

OFFERING MEMORANDUM

DOLLAR GENERAL®

1476 US Route 68
Dunkirk, OH

MATTHEWS™
REAL ESTATE INVESTMENT SERVICES



REPRESENTATIVE PHOTO

DOLLAR GENERAL

1476 US Route 68
DUNKIRK, OH 45836



\$1,290,313
LIST PRICE



6.70%
CAP RATE



\$86,451
ANNUAL RENT

LISTED BY:

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LIC # 688810 (TX)

BROKER OF RECORD

KYLE MATTHEWS

LIC # BRK.201900517 (OH)

DOLLAR GENERAL®

INVESTMENT HIGHLIGHTS

- Ideal 1031 exchange property for an investor seeking a reliable source of passive income
- Brand new 2019 construction completed in November
- Long-term 15-Year absolute NNN lease; Zero management responsibilities
- Extremely attractive 6.70% Cap Rate
- Four, 5-Year extension options, all of which include an attractive 10% rental increase
- Corporately guaranteed lease from Dollar General Corporation
- Dunkirk is located in Northwest Ohio approximately 25-miles East of Lima
- Dollar General is considered the strongest discount retailer
- Dollar General boasts an extremely strong investment grade credit rating of BBB (S&P)
- Dollar General recently formed a strategic partnership with FedEx and Western Union: the partnership will encourage a more diverse customer base, of which they believe will stick around and shop
- Dollar General's Recent Partnership and Market Expansion Draw Investors: [CLICK HERE FOR ARTICLE](#)

LEASE SUMMARY

TENANT TRADE NAME	Dollar General Corporation
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
LEASE TYPE	Absolute NNN
ROOF AND STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	15 Years
RENT COMMENCEMENT DATE	11/7/2019
LEASE EXPIRATION DATE	11/30/2034
TERM REMAINING ON LEASE	15 Years
INCREASE	10% in Options
OPTIONS	Four, 5 Year



ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP
Current - 11/30/2034	\$7,204.25	\$86,451	\$9.58	6.70%
Option 1	\$7,924.68	\$95,096	\$10.54	7.37%
Option 2	\$8,717.15	\$104,606	\$11.59	8.11%
Option 3	\$9,588.86	\$115,066	\$12.75	8.92%
Option 4	\$10,547.75	\$126,573	\$14.02	9.81%



±9,026 SF
GLA



±1.97 AC
LOT SIZE



2019
YEAR BUILT



\$86,451
NOI



REPRESENTATIVE PHOTO

LARGEST DOLLAR STORE CHAIN

DOLLAR GENERAL®

Dollar General is the fastest-growing retailer which currently boasts roughly 16,000 neighborhood general stores in 44 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 75% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Proctor & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others. Over the past few years, Dollar General has started to introduce alcohol and tobacco products such as cigarettes into their product mix, which has further driven revenue and increased profitability.

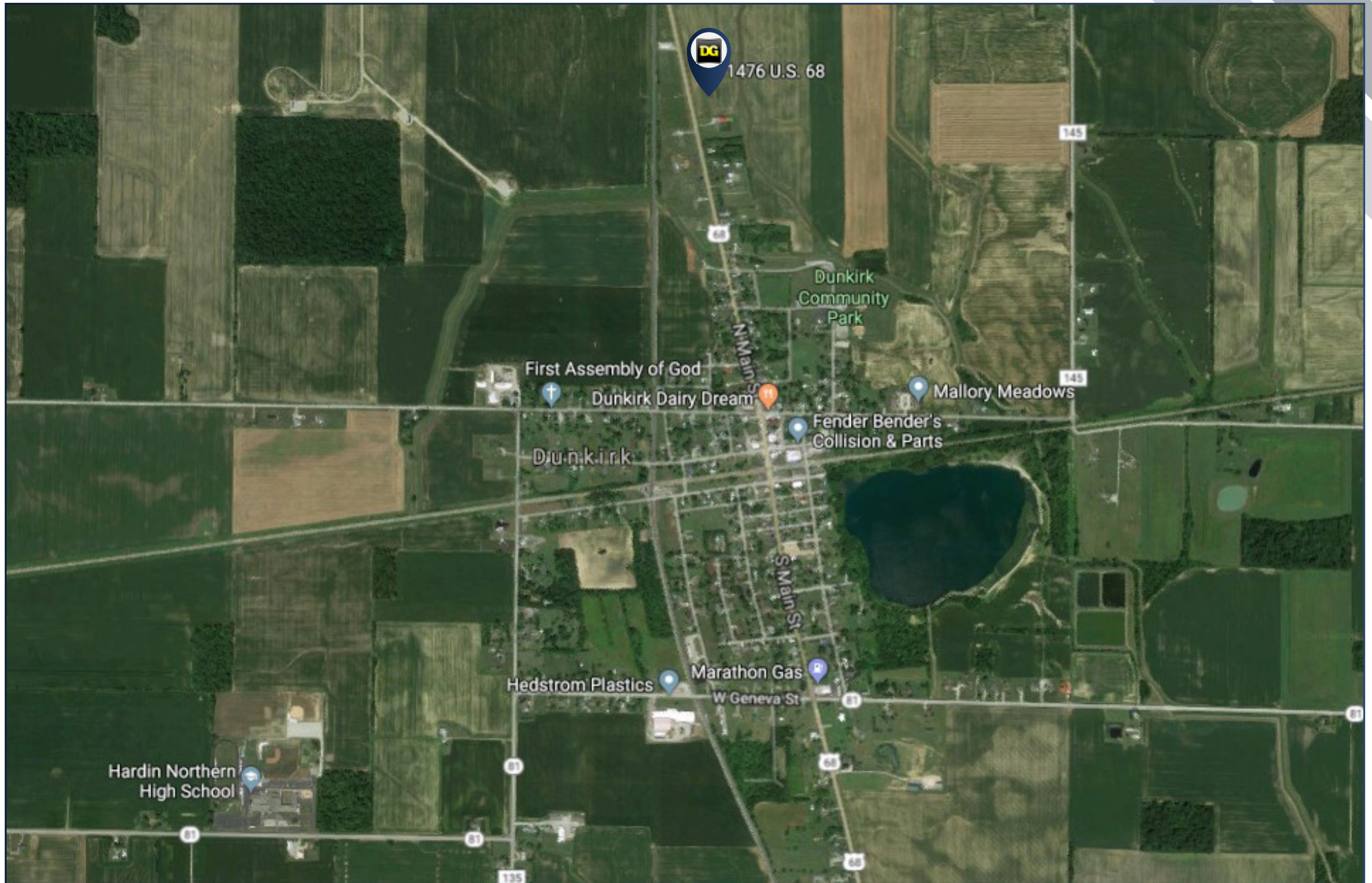
With its small-box store model typically measuring $\pm 9,100$ sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession. The discount retailer boasted its expectation of 29 consecutive years of same-store sales growth in December 2018, attributable to its value and convenience proposition, along with strong consumables and seasonal goods sales.

$\pm 16,000$
LOCATIONS

$\pm 130,000$
EMPLOYEES

BBB
CREDIT RATING (S&P)

SURROUNDING AREA



AREA OVERVIEW



DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2025 Projection	1,708	3,036	19,492
2020 Estimate	1,717	3,040	19,559
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2025 Projection	648	1,152	7,398
2020 Estimate	651	1,153	7,395
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$61,167	\$66,682	\$65,827



DUNKIRK, OH

Dunkirk is a village in Hardin County, Ohio. Dunkirk is in Hardin County. Living in Dunkirk offers residents a rural feel with close proximity to a handful of bars and coffee shops. In 2006, Dunkirk was identified by the Ohio Department of Transportation as a potential junction for the Ohio Hub high-speed rail project.

Hardin County is located in northwest Ohio, about a 60-minute drive time from Columbus and Toledo, Ohio. Our location is referred to as the heartland region, given we are 500 miles within 60% of the U.S. population and centralized to major U.S. cities with corporate headquarters, retail operations, manufacturing facilities. Hardin County has many unique shopping and dining experiences, such as the downtown shopping districts in Ada, Kenton and Mt. Victory, multiple options for entertainment and fitness, plus numerous historical sites, including the Old Order Amish.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located in **1476 US Route 68 Dunkirk, OH 45836** (“Property”). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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