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A D V I S O R S



DOLLAR GENERAL

10556 US 68 NORTH, BELLE CENTER, OH 43310

DOLLAR GENERAL

MARKETING PACKAGE

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CONTACT INFORMATION



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REPRESENTATIVE PHOTO

## INVESTMENT SUMMARY

Tenant	Dollar General
Street Address	10556 US 68 North
City	Belle Center
State	OH
Zip	43310
GLA	9,100 SF
Lot Size	2.62 AC
Year Built	2020

**\$1,360,933**  
LIST PRICE

**6.75%**  
CAP RATE

**\$91,863**  
NET OPERATING INCOME

Price / Acre \$519,440.08



**Absolute Net (NNN) Investment** - Dollar General operates on an Absolute Net (NNN) Lease with tenant fully responsible for maintenance, insurance and taxes providing the landlord with a low maintenance asset.

**Corporate Guarantee** - Dollar General Corporation (NYSE:DG) is a fortune 500 company with over 80 years in business and \$27.8 billion in revenue FY'19.

**Future Rent Growth-10% Increases In Each Option Period** - There are 10% rental increases built into the lease in each option period, providing the landlord with positive rent growth and a hedge against inflation.

**Strong Tenant Commitment** - The lease features an initial term of 15 Years with an additional three (3) 5-year options to extend the lease until 2050, indicating strong commitment to the site.

**Advantageous Demographics** - The average household income in the surrounding 5-mile area of the subject property is estimated to \$73,392, which serves as the ideal target market for this tenant and further support sales.

## LEASE SUMMARY

Lease Type	Absolute Net (NNN)
Type of Ownership	Fee Simple
Original Lease Term	15 Years
Commencement Date	8/1/2020
Lease Expiration	7/31/2035
Term Remaining	15 Years
Increases	10% in Each Option
Options	Three (3), 5-Year

Real Estate Taxes	Tenant Reimburses
Insurance	Tenant Responsible
Roof & Structure	Tenant Responsible
Lease Guarantor	Corporate
Company Name	Dollar General
Ownership	Public
Years in Business	81
Number of Locations	15,472



REPRESENTATIVE PHOTO



REPRESENTATIVE PHOTO

**Recession Resistant and Pandemic Proof Tenant** - While many businesses have been forced into bankruptcy during recession, Dollar General have prevailed during their 80+ years in business. The company recently announced that they are looking to hire an additional 50,000 employees in order to meet increased demand during the COVID-19 pandemic.

**Substantial Lot** - This asset is located on a total of 2.62 Acres providing ample parking space for customers.

**Excellent Site-Level Visibility** - Ideally positioned off of US Rte 68, this property has visibility from a substantial amount of vehicles passing daily.

**Brand New 2020 Build-to-Suit Development** - This asset is a brand new build-to-suit with expected delivery date in July 2020.

**A One-Stop Shop** - Dollar General delivers everyday low prices on items including food, health, beauty aids, cleaning supplies, family apparel and houseware.

DOLLAR GENERAL  
SITE PLAN



DOLLAR GENERAL

RENT SCHEDULE

Period	Term	Annual Rent	Monthly Rent	Increase	CAP Rate
08/01/2020 - 07/31/2035	Base Term	\$91,863.00	\$7,655.25	-	6.75%
08/01/2035 - 07/31/2040	1st Option	\$101,049.30	\$8,420.78	10.00%	7.43%
08/01/2040 - 07/31/2045	2nd Option	\$111,154.23	\$9,262.85	10.00%	8.17%
08/01/2045 - 07/31/2050	3rd Option	\$122,269.65	\$10,189.14	10.00%	8.98%



## ABOUT THE BRAND

### Dollar General

Dollar General's value-focused approach of providing customers with household necessities at a price 20-40% lower than competitors has allowed the company to excel in low-income markets. The stores generally feature a low-cost, no frills building with limited maintenance capital, low operating costs, and focused merchandise offering within a broad range of categories.

# 15,000+  
NUMBER OF LOCATIONS

\$ \$25 Billion  
ANNUAL REVENUE

BBB  
CREDIT RATING

# 119  
FORTUNE 500 RANKING



**Continued Success in Q1 of 2019** - Net sales increased 8.3% to \$6.6 billion in the first quarter of 2019, compared to \$6.1 billion in the first quarter of 2018. This net sales increase included positive sales contributions from new stores and growth in same-store sales.

**21 Consecutive Years on the Fortune 500 List** - Dollar General's consistent growth and stellar numbers have placed it on the Fortune 500 list for over two decades. In the past 5 years, Dollar General has gone from ranking #159 to ranking #119.

**900+ Stores Added in the Past Year** - "We expect our innovation to drive further improvements in store formats that will support our runway for growth. In 2019 we plan to open 975 new stores, remodel 1,000 mature stores and relocate 100 stores to better serve our customers across the country." – Todd Vasos, CEO of Dollar General.

**Dollar General Hiring Spree** - While some retailers are reeling during this unprecedented time, Dollar General is going on a hiring spree of 50,000 to keep up with rising demand.

2025 Projection	1,572	3,597	19,211
2020 Estimate	1,578	3,620	18,975

2025 Projection	578	1,301	7,538
2020 Estimate	582	1,312	7,435
Average Income	\$72,045	\$73,392	\$75,155
Median Income	\$64,196	\$65,284	\$65,380

Belle Center is in Logan County. Belle Center was named for its relatively central location between the cities of Bellefontaine and Kenton. Living in Belle Center offers residents a rural feel and most residents own their homes. Many families live in Belle Center and residents tend to be conservative. The public schools in Belle Center are above average.

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