



OFFERING MEMORANDUM

DOLLAR GENERAL®

PLUS - RELOCATION STORE

1610 Main St
Sylvan Beach, NY

DOLLAR GENERAL
1610 Main St
SYLVAN BEACH, NY 13157



\$2,029,196
LIST PRICE



6.35%
CAP RATE



\$128,854
ANNUAL RENT

LISTED BY:

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BROKER OF RECORD

JEFFREY TERWILLIGER

LIC # 30TE0892302 (NY)

DOLLAR GENERAL®

INVESTMENT HIGHLIGHTS

- Dollar General Plus Relocation Store – the subject property is a larger 10,566 SF store due to huge sales volume at the previous location, which Dollar General just relocated from
- Ideal 1031 exchange property for an investor seeking a reliable source of passive income
- Brand new 2019 upgraded construction build – tenant will open for business in January 2020
- Long-term 15-Year absolute NNN lease; Zero management responsibilities
- Four, 5-Year extension options, all of which include an attractive 10% rental increase
- Corporately guaranteed lease from Dollar General Corporation
- Sylvan Beach is located on the East end of Oneida Lake and is a very popular tourist destination during the summer months
- Sylvan Beach is located 30-miles east of Syracuse
- 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	1/6/2020
LEASE EXPIRATION DATE	1/31/2035
TERM REMAINING ON LEASE	15 Years
INCREASE	10% in Options
OPTIONS	4, 5 year



REPRESENTATIVE PHOTO

ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP
Current - 1/31/2035	\$10,737.82	\$128,854	\$12.20	6.35%
Option 1	\$11,811.60	\$141,739	\$13.41	6.99%
Option 2	\$12,992.76	\$155,913	\$14.76	7.68%
Option 3	\$14,292.04	\$171,504	\$16.23	8.45%
Option 4	\$15,721.24	\$188,655	\$17.85	9.30%



±10,566 SF
GLA



±1.50 AC
LOT SIZE



2019
YEAR BUILT



\$128,854
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 TENANTS

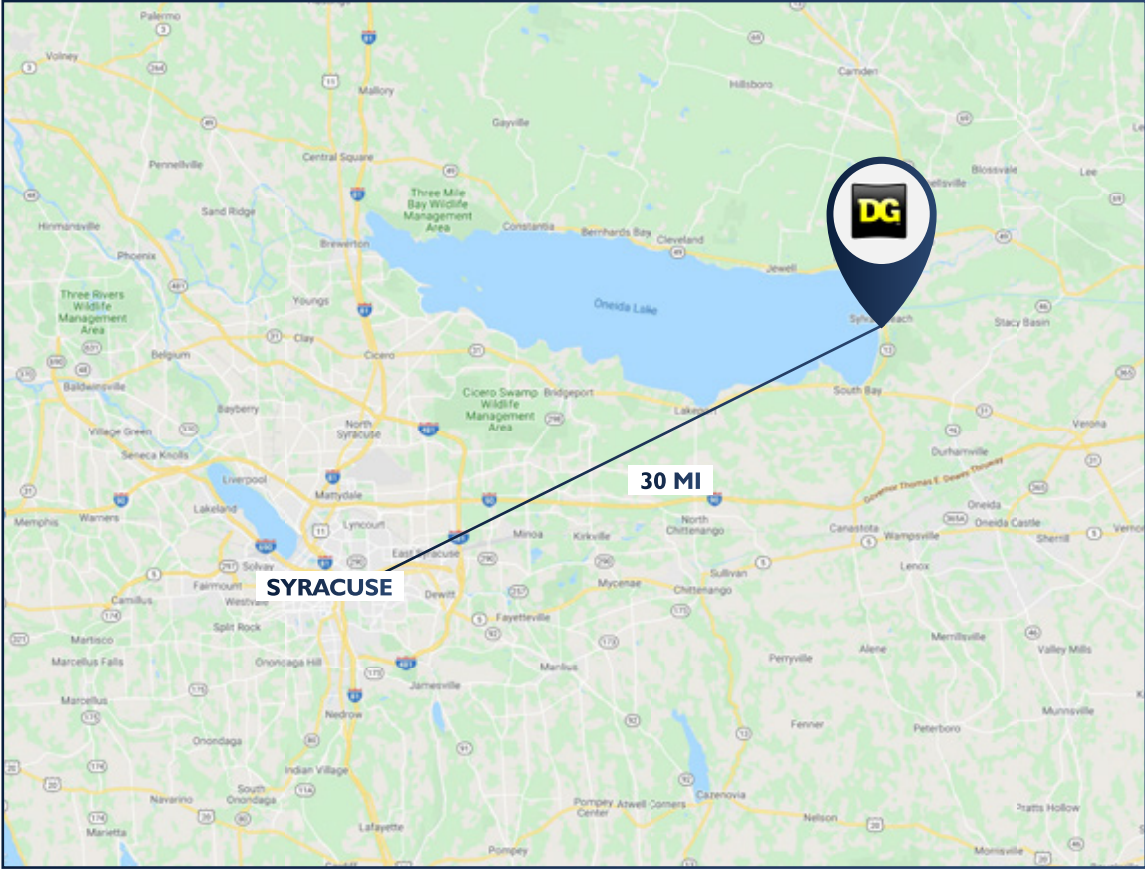


AREA OVERVIEW



DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2025 Projection	2,513	6,066	40,293
2020 Estimate	2,524	6,122	40,749
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2025 Projection	1,136	2,596	16,578
2020 Estimate	1,133	2,600	16,696
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$70,450	\$70,074	\$70,934



SYLVAN BEACH, NY

Sylvan Beach is nestled on the eastern shore of Oneida Lake. Sylvan Beach is a resort community offering a full array of fun activities for every season. The lake is a popular location for walleye & bass fishing, boating, and swimming in the warmer months. Sylvan Beach is packed with fabulous restaurants, gift shops, rental cottages & an exciting amusement park.

Sylvan Beach is well known as a booming hotspot for nightlife & entertainment. Sylvan Beach has something for everyone day or night. Thank you for visiting our website. We invite you to visit and discover for yourselves all that we have to offer...great dining, family attractions, vibrant waterfront and just the right amount of nightlife.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located in **1610 Main St Sylvan Beach, NY 13157** (“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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MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

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