

## Offering Memorandum

### Dollar General 149 Mountain View Lane | Jersey Shore, PA 17740



Artist's rendering of finished product

New 15-Year Lease • Full Triple Net (NNN) • Brand New Construction

[www.hutchinsondevelopment.com](http://www.hutchinsondevelopment.com)

## Offering Memorandum

# CONFIDENTIAL MEMORANDUM

This offering memorandum is intended solely for your own limited use to determine whether you wish to express any further interest in the property. This Confidential Memorandum contains brief, selected information pertaining to the business and affairs of the property and has been prepared by Hutchinson Companies, LLC., primarily from information supplied by the owner. Although the information contained herein has been reviewed by representatives of the owner, it does not propose to be all-inclusive nor does it contain all the information which a prospective purchaser may require. Neither the owner nor any of its officers, directors, employees, agents and Hutchinson Companies, LLC., makes any representation or warranty, expressed or implied, as to the accuracy of this Confidential Memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto. Prospective investors are advised to verify the information independently. The owner reserves the right to change any of the information contained herein and may choose to withdraw the property from the market at anytime, without notice. This Confidential Memorandum shall not serve as an indication as to the current state of the property or of the owner. By accepting this Confidential Memorandum, you agree that the information contained herein is of a confidential nature and you will not disclose this memorandum or any part of the contents to any other person, firm or entity without prior authorization from Hutchinson Companies, LLC.

Hutchinson Companies, LLC. has made every effort to obtain the information regarding these listings from sources deemed reliable. However, we cannot warrant or represent the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

# Offering Memorandum

## Offering Details & Highlights

**Purchase Price:** **\$1,464,000**

**Cap Rate:** **6.5%**

Hutchinson Companies, LLC. is pleased to present for sale the opportunity to purchase a brand new 15 year Dollar General lease located at 149 Mountain View Lane, Jersey Shore, PA 17740. This location is leased to Dolgencorp, LLC.

This property is a 1.8 acre parcel with a newly constructed 9,100 sq. ft. building developed specifically for Dollar General. This store shall operate under a 15 year commercial lease. The lease also offers 2 five year extensions with 10% rent increases and 1 four year, eleven month extension.

### **15-Year Commercial Lease**

Commencement upon completion of construction – tentative March, 2020

### **Full Triple Net Investment**

True NNN lease

### **Brand New Construction**

New building, new parking lot, curbs, upgraded utilities

### **Corporate Guarantee**

Lease backed corporate guaranty

# Offering Memorandum

## Lease Abstract

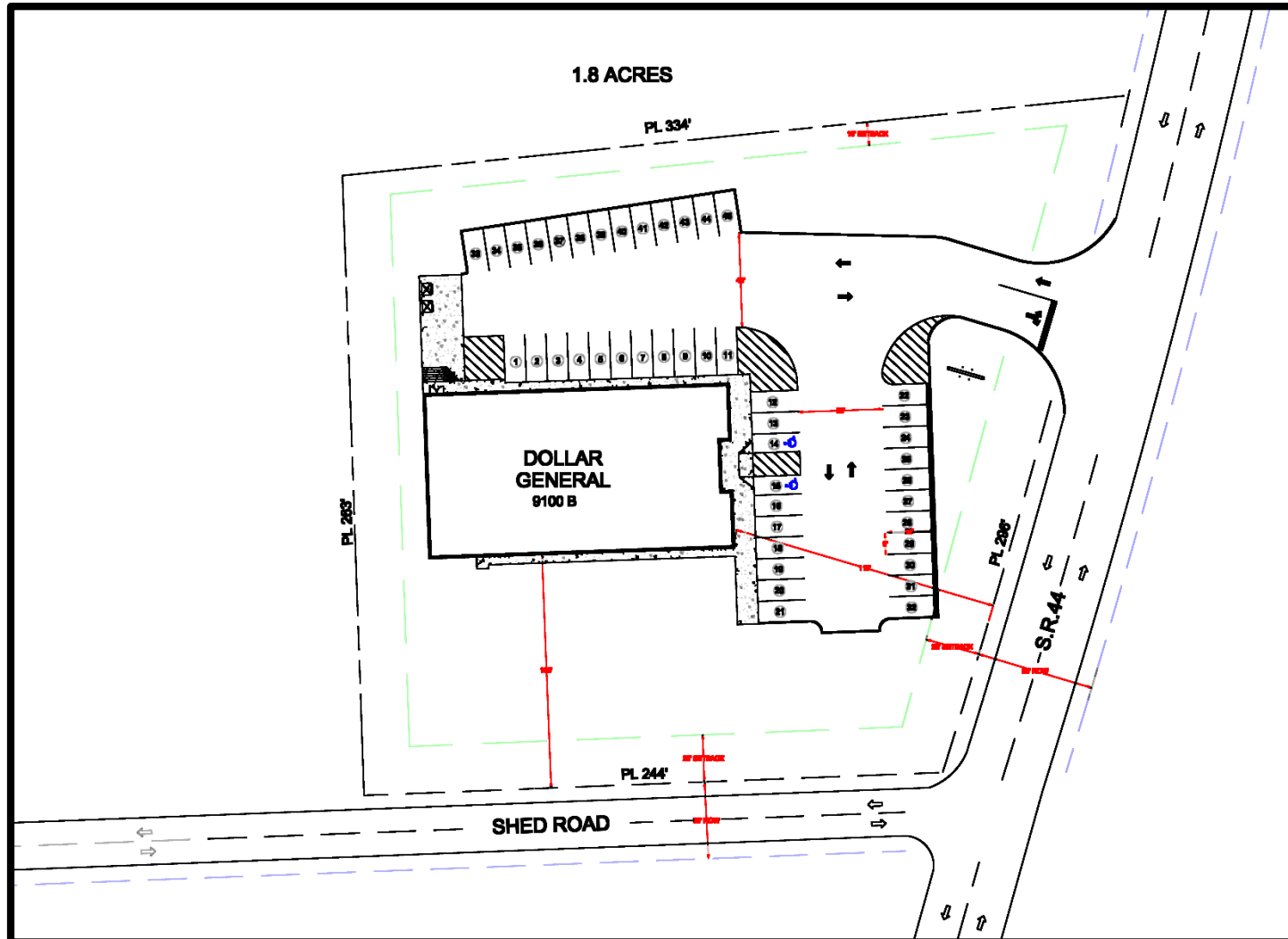
<b>Tenant:</b>	Dollar General
<b>Guarantor:</b>	Dolgen Corp, Inc.
<b>Address:</b>	149 Mountain View Lane, Jersey Shore, PA 17740
<b>Building Size (SF):</b>	9,100 (+/-) sq. ft.
<b>Lot Size (Acres):</b>	1.8 (+/-) acres
<b>Year Built:</b>	2020
<b>Lease/Rent Commencement:</b>	Tentative March, 2020
<b>Base Lease Term:</b>	Fifteen (15) years
<b>Annual Base Rent:</b>	\$95,151
<b>Rent Increases:</b>	10% at each option
<b>Renewal Options:</b>	Two (2) five year options & one (1) four year, 11 month option
<b>Lease Type:</b>	Full triple net commercial lease
<b>Landlord Responsibilities:</b>	NNN
<b>Drive-thru:</b>	No
<b>Parcel ID:</b>	25-427-144.Z
<b>ROFR:</b>	No

## Rent Schedule

Years	Annual Rent	Monthly Rent	% Increase
1 – 15	\$95,151	\$7,929	-
Option 1 16 – 20	\$104,667	\$8,722	10%
Option 2 21 – 25	\$115,113	\$9,594	10%
Option 3	\$126,647	\$10,553	-

# Offering Memorandum

## Site Plan



# Offering Memorandum

## Floor Plan

