

JAMESCAPITAL

ADVISORS



DOLLAR GENERAL

20950 ALLIANCE SEBRING ROAD, ALLIANCE, OH 44601

MARKETING PACKAGE

TABLE OF CONTENTS

- 03 Investment Summary
- 04 Lease Summary
- 05 Site Plan
- 06 Rent Schedule
- 07 About the Brand
- 08 Demographics

CONTACT INFORMATION



NINA VALTCHANOV
Associate
(424) 325-2624



INVESTMENT SUMMARY

Tenant	Dollar General
Street Address	20950 Alliance Sebring Rd
City	Alliance
State	OH
Zip	44601
GLA	9,100 SF
Lot Size	5.32 AC
Year Built	2020

\$1,368,738
LIST PRICE

6.50%
CAP RATE

\$88,968
NET OPERATING INCOME

Price / Acre \$257,281.58



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 - There is an estimated 37,084 people within five miles of the subject property with an average annual income of \$52,892, 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.

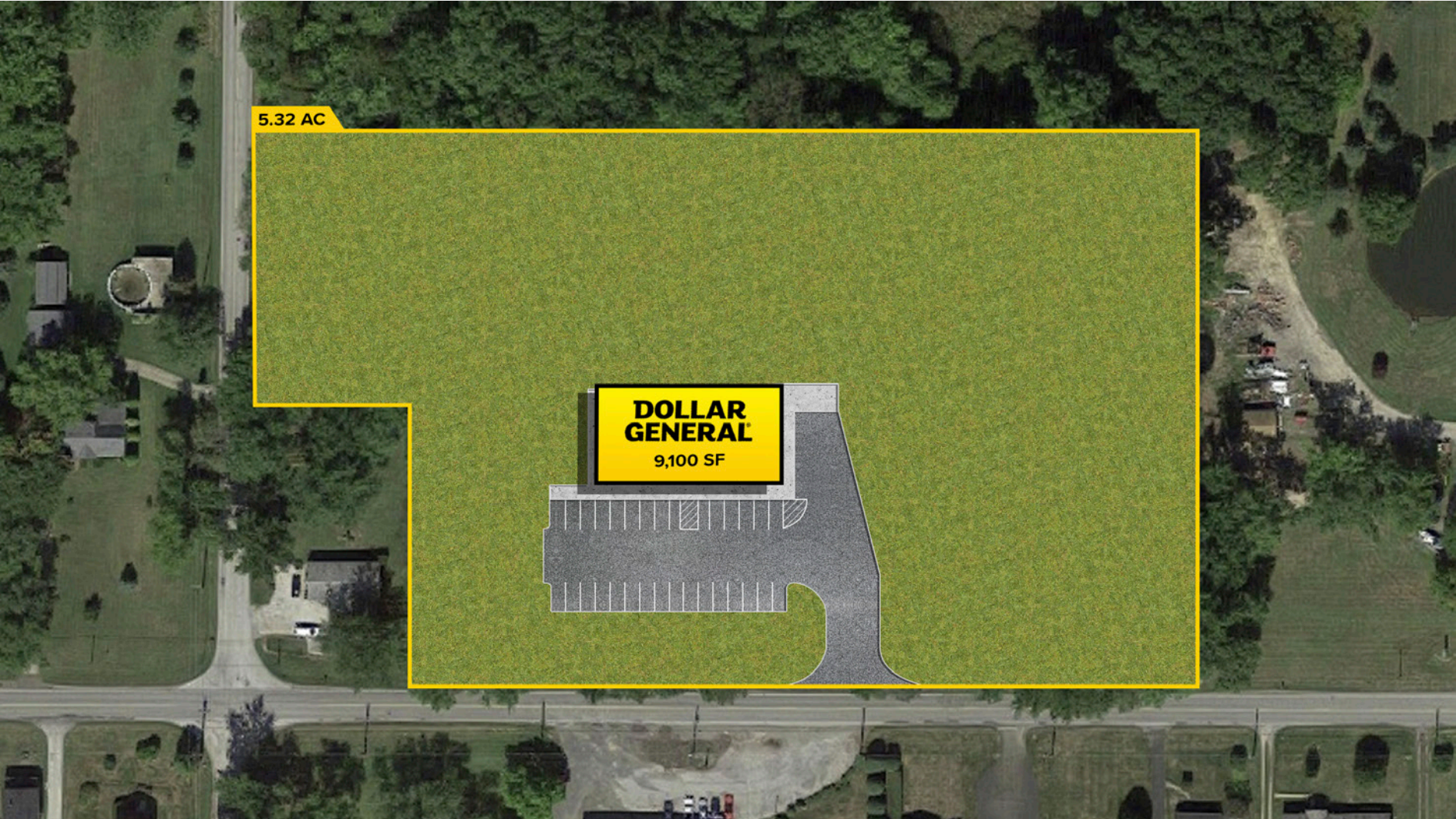
Substantial Lot - This asset is located on a total of 5.32 Acres providing ample parking space for customers.

Excellent Site-Level Visibility - Ideally positioned off of Alliance Sebring Rd, 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 7/20/2020.

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	\$88,968.36	\$7,414.03	-	6.50%
08/01/2035 - 07/31/2040	1st Option	\$97,865.28	\$8,155.44	10.00%	7.15%
08/01/2040 - 07/31/2045	2nd Option	\$107,651.81	\$8,970.98	10.00%	7.87%
08/01/2045 - 07/31/2050	3rd Option	\$118,416.99	\$9,868.08	10.00%	8.65%



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



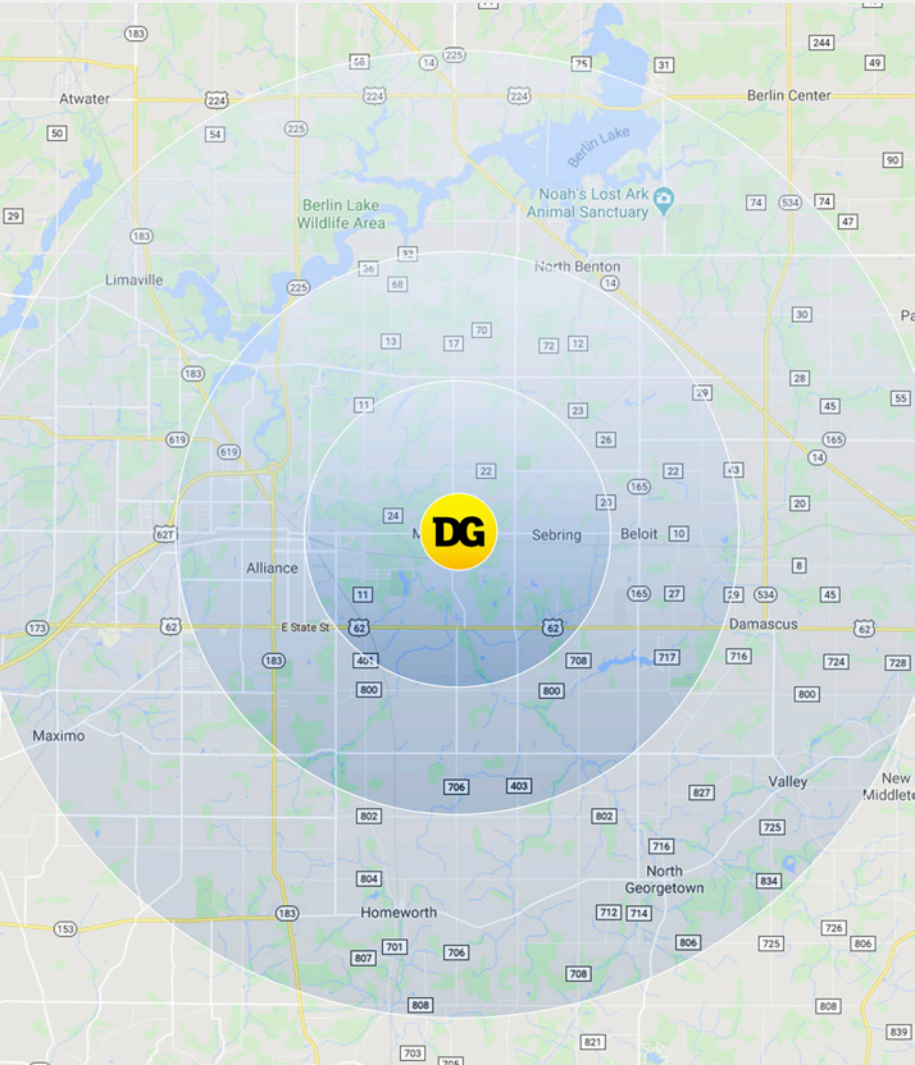
Continued Success in Q1 of 2019 - Net sales increased 8.3% to \$6.6 billion in the first quarter of 2019, compared to \$6.1 billion in the first quarter of 2018. This net sales increase included positive sales contributions from new stores and growth in same-store sales.

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.

DOLLAR GENERAL
DEMOGRAPHICS



POPULATION	3-Mile	5-Mile	10-Mile
2025 Projection	20,722	36,511	59,525
2020 Estimate	20,964	37,084	60,685
HOUSEHOLDS	3-Mile	5-Mile	10-Mile
2025 Projection	7,967	14,296	23,120
2020 Estimate	8,061	14,524	23,580
Average Income	\$45,770	\$52,892	\$61,693
Median Income	\$34,935	\$39,372	\$47,857

Alliance, OH

The City of Alliance is located primarily in the northeastern portion of Stark County, with a small area in the southwestern portion of Mahoning County, in Northeastern Ohio on the headwaters of the Mahoning River. The city is approximately 18 miles northeast of Canton, the Stark County seat, approximately 55 miles southeast of Cleveland, and approximately 79 miles northwest of Pittsburgh, Pennsylvania. The city offers a variety of incentives to those who wish to locate their business or industry in the city.

DISCLAIMER

The information contained in this Marketing Brochure has been obtained from sources believed to be reliable, but the accuracy or completeness of the information contained therein cannot be guaranteed. James Capital Advisors, Inc. & Brian Brockman ("Broker") has not, and will not, verify any of this information, nor has Broker conducted, nor will it conduct, any investigation regarding these matters. Broker makes no representations, guarantees, or warranties of any nature about the accuracy or completeness of any information provided. The information provided in this brochure is in no way a substitute for a thorough due diligence investigation by Buyer. Broker has made no investigation of, and has made no representations, guarantees, or warranties of any nature, with regard to income and expenses for this property nor the future financial performance of the property. In addition, Broker has made no investigation of, and has made no representations, guarantees, or warranties as to the size and square footage of the property, the presence of any contaminating substances at the property, the physical condition of the property or compliance with any State, Local or Federal regulations. In addition, Broker has made no investigation of, and has made no representations, guarantees, or warranties of any nature, with regard to the financial condition or future financial condition of any tenants, nor any future plans or intentions of tenants with regard to the continued occupancy of the property. All parties are aware that Broker has no affirmative obligation to conduct a due diligence examination of the property for any Buyer. Any and all projections or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. Therefore, Broker assumes no legal responsibility for accuracy or completeness of this information, and expressly disclaims all representations, guarantees, or warranties related thereto.

The value of the property to any Buyer depends on numerous factors that must be evaluated by Buyer and Buyer's legal, tax, construction, and financial advisors. Buyer and Buyer's advisors should conduct a thorough, independent investigation of the property to determine its suitability for Buyer's intended usage. This investment, as with all real estate investments, carries a substantial risk. As such, Buyer and Buyer's legal and financial advisors are strongly advised to request and review all legal and financial documentations related to the property and tenants.

A tenant's past performance is not a guarantee of future performance. The lease rate stated for some properties may be based on a tenant's projected sales with little or no record of actual performance or comparable rents for the area in question. Returns are in no way guaranteed. Tenants may fail to pay the rent or property taxes or any other tenant obligations under the terms of the lease or may default under the terms of such lease. Regardless of tenant's history of performance, and/or any lease guarantors and/or guarantees, Buyer is responsible for conducting Buyer's own investigation of all matters related to any and all tenants and lease agreements. Broker is not, in any way, responsible for the performance of any tenant or for any breach or default by any tenant of any terms of any lease agreement related to the property. Further, Buyer is responsible for conducting Buyer's own independent investigation of all matters related to the value of the property, including, but not limited to, the value of any long-term leases. Buyer must carefully evaluate the possibility of tenants vacating the property or breaching their leases and the likelihood and financial impact of being required to find a replacement tenant if the current tenant should default and/or abandon the property. Buyer must also evaluate Buyer's legal ability to make alternate use of the property in the event of a tenant abandonment of the property.

CONFIDENTIALITY

This Marketing Brochure and the information contained within, is propriety and strictly confidential. It is intended to be used only by the party receiving it from Broker. It should not be made available to any other person or entity without the express written consent of Broker.

RELEASE

This Marketing Brochure has been prepared to provide basic, unverified information for prospective purchasers. By accepting this Marketing Brochure, the recipient agrees to release and hold harmless Broker from any claim, demand, liability or loss arising out, or relating in any way, to the information contained in this Marketing Brochure and from Buyer's investigation of the property. In no event shall James Capital Advisors, Inc. or Broker be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this Marketing Brochure or any information contained herein.

NON-ENDORSEMENT

Broker is not affiliated with, endorsed by or sponsored in any way by any tenant or lessee identified in this Marketing Brochure. The presence of any entity's logo or name is not intended in any way to indicate affiliation, sponsorship or endorsement by said entity of Broker.

DOLLAR GENERAL

CONTACT INFORMATION

LISTING AGENTS

NINA VALTCHANOV

Associate

(424) 325-2624

nina@jamescapitaladvisors.com

CA RE Lic. 02084952

MIKE JAMES

Managing Director

(424) 325-2601

mike@jamescapitaladvisors.com

CA RE Lic. 01936642

BROKER OF RECORD

BRIAN BOCKMAN

Bang Realty, Inc

(513) 898-1551

brian@bangrealty.com

OH RE Lic. BRKP.2009000214

CORP. Lic. REC.2009002663



REPRESENTATIVE PHOTO