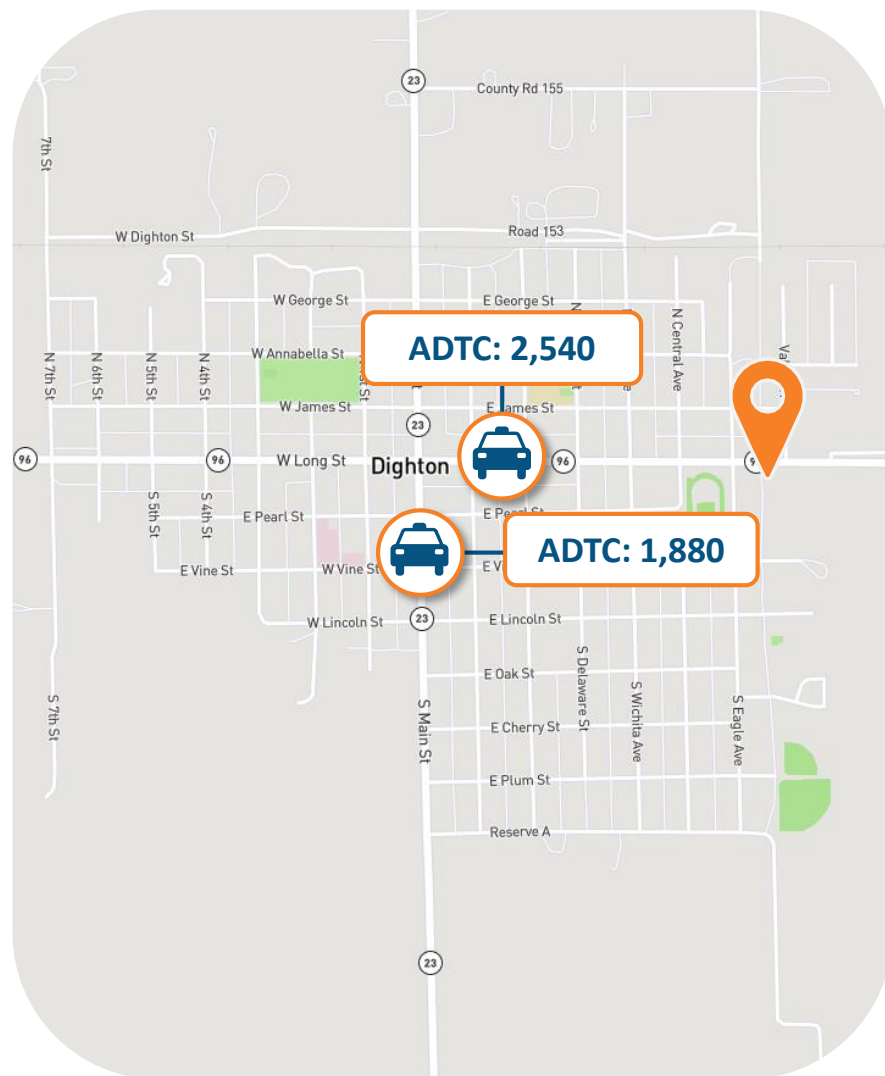
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The subject investment property is situated on East Long Street (KS-96) in Dighton, Kansas. East Long Street is the busiest road that travels through Dighton and connects Dighton to nearby cities such as Scott City, home to the Scott City Municipal Airport, a growing mode of transportation in Scott County. Within an immediate one-mile radius of the site is an affluent community with average household income exceeding \$72,000.

This Dollar General is well-positioned on East Long Street in a qualified opportunity zone, less than half a mile from Dighton High School. The site is strategically surrounded by several national and local tenants, automotive care, local banks and lodging accommodations within the immediate area. Major national and local tenants include United States Postal Service, KwikShop, K&J Foods, First National Bank, Bumper-to-Bumper Auto Parts, Bretz Inc. Farm and Auto, Historic Heritage Hotel, Shay's Inn, and more. The Lane County Hospital, a 25-bed critical access facility is less than one mile from the site. This Dollar General experiences limited competition in this region, with the nearest Dollar General store approximately 25 miles west of Dighton in Scott City. The seller of platted land on which the Dollar General will rest has also agreed not to lease, rent, occupy, or allow to be leased, rented or occupied, any remainder of the platted land for use of a Family Dollar, Bill's Dollar Store, Fred's, Dollar Tree, Ninety-Nine Cents Only, Deals, Big Lots, Walgreens, CVS, Rite Aid, or any Walmart concept.

Dighton, the county seat of Lane County, Kansas, is centrally located between Denver, Colorado and Kansas City, Missouri at the intersection of K-96 and K-23. Living in Lane County, you are also centrally located between Colby, Great Bend, Hays, Dodge City and Garden City, Kansas. The city of Dighton offers inexpensive land, major tax breaks on new construction (home or business), and little red tape or fees. Dighton combines agriculture, industry, history, civic activities, recreation and countless other events for a wholesome and fulfilled lifestyle, making it an ideal place to raise a family and grow your business. Dighton offers a wide range of events, from outdoor concerts, seasonal festivals and sports competitions, to spending time in local parks and relaxing with family for an afternoon of outdoor fun. Dighton is additionally located approximately 50 miles northeast of Garden City, the county seat of Finney County. Garden City continues to work to enhance its standing as the regional hub of western Kansas. The community is home to several financial institutions, medical facilities and retail shopping areas. Garden City is also home to Garden City Community College and the Lee Richardson Zoo, the largest zoological park in western Kansas. The Lee Richardson Zoo is an AZA-accredited zoo that attracts approximately 200,000 visitors annually and is home to more than 100 species of animals located on 47 acres.

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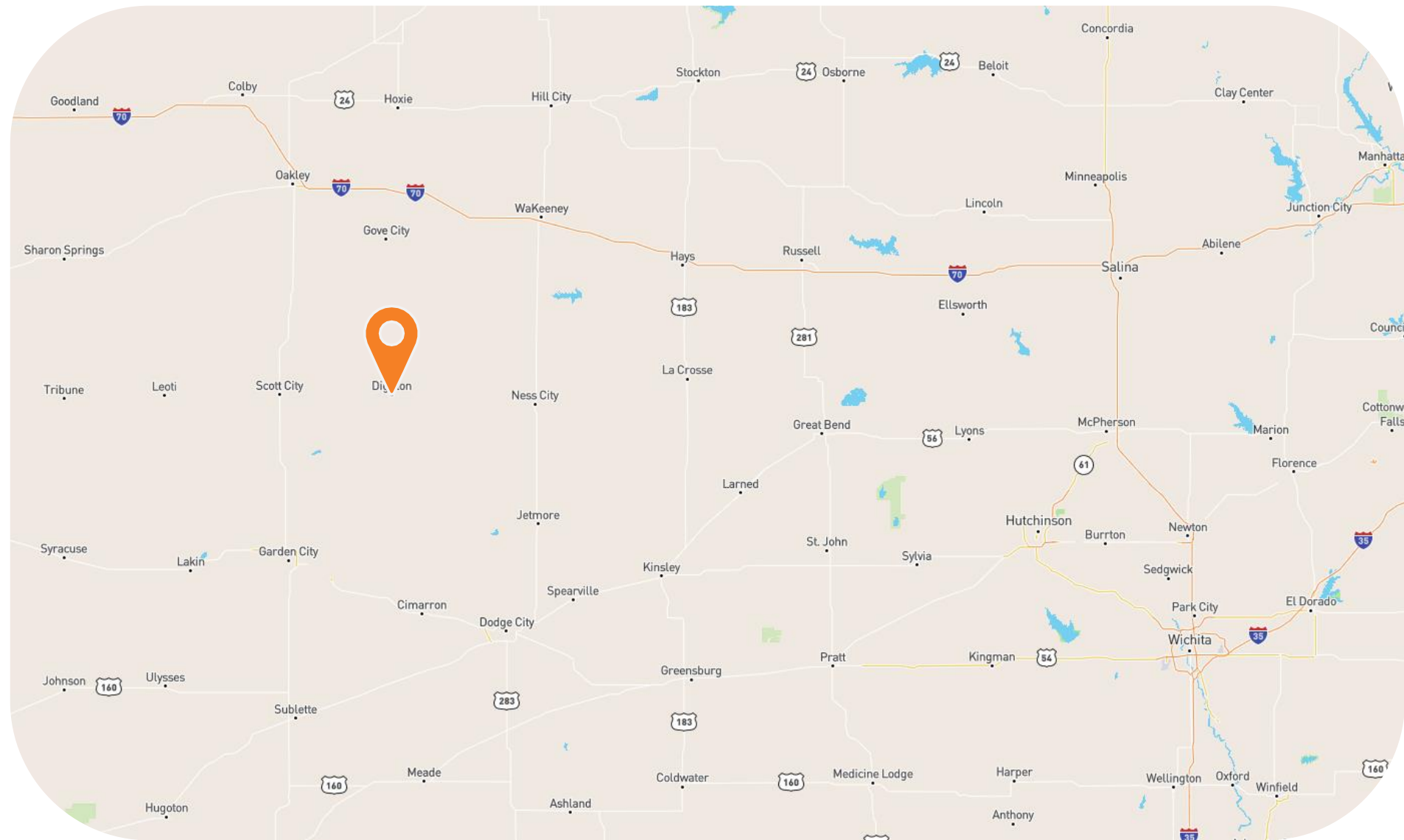




Local Map

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DOLLAR GENERAL®

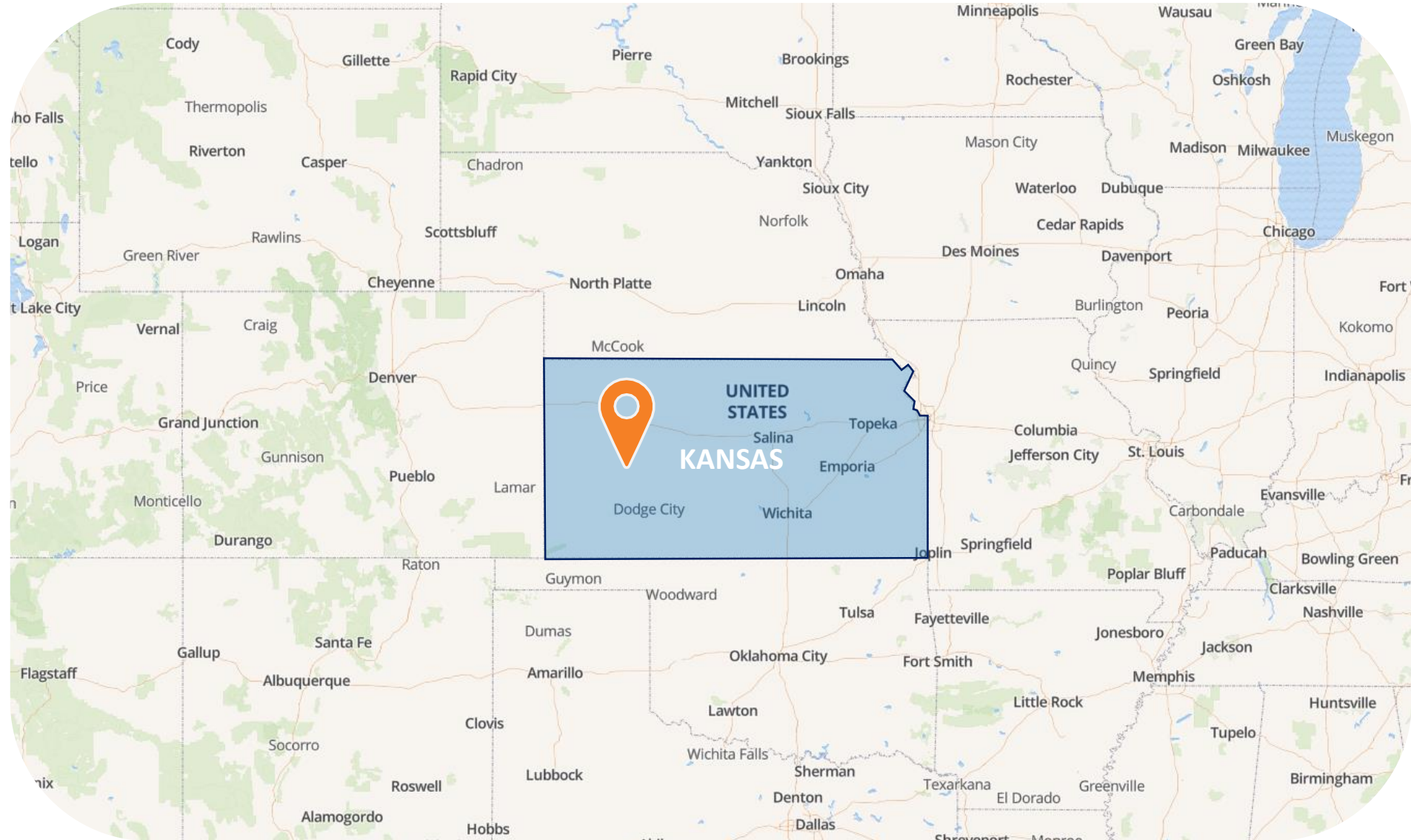




Regional Map

Property Address: 4 East Highway 96, Dighton, KS 67839

DOLLAR GENERAL®





Market Overview

Garden City, Kansas



Garden City is the county seat of Finney County and continues to work to enhance its standing as the regional hub of western Kansas. The community is home to several financial institutions, medical facilities, and retail shopping areas. However, with several feedlots, fields, and grain elevators throughout Finney County, the local economy remains largely driven by agriculture. The main employers in Finney County are Tyson Fresh Meats, Inc., USD 437, St. Catherine Hospital, Garden City Community College and Finney County. With more than 20 languages spoken in the local school system, Garden City's diverse culture makes it a unique place to live, work and play. Garden City is home to Lee Richardson Zoo, the largest zoological park in western Kansas. It is also home to two regulation golf courses, a nationally recognized community college and The Big Pool. Incorporated in 1883, Garden City currently occupies 10.8 square miles in southwest Kansas and serves a population of 30,948 people. The region's trade area additionally has a population of more than 190,000 people. Garden City Regional Airport is located approximately eight miles southeast of the city and is used primarily for general aviation. It is connected to the American Airlines network via American Eagle regional service to Dallas/Fort Worth International Airport under the Essential Air Service program. Three rail lines serve Garden City: the La Junta Subdivision of the BNSF Railway, which runs southeast-northwest, and the two lines of the Garden City Western Railway, of which the city is the southern and eastern terminus. Amtrak uses the La Junta Subdivision to provide passenger rail service and Garden City is a stop on the Southwest Chief line.

Major Employers

Employers	Estimated # of Employees
Lane County Hospital	70
Department of Transportation	63
Lane County Feeders Inc	50
Dighton High School	24
Farmers Store & Deli	20
Lane County Public Works Dept	16
City of Dighton	12
Dighton Nat Bancshares Inc	12
First National Bank Dighton	11
BRETZ	10
Sheriff Dept	10
Town & Country Bowl Cafe	9

Marcus & Millichap

Exclusive Net-Lease Offering

DOLLAR GENERAL®

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