



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Dollar General
37303 Avenue 12
Madera, CA 93636

EXCLUSIVELY MARKETED BY:



TODD LEWIS

Lic. # 703013

512.957.0597 | DIRECT

todd@SIGnnn.com



ELAN SIEDER

Lic. # 678407

512.649.5185 | DIRECT

elan@SIGnnn.com

2701 Ocean Park Boulevard, Suite 140
Santa Monica, CA 90405
844.4.SIG.NNN
www.SIGnnn.com

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 9,026 SF Dollar General at 37303 Avenue 12 in Madera, CA. This Investment Includes a Triple Net (NNN) Corporate Guaranteed Lease With Over 10 Years Remaining Located in an Area With Limited Competition, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$2,324,450
CAP	6.00%
NOI	\$139,467
PRICE PER SF	\$257.53
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	37303 Avenue 12 Madera, CA 93636
COUNTY	Madera
BUILDING AREA	9,026 SF
LAND AREA	1.01 AC
BUILT	2015



D O L L A R G E N E R A L

HIGHLIGHTS

- Triple Net (NNN) Corporate Guaranteed Lease With Over 10 Years Remaining
- Dollar General Corporation is the Largest Discount Retailer in the U.S. By Number of Stores With Over 15,836 Stores in 44 States
- Limited Competition - Nearest Dollar Store is 15-Miles Away; There Are Only 2 Other Smaller Markets in the Area Providing Residents With Their Groceries and Everyday Needs
- Situated Just 5 Minutes From Independence Continuation High, Liberty High School, Ranchos Middle School and Webster Elementary Schools Which Serves Over 2,000 Students, Faculty and Staff
- Residents Within a 5-Mile Radius Are Making an Average Household Income of Over \$105,053
- Located Less Than 20 Minutes From Downtown Fresno and the Fresno Yosemite International Airport; Fresno Has a Population of Over 527,438 People and is the 5th Most Populous City in California
- Madera is a Principal City of the Madera-Chowchilla Metropolitan Statistical Area, Which Encompasses all of Madera County and Metropolitan Fresno; it is Located in California's San Joaquin Valley and is the 3rd Largest Metropolitan Region in Northern California
- Nearby Tenants Include: U-Haul, NAPA Auto Parts, National Petroleum, Pizza Factory, Ranchos Cafe, El Rinconcito Mexican Grill, Subway and State Foods Supermarket



LEASE SUMMARY

TENANT	Dollar General
PREMISES	A Building of Approximately 9,026 SF
LEASE COMMENCEMENT	February 22, 2015
LEASE EXPIRATION	February 28, 2030
LEASE TERM	10+ Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	10% at Options
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Discount 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

SQUARE
FOOTAGE

ANNUAL
BASE RENT

RENT
PER SF

9,026 SF

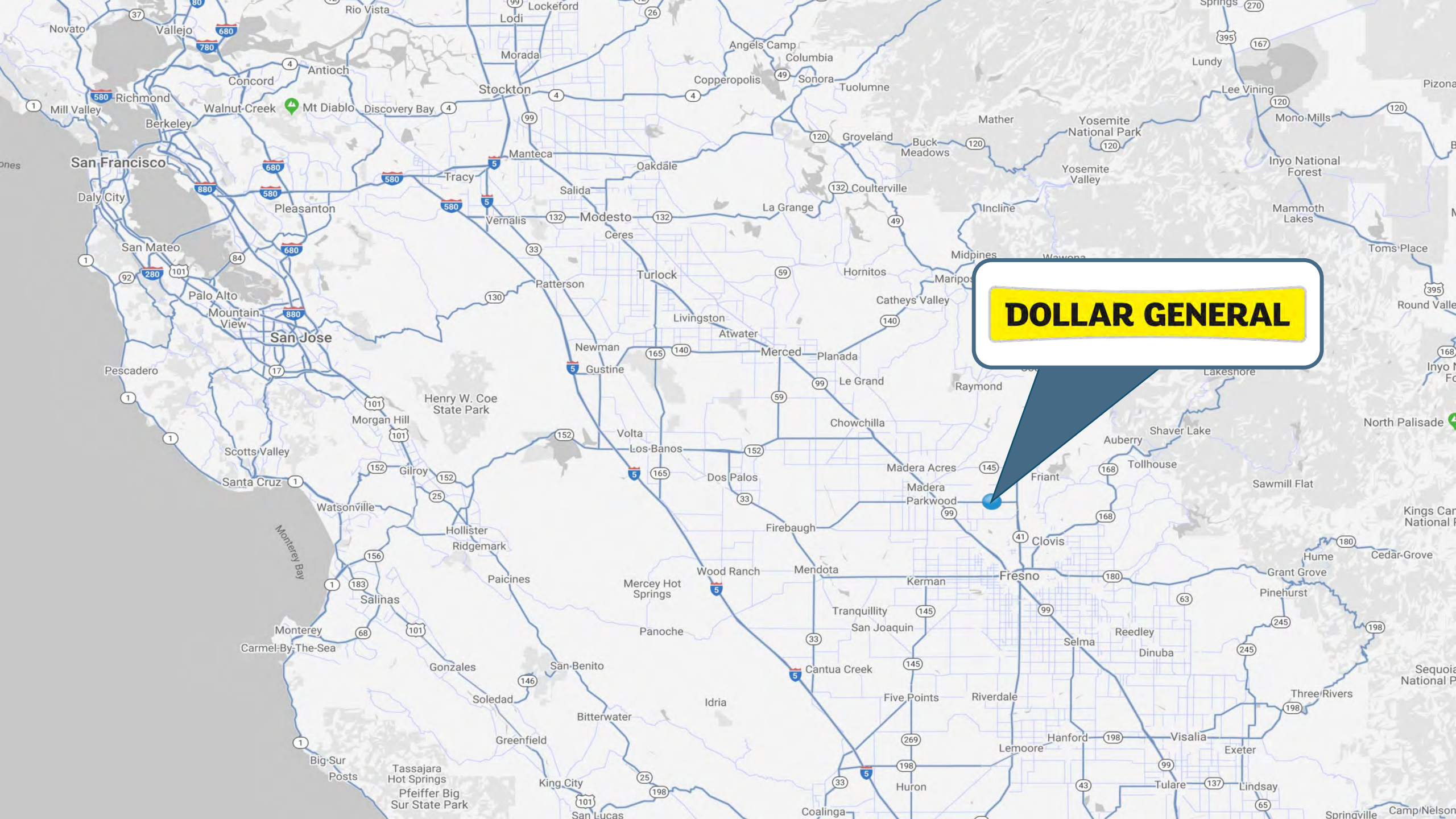
\$139,467

\$15.45



ACTUAL PROPERTY IMAGES

DOLLAR GENERAL



DOLLAR GENERAL

Fernwood Dr

Hurst Hardware



Fernwood Gardens
Plants, Trees, Antiques & Things

Madera County Library

FLIP SIDE



Christi's Place

S & K
Mini Mart



Ave 12

Lee's KITCHEN



Ranchos Cafe



SUBWAY





Velvet Touch
Car Wash



S & K Mini
Mart

Christi's Place



Ranchos Cafe



Madera County Library



DOLLAR GENERAL



Fernwood Gardens
Plants, Trees, Antiques & Things



Ave 12

Fernwood Dr

**Hurst
Hardware**

**STATE FOODS
SUPERMARKET**
Fresh & Local



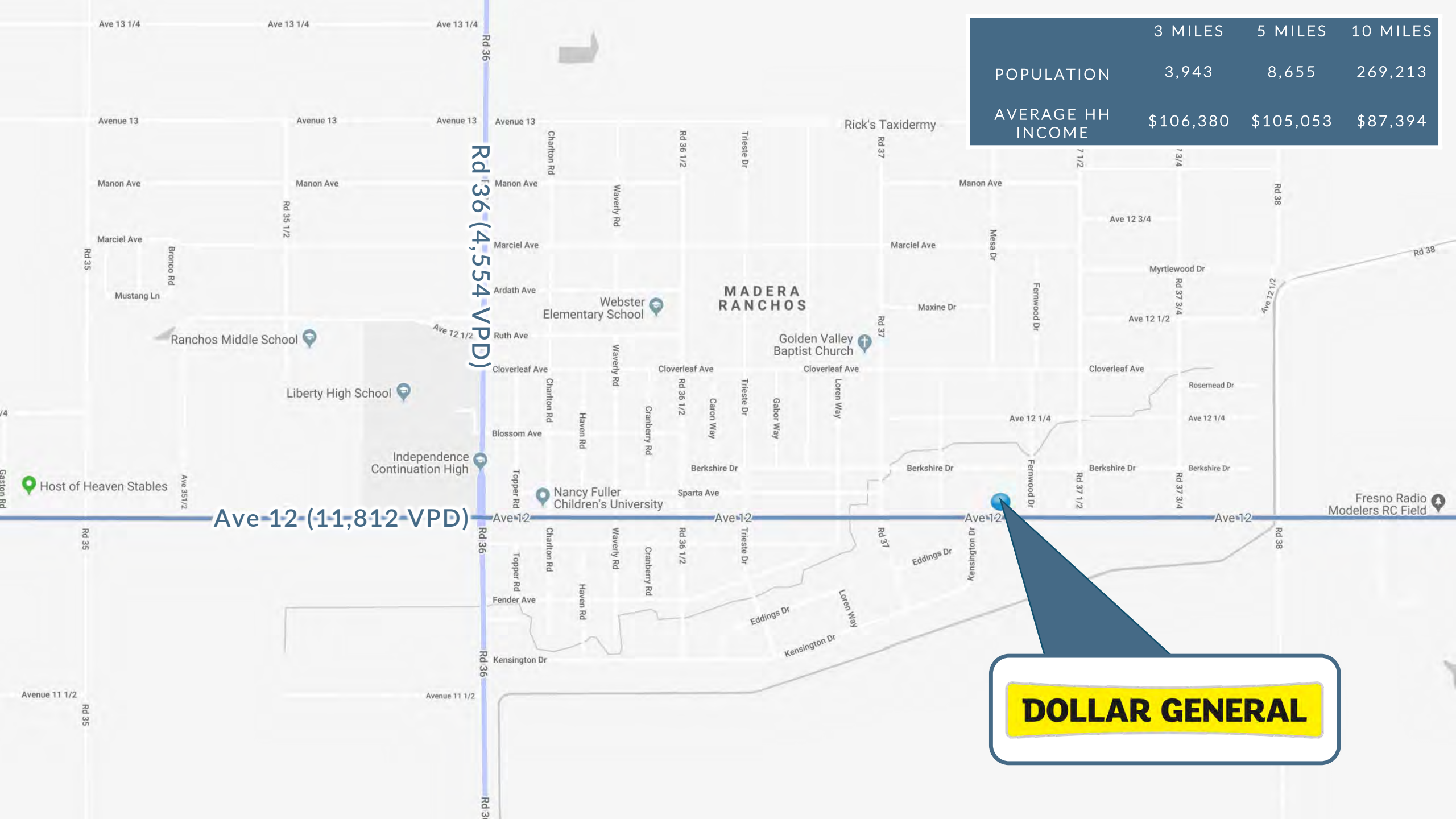
MADERA | MADERA COUNTY | CALIFORNIA

Madera is the county seat of Madera County in the state of California. As of the 2018 estimate census, the city's population was 65,706 people. The city is located in the San Joaquin Valley, Madera is a principal city of the Madera-Chowchilla Metropolitan Statistical Area, which encompasses all of Madera County, and Metropolitan Fresno. It is located in California's San Joaquin Valley. The city is also home to the Madera Unified School District.

Due to the cities close proximity, Fresno's economy affects Madera's. Fresno serves as the economic hub of Fresno County and California's San Joaquin Valley. The unincorporated area and rural cities surrounding Fresno remain predominantly tied to large-scale agricultural production. Agriculture is the backbone of the area, employing nearly 20 percent of the workforce and providing more than \$3.5 billion for the local economy. More than 7,500 farmers grow 250 types of crops on 1 million acres of some of the world's most productive farmland. Fresno is also an ideal location for manufacturing and distribution, due to its proximity within one day's drive of 35 million people. Companies based in Fresno include: Pelco, Valley Yellow Pages, California Ag Today Media and Saladino's.

Madera is home to the Lions Town & Country Park which includes a ball field and an amphitheater for the public to enjoy. Fresno is only a 20 minute drive from the city, which is the perfect place to spend the day. Fresno is home to the Forestier Underground Gardens, which are a unique complex sunken gardens including Roman-catacombs-inspired subterranean passages and courtyards. Fresno is close to many popular attractions including: Yosemite National Park which is about 60 miles to the north, Kings Canyon National Park is 60 miles to the east, and Sequoia National Park is 75 miles to the southeast.





	3 MILES	5 MILES	10 MILES
POPULATION	3,943	8,655	269,213
AVERAGE HH INCOME	\$106,380	\$105,053	\$87,394

Rd 36 (4,554 VPD)

Ave 12 (11,812 VPD)

DOLLAR GENERAL

D O L L A R G E N E R A L

TENANT PROFILE

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. 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.

Dollar General operates over 15,836 stores in 44 states as of August 2, 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. Dollar General is excited to announce it is currently under construction on new stores in Washington and Wyoming. When completed, these stores are expected to expand the Company's presence to 46 states throughout the country.



COMPANY TYPE
NYSE: DG



FOUNDED
1939



OF LOCATIONS
15,836+



HEADQUARTERS
Goodlettsville, TN



WEBSITE
dollargeneral.com

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.



ACTUAL PROPERTY IMAGE



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