



RENDERING

**DOLLAR
GENERAL®**

OFFERING MEMORANDUM

DOLLAR GENERAL

ROLLING PRAIRIE, IN (LA PORTE MSA)

Marcus & Millichap

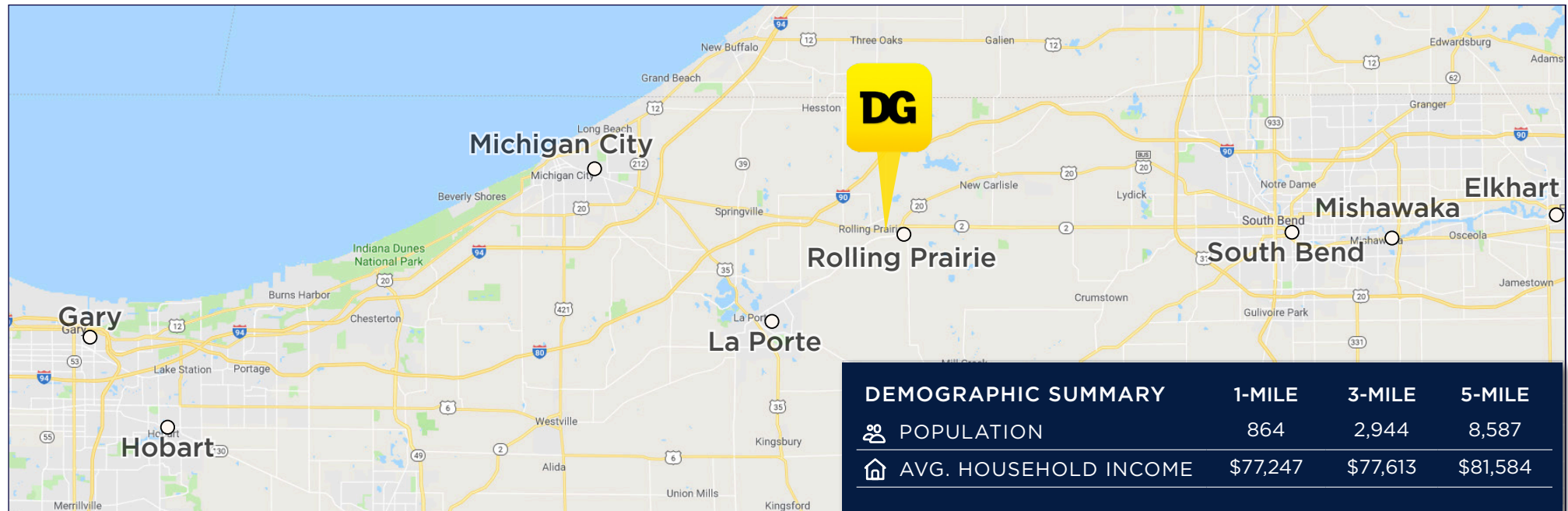
OFFERING SUMMARY

DOLLAR GENERAL®

4747 East Oak Knoll Road, Rolling Prairie, IN 46371

PRICE	\$1,439,000
CAP RATE	6.60%
NOI	\$94,973
RENTABLE SQUARE FEET	9,100
PRICE/SF	\$158.13
YEAR BUILT	2019
LOT SIZE	1.21 AC
TENANT TRADE NAME	Dollar General
LEASE GUARANTOR	Corporate
LEASE TYPE	NNN
ROOF & STRUCTURE	Tenant
LEASE TERM	15 Years

RENT COMMENCEMENT DATE		December 2019	
LEASE EXPIRATION DATE		December 2034	
TERM REMAINING ON LEASE		15 Years	
INCREASES		10% Increases During Options	
OPTIONS		Five, 5-Year Options	
BASE RENT	Years 1-15	\$94,973	
OPTION RENT	Years 16-20	(Option 1)	\$104,470
	Years 21-25	(Option 2)	\$114,917
	Years 26-30	(Option 3)	\$126,409
	Years 31-35	(Option 4)	\$139,050
	Years 36-40	(Option 5)	\$152,954
TENANT RESPONSIBILITIES		Taxes, CAM, Insurance, Roof & Structure	
LANDLORD RESPONSIBILITIES		100% No Landlord Responsibilities	



INVESTMENT HIGHLIGHTS

NEW UPGRADED CONSTRUCTION STORE

- Brand New 9,100 SF build-to-suit Dollar General in Rolling Prairie, IN.
- This store has upgraded construction and is scheduled for delivery early in December 2019.

NEAR INTERSTATE 90

- Strategically positioned on Hwy 20 (13,463 VPD) and less than 5 minutes from Interstate 90 (2,356 VPD).
- Hwy 20 is the main throughfare connecting South Bend and Michigan City.
- The 5-mile average household income is \$81,548 which is superior to most Dollar General locations.

LAPORTE MSA

- This Dollar General is well located approximately 7 miles North East of LaPorte and is part of the LaPorte MSA.
- La Porte serves as a hub for travelers commuting to NW Indiana, Michigan, and NW and is located 70 miles from downtown Chicago, 18 miles from South Bend and 16 miles from Michigan City.
- Nearby national retailers include Kroger, Goodwill, Walmart, Walgreens and more.

LONG TERM CORPORATE NNN LEASE

- Brand new 15-year corporate guaranteed lease with Dollar General.
- Tenant 100% responsible for all expenses, which include taxes, CAM, insurance, roof and structure.
- 10% rent increase in each of the five, 5-year option periods.

INVESTMENT GRADE TENANT

- Dollar General is a publicly traded (NYSE: DG) Fortune 500 company and is BBB investment grade rated.
- Currently over 15,836 locations in 45 states and 975 new locations expected to be opened this year.
- Dollar General has been in business for 80 years and has a current net worth of over \$6 billion.



TENANT SUMMARY



DOLLAR GENERAL®



BBB

S&P CREDIT RANKING
INVESTMENT GRADE



DG

PUBLICLY
TRADED COMPANY



\$6+ B

NET
WORTH



80

YEARS
IN BUSINESS



15,836+

STORES IN
44 STATES



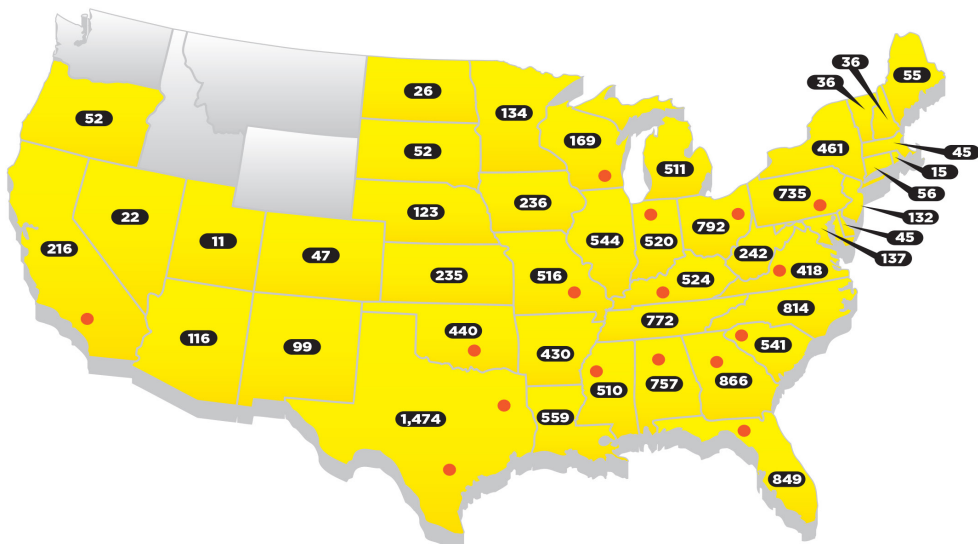
975

NEW STORES
BY YEAR END

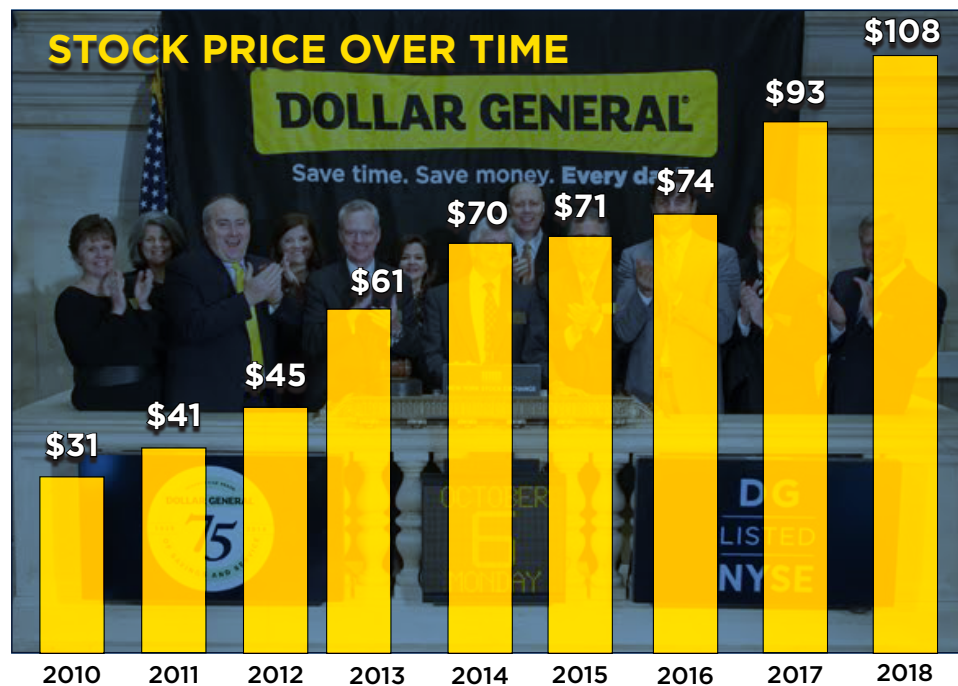
15,597 STORES

IN 44 STATES
AS OF MAY 3, 2019

● STORES
● DISTRIBUTION CENTER



STOCK PRICE OVER TIME





New Prairie High School
1,000 students

Rolling Prairie Elementary
School - 478 students

ROLLING PRAIRIE

26,080 VPD

13,385 VPD

DG

OTECH
CORP.

9,607 VPD

10,892 VPD

FAMILY DOLLAR

goodwill

FAMILY EXPRESS

Walgreens

McDonald's

AMERICAN SIGNATURE
FURNITURE

Kroger

Walmart

La Porte Hospital

20,198 VPD

ARCONIC

LA PORTE

AL's
Family owned since 1966

FAMILY DOLLAR

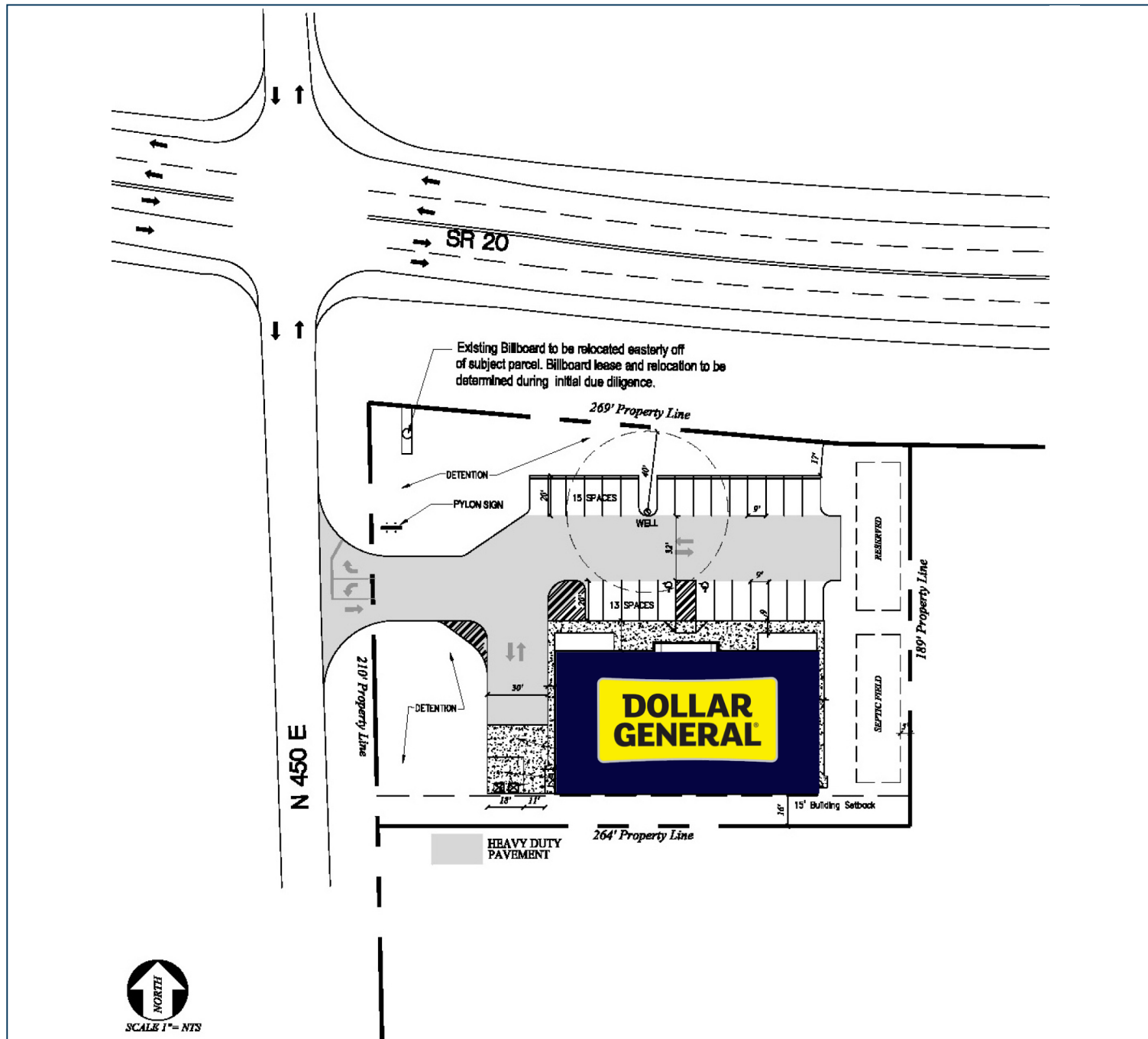
La Porte High School -
2,158 students

Beechwood
Golf Course

ALDI

DEMOGRAPHIC SUMMARY		5-MILE
POPULATION		8,587
AVG. HOUSEHOLD INCOME		\$81,584

SITE PLAN



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MARCUS & MILLICHAP REAL ESTATE INVESTMENT SERVICES, INC.

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Dated:

Don McMinn
Marcus & Millichap
1100 Abernathy Road, NE, Suite 600
Atlanta, GA 30328

Phone: (678) 808-2762
Fax: (815) 550-1286
don.mcminn@marcusmillichap.com

Re: 4747 E Oak Knoll Road Rolling Prairie, IN 46371 (Dollar General)

Dear Don:

Please accept this offer to purchase the above referenced Property. This letter expresses Purchaser's interest in purchasing the Property under the following terms and conditions:

Purchaser _____

**Purchaser's
Address** _____

**Purchaser's
Phone/Fax** _____

**Purchaser's
Email Address** _____

Offer Price _____

Earnest Money \$25,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract. The Earnest Money shall be increased to \$50,000 at the expiration of the Inspection Period and shall become non-refundable barring any other listed contingencies.

Inspection Period 21 Calendar Days from the Effective Date, which shall mean the date on which the latter of the parties executes a Contract. All available Due Diligence Documents ("Documents") will be forwarded immediately upon the Effective Date of the Contract.

Purchaser's Initials _____ Seller's Initials _____

Financing Period
(Please Check One)

☐ **All Cash** (No Financing Period)

☐ **Financing:** Purchaser shall have ten (10) days from the Effective Date of the Contract to apply for and obtain a financing commitment. In addition, Purchaser shall have 30 days from the effective date of the contract to complete loan processing. Purchaser shall use its best efforts to secure and obtain a new first mortgage loan in the amount of \$_____ on terms which are acceptable to Purchaser.

Closing Date
(Please Check One)

☐ **New Property:** Within 10 Calendar Days after rent commencement and receipt of tenant estoppel.

☐ **Existing Property** Within 10 Calendar Days after the expiration of the Inspection Period (or Financing Period if applicable).

Closing Costs

Seller shall pay for the transfer tax. Buyer shall pay for Title. Purchaser and Seller shall each bear its own attorneys expenses. All other Closing Costs shall be split 50-50 between Buyer and Seller.

Property Condition

Property is being sold "AS IS" with Seller making representations or warranties concerning the property.

**Contract within
10 days:**

Within Ten (10) Calendar Days of the Effective Date of this Letter of Intent, Purchaser and Seller shall enter into a binding Contract (the "Contract"). Seller will Draft the Contract and Failure to reach an agreement will allow the Seller to consider this agreement void and accept offers from other parties.

Broker Commission

Purchaser acknowledges that Purchaser has employed _____, ("Purchaser's Brokers") to represent them in this transaction. Any commissions due the Purchaser's broker (if applicable) shall be paid by the Seller directly.

1031 Exchange

Purchaser ☐ is / ☐ is not (check one) completing an IRS 1031 Tax Deferred Exchange, to which the Seller agrees to cooperate providing there is no cost or expense to Seller. Purchaser has \$_____ in an exchange account from a transaction which closed escrow on _____. Purchaser will provide Seller, upon request, proof of such funds.

Confidentiality

Purchaser and Purchaser's agents and representatives hereby covenant with Seller that Purchaser and Purchaser's agents and representatives shall not, without the prior written consent of Seller (which consent may be withheld in Seller's sole and absolute discretion), disclose to any other person (other than Purchaser's

Purchaser's Initials _____ Seller's Initials _____

accountants and attorneys) or entity by any means whatsoever: (i) any information pertaining to the Documents; (ii) any information pertaining to the Contract; or (iii) any information or documentation (written or oral) provided by Seller or Seller's agents and representatives concerning Seller, Seller's business, Tenant, Tenant's business or the Property.

This Letter of Intent is contingent upon the prospective Purchaser's willingness to execute Seller's standard Purchase Agreement as well as review and approval of the details of the transaction proposed above by the appropriate principal parties of the Seller.

It is understood and agreed that the foregoing constitutes a *Letter of Intent* setting forth the major business points from our discussions. It is further understood that neither party intends to create any contractual rights or obligations as a result of entering into this *Letter of Intent*. No binding agreement or rights or obligations shall arise as the result of executing this letter or with respect to the proposed transactions, unless and until we execute definitive documentation incorporating the above provisions and other appropriate terms.

If the foregoing accurately reflects our discussions, please acknowledge same by returning a signed copy of this letter. Execution of this Letter of Intent by the undersigned agent in no way binds or obligates the Seller or any of its principals.

Agreed and Accepted | Purchaser

By: _____

Printed: _____

Dated: _____

Agreed and Accepted | Seller

By: _____

Printed: _____

Dated: _____

Purchaser's Initials _____ Seller's Initials _____