

DOLLAR GENERAL

6105 W 70-US HWY | MEBANE, NC 27302

OFFERING MEMORANDUM



EXCLUSIVELY LISTED BY

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EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- **Absolute Triple Net Lease** – Lease structure allows landlord a passive source of income with **zero management responsibility**
- **Long Term Lease** – The lease has **over 10-years remaining** with four, 5-years options with 10% increases
- **High Growth Area** – Since 2010 the 5-mile population has **increased over 20%** and is expected to see similar gains in the future
- **Wealth Demographic** – The one, three and five mile average **household income exceeds \$76,000**
- **Surrounding Cities** - This property strategically located 25 miles outside Greensboro and Raleigh, serving city commuters
- **Interstate Access** – Dollar General sits 0.5 miles off I-40 which sees **over 110,510 VPD**
- **Corporate Lease** – Dollar General and its 16,000+ locations the guaranty the lease

DOLLAR GENERAL®

FINANCIAL OVERVIEW

DOLLAR GENERAL

6105 W 70-US Hwy
Mebane, NC 27302

List Price.....\$1,327,000
CAP Rate - Current.....6.50%
Gross Leasable Area.....±9,100 SF
Lot Size.....±4.18 Acres
Year Built.....2015

Tenant Summary

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NNN
Roof and Structure	Tenant Responsible
Original Lease Term	15 Years
Rent Commencemnt	08/28/2015
Lease Expiration Date	09/01/2030
Increases	10% Increases in Options

DOLLAR GENERAL®



MONTHLY RENT

\$7,188



ANNUAL RENT

\$86,255



CAP RATE

6.50%

Annualized Operating Data

Lease Commence	Monthly Rent	Annual Rent	Rent PSF	CAP
6/1/2015 - 5/31/2030	\$7,188	\$86,255	\$9.48	6.50%
6/1/2030 - 5/31/2035	\$7,907	\$94,881	\$10.43	7.15%
6/1/2035 - 5/31/2040	\$8,697	\$104,369	\$11.47	7.87%
6/1/2040 - 5/31/2045	\$9,567	\$114,805	\$12.62	8.65%
6/1/2045 - 5/31/2050	\$10,524	\$126,286	\$13.88	9.52%

TENANT OVERVIEW



Dollar General Corporation
(NYSE: DG)



Credit Rating (S&P)
BBB



No. of Locations
±16,000 Locations



No. of Employees
± 113,400 Employees



Headquartered
Goodlettsville, TN



Year Founded
1939



Website
www.dollargeneral.com

DOLLAR GENERAL®

Dollar General is the fast-growing retailer that boasts roughly 13,000 discount stores in over 40 US states, mostly in the South, East, the Midwest, and the Southwest. It generates about 75% of its sales from consumables (including refrigerated, shelf-stable, and perishable foods) and another 10% from seasonal items. The stores also offer household products and apparel. Pricing its items at \$10 or less, Dollar General targets low-, middle-, and fixed-income shoppers while selling brand-name products from manufacturers such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo, and Coca-Cola.

The retailer devotes its dollars to promotional circulars, targeted circulars that support new stores, television and radio advertising, in-store signage, and costs associated with the sponsorship of certain auto racing activities. Because Dollar General's customers typically live in small towns, the company doesn't allocate ample amounts of money to advertising. It has spent increasingly more on advertising in recent years, however, as the company expands its stores' footprint.

STRATEGY

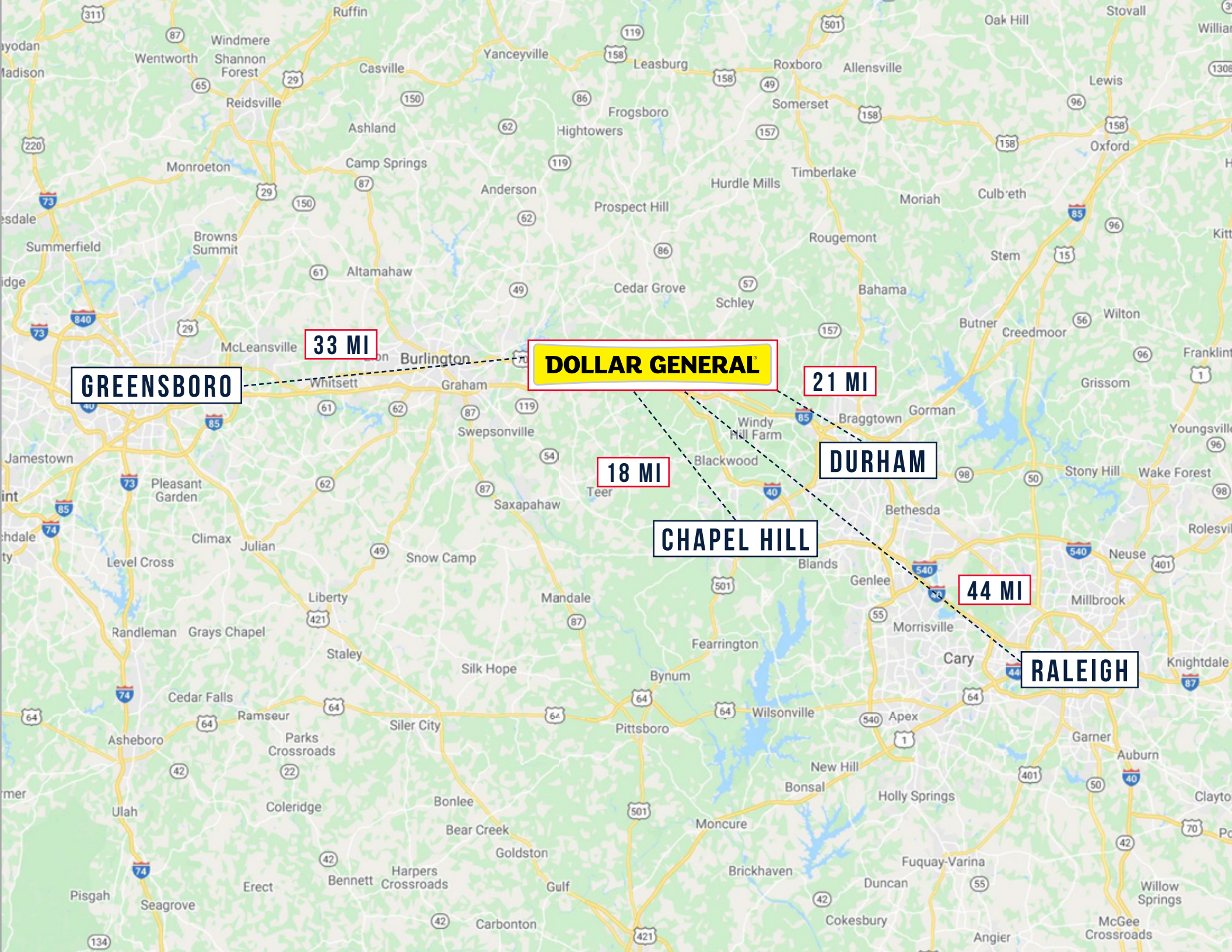
With its small-box stores typically measuring some 9,100 sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value conscious has paid off big, both during and after the recession. The discount retailer boasted its 26th consecutive year of same-store sales growth in 2016 (ended January), attributable to its value and convenience proposition.

OPERATIONS

Dollar General's massive stores network is supported by 13 distribution centers that are strategically located throughout its geographic footprint. Dollar General owns several trademarks, including Dollar General, Dollar General Market, Clover Valley, DG, DG Deals, Smart & Simple, trueliving, Forever Pals, I*Magine, OT Sport, and Sweet Smiles. It also boasts a few licenses, such as Bobbie Brooks and Fisher Price for clothing and Rexall for health and beauty aids.

SURROUNDING TENANTS





GREENSBORO

33 MI

DOLLAR GENERAL

21 MI

DURHAM

18 MI

CHAPEL HILL

44 MI

RALEIGH

AREA OVERVIEW



MEBANE, NC

Mebane is ideally located just off I-40 and I-85 in North Carolina's Piedmont region, midway between the Blue Ridge Mountains and the state's beautiful barrier island coastline. Two international airports — Raleigh-Durham International and Piedmont Triad International — are a 20-minute drive away.

Visitors will find the perfect mix of small-town charm and close proximity to the amenities of larger cities, including Raleigh, Durham, Chapel Hill, and Greensboro. With a city population of 14,000, one-of-a-kind shops, delicious eateries, and fun events for all ages, visitors discover why Mebane is a popular spot.

DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
2024 Projection	1,728	11,481	30,403
2019 Estimate	1,639	10,802	28,364
2010 Census	1,457	9,304	23,599
Growth 2019-2024	5.43%	6.29%	7.19%
Growth 2010-2019	20.24%	26.65%	21.36%
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2024 Projection	705	4,674	12,319
2019 Estimate	668	4,393	11,480
2010 Census	587	3,761	9,528
INCOME	1 Mile	3 Mile	5 Mile
Average Household Income	\$79,574	\$76,789	\$77,690

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located at **6105 W 70-US Hwy, Mebane, NC 27302 (“Property”)**. It has been prepared by Matthews Retail Advisors. 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 Retail Advisors. 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 Retail Advisors 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 Retail Advisors 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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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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