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**DOLLAR GENERAL**

1000 Finnie Flat Rd • Camp Verde, AZ 86322

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DOLLAR GENERAL  
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ACT ID ZAB0200049

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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## INVESTMENT OVERVIEW

Marcus and Millichap is pleased to present Dollar General in Camp Verde, AZ. The building is 9,100 square feet and sits on .98 acres. Dollar General exercised a 10-year option in 2018.

Camp Verde is located 90 miles north of Phoenix. The city is an Opportunity Zone and is experiencing rapid growth with tens of millions of dollars of new development pouring in with a 500+ single family mobile park approved by the city on the backside of Dollar General and another neighborhood planned down the street.

Camp Verde has seen the job market increase by 2.7% over the last year. Future job growth over the next ten years is predicted to be 44.1%, which is higher than the US average of 33.5%.



Subject property is located 5 miles from Montezuma Castle National Monument. They are cliff dwelling ruins of the Sinagua people dating back to the 12th century overlooking Beaver Creek. About 400,000 people visit the monument a year.



## INVESTMENT HIGHLIGHTS

- Tenant recently exercised 10-year option, 2018.
- 500 Single Family Mobile Home Park development going in behind the Dollar General
- 2008 Construction
- Opportunity zone
- S&P BBB Credit
- New 20-year roof with 20-year guarantee transferable to buyer



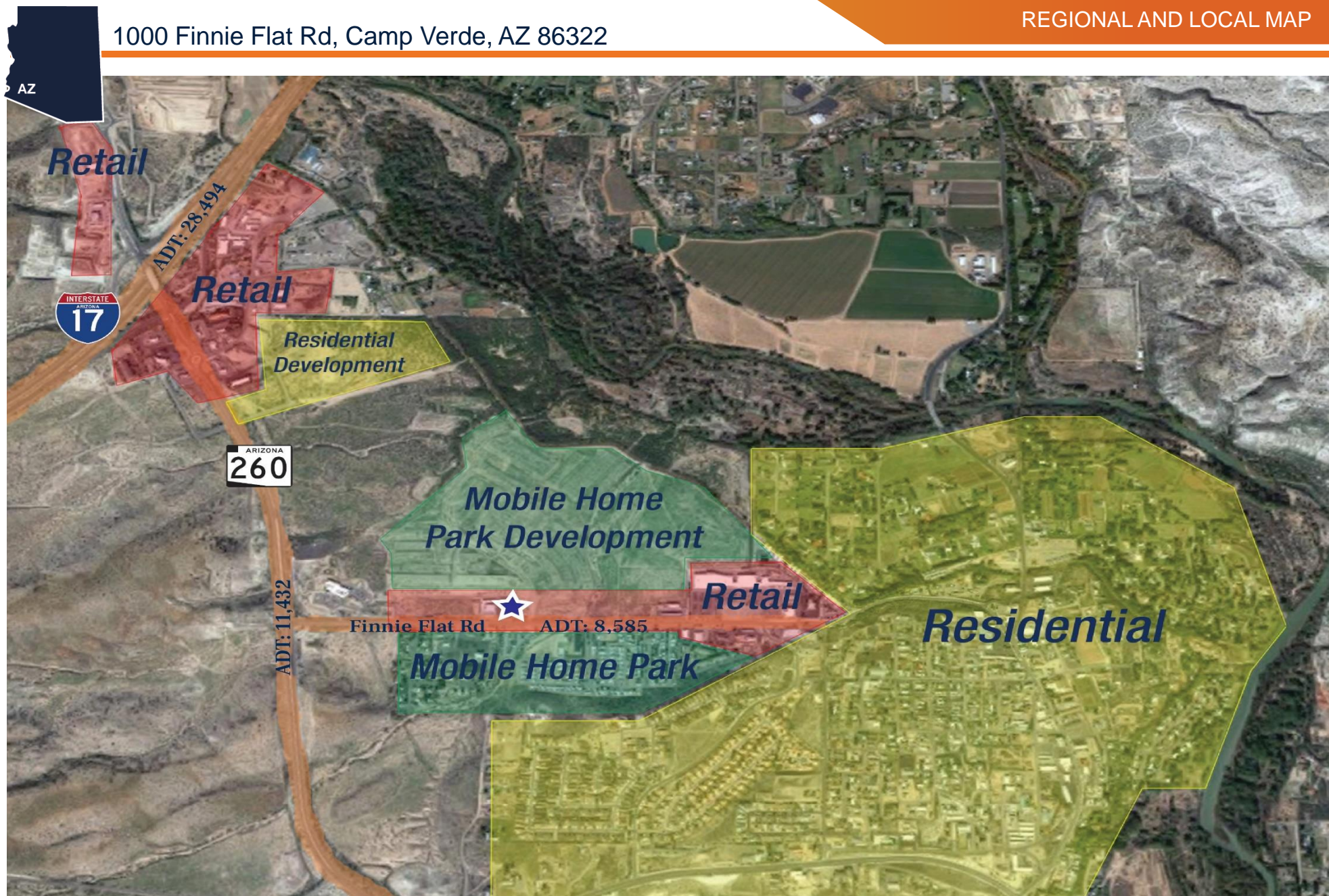
1000 Finnie Flat Rd, Camp Verde, AZ 86322

AZ





1000 Finnie Flat Rd, Camp Verde, AZ 86322



## PROPERTY SUMMARY

## OFFERING SUMMARY

## THE OFFERING

Property	Dollar General
Property Address	1000 Finnie Flatt Road Camp Verde, Arizona 86322
Price	\$1,535,000
Capitalization Rate	6.25%
Price/SF	\$168.68

## PROPERTY DESCRIPTION

Year Built / Renovated	2008
Gross Leasable Area	9,100 SF
Zoning	Commercial
Type of Ownership	Fee Simple
Lot Size	0.98 Acres

## LEASE SUMMARY

Property Subtype	Net Leased Discount
Tenant	Dollar General
Rent Increases	6%, 10%, 10%
Guarantor	Corporate Guarantee
Lease Type	NN
Lease Commencement	November 30, 2008
Lease Expiration	November 30, 2028
Lease Term	20
Term Remaining on Lease (Years)	8.8
Renewal Options	Three Five Year Options
Landlord Responsibility	Roof, Structure, Parking lot
Tenant Responsibility	Taxes, Insurance, CAM
Right of First Refusal/Offer	No

## ANNUALIZED OPERATING INFORMATION

## INCOME

Net Operating Income	\$96,000
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## RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$96,000	\$8,000	\$10.55	6.25%
2028-2033	\$101,559	\$8,463	\$11.16	6.62%
2033-2038	\$111,715	\$9,310	\$12.28	7.28%
2038-2043	\$122,887	\$10,241	\$13.50	8.01%


**DOLLAR GENERAL®**

In 2019 landlord paid for and installed a new roof with a 20-year guarantee transferable to the buyer.  
In 2019 landlord paid for and hooked up to the city sewer.

# Dollar General Corporation



CREDIT RATING: A2

www.fdreports.com | www.creditintell.com | November 01, 2019

## General Information

Address	100 Mission Ridge , Goodlettsville, Tennessee, 37072, United States
Phone	615-855-4000
Website	www.dollargeneral.com

## Key Personnel

Executive Vice President	Steven G Sunderland
Chief Executive Officer	Todd J. Vasos
Chief Operating Officer	Jeffery C. Owen
CFO & EVP	John W. Garratt

## Store Base

Store Count	16,094
TTM Sales	\$27,246,140,000

## Financial Markets

Stock Ticker	DG
Current Price	\$160.04 as of 2/13/20
52 Week High/Low	\$166.98 / \$108.74

Dollar General commands the field of discount general merchandise. The fast-growing retailer boasts some 15,500 discount stores in some 45 US states, mostly in the South, the Midwest, and the Southwest. It generates most of its sales from consumables (including paper and cleaning products; health and beauty aids; and refrigerated, shelf-stable, and perishable foods). The stores also offer seasonal items, cookware and small appliances, and apparel. Dollar General targets low- and fixed-income shoppers, pricing items at \$10 or less. The no-frills stores typically measure around 7,300 sq. ft. and are in small towns that are off the radar of giant discounters.

Fiscal Year Ended February 01, 2019

## Credit Rating Chart Comparison Creditintell | F&D Reports

Please note that our rating model is our own proprietary model and is not meant to align with other rating agency models. This comparison was compiled purely for informational purposes based on a representative sampling of ratings on various retailers.

RATING	CREDIT QUALITY	EST. S&P
A1	Excellent	AAA
A2	Excellent	AA (+/-)
B1	Good	A (+/-)
B2	Good	BBB (+/-)
C1	Satisfactory	BB(+/-)
C2	Satisfactory	B+
D1	Below Satisfactory	B
D2	Below Satisfactory	B-
E1	Poor	CCC+/CCC
E2	Poor	CC
F1	Critical	C
F2	Critical	D



## MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

We leverage our prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues to the benefit of our clients.



Closed 1,678  
debt and equity  
financings  
in 2018



National platform  
operating  
within the firm's  
brokerage offices



\$6.24 billion  
total national  
volume in 2018



Access to more  
capital sources  
than any other  
firm in the  
industry

## WHY MMCC?

Optimum financing solutions to enhance value

Our ability to enhance buyer pool by expanding finance options

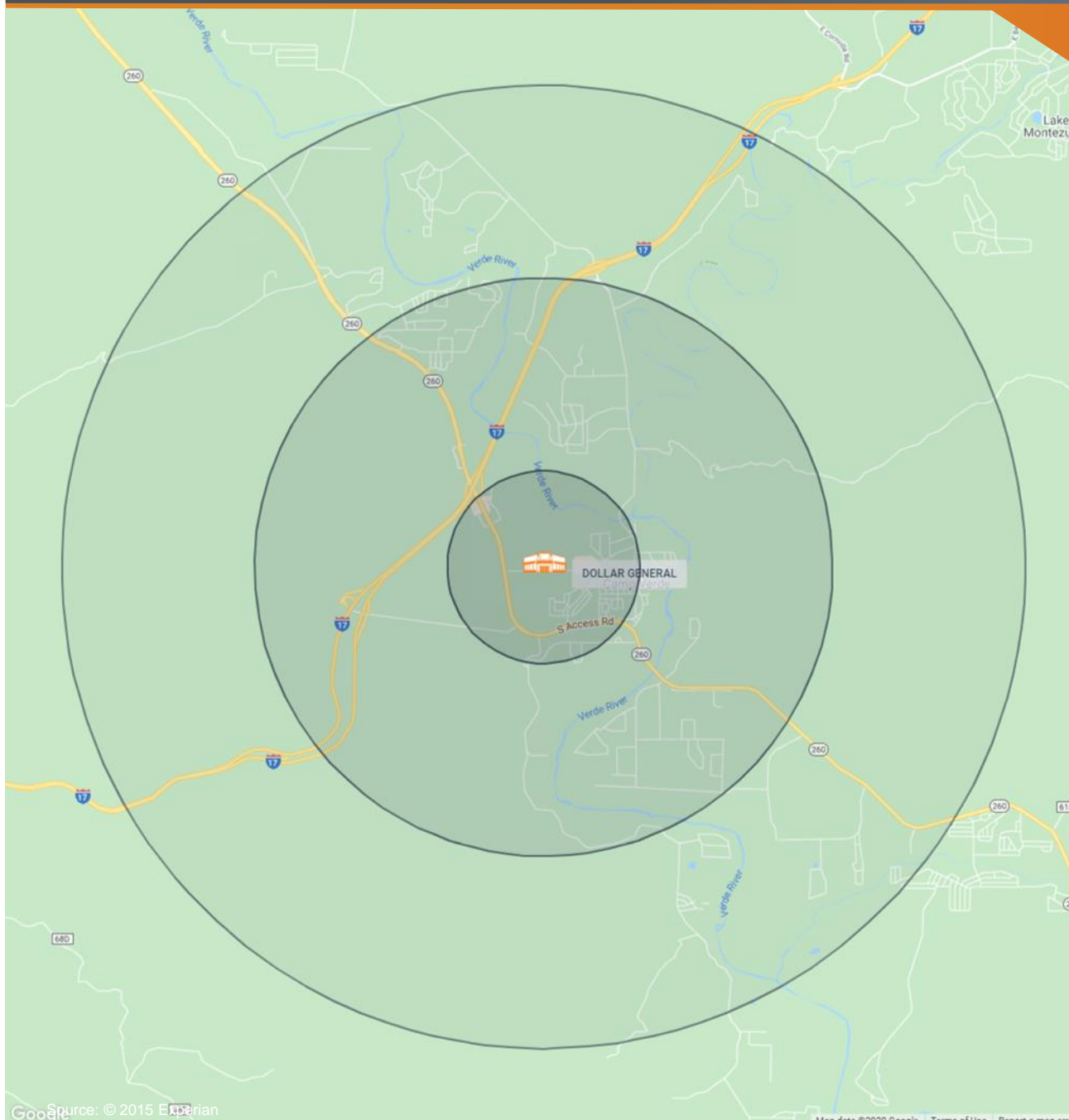
Our ability to enhance seller control

- Through buyer qualification support
- Our ability to manage buyers finance expectations
- Ability to monitor and manage buyer/lender progress, insuring timely, predictable closings
- By relying on a world class set of debt/equity sources and presenting a tightly underwritten credit file

## DEMOGRAPHICS



CREATED ON FEBRUARY 18, 2020



Source: © 2015 Experian

Map data ©2020 Google Terms of Use Report a map error

1 Miles 3 Miles 5 Miles

## POPULATION

2023 Projection	2,945	7,989	10,664
2018 Estimate	2,554	7,306	10,158
2010 Census	2,228	6,503	9,022
2000 Census	1,364	5,665	7,759

## INCOME

Average	\$50,420	\$57,431	\$58,223
Median	\$45,084	\$46,974	\$47,004
Per Capita	\$21,214	\$23,750	\$22,313

## HOUSEHOLDS

2023 Projection	1,246	3,356	4,036
2018 Estimate	1,073	3,013	3,743
2010 Census	932	2,671	3,329
2000 Census	593	2,204	2,893

## HOUSING

2018	\$170,116	\$182,373	\$180,893
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## EMPLOYMENT

2018 Daytime Population	2,699	7,551	9,986
2018 Unemployment	5.40%	4.81%	4.88%
2018 Median Time Traveled	24	25	25

## RACE &amp; ETHNICITY

White	77.53%	83.92%	79.61%
Native American	0.09%	0.13%	0.12%
African American	1.38%	0.81%	0.87%
Asian/Pacific Islander	0.75%	0.44%	0.42%