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REPRESENTATIVE PHOTO

DOLLAR GENERAL

1220 SOUTH HILL ST, ANDERSON, TX 77830



DOLLAR GENERAL

MARKETING PACKAGE

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CONTACT INFORMATION



**TONY ANDERSON**  
Director  
(424) 325-2615



**RICHARD BREHAUT**  
Director  
(424) 325-2608



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## INVESTMENT SUMMARY

Tenant	Dollar General
Street Address	1220 South Hill St
City	Anderson
State	TX
Zip	77830
GLA	9,026 SF
Lot Size	1.00 AC
Year Built	2020

**\$1,528,195**  
LIST PRICE

**6.15%**  
CAP RATE

**\$93,984**  
NET OPERATING INCOME

Price / SF \$169.31

REPRESENTATIVE PHOTO



REPRESENTATIVE PHOTO



**15-Year Absolute Net (NNN) Investment** - Dollar General will operate on an Absolute Net (NNN) lease with tenant fully responsible for maintenance, insurance and taxes providing the owner with zero landlord responsibilities.

**Brand-New Build-to-Suit Location** - The subject property is a brand-new build-to-suit development with rent commencement slated for July 2020.

**Corporate Guarantee from Investment Grade Tenant** - Dollar General Corporation (NYSE: DG) is a Fortune 500 company with over 80 years in business and \$27.8 billion in revenue FY'19 with an investment grade rating of 'BBB' (S&P).

**Nationally Recognized Tenant** - Dollar General is the largest small-box discount retailer in the country with more than 15,000 stores in 45 states, annual revenue of more than \$23 billion and \$13.2 billion in total assets.



DOLLAR GENERAL

LEASE SUMMARY

Lease Type	Absolute Net (NNN)	Real Estate Taxes	Tenant Reimburses
Type of Ownership	Fee Simple	Insurance	Tenant Responsible
Original Lease Term	15 Years	Roof & Structure	Tenant Responsible
Commencement Date	7/13/2020	Lease Guarantor	Corporate
Lease Expiration	7/12/2035	Company Name	Dollar General
Term Remaining	15 Years	Ownership	Public
Increases	10% in Each Option	Years in Business	81
Options	Four (4), 5-Year	Number of Locations	16,500+



**Value Focused Retailer with Decades of Success** - Dollar General has reported growth for 28 consecutive quarters with approximately 16,500+ stores operational over 80 years.

**No Income Tax State** - Texas is one of several states with no state income tax, investors that live in non-income tax states can benefit from higher post-tax dollars.

**Ideal Dollar Store Demographics** - Merchandise sold by Dollar General includes consumables, seasonal, home products and apparel at a cost-effective price point that directly appeals to the demographics of this community.

**Recession Resistant Tenant** - Dollar General is a premier leader among low price point retailers and thrives in middle America markets where incomes may be modest and population density may be less infill.

DOLLAR GENERAL

RENT SCHEDULE

Period	Term	Annual Rent	Monthly Rent	Increase	CAP Rate
07/13/2020 - 07/12/2035	Base Term	\$93,984	\$7,832	-	6.15%
07/13/2035 - 07/12/2040	1st Option	\$103,382	\$8,615	10.00%	6.77%
07/13/2040 - 07/12/2045	2nd Option	\$113,721	\$9,477	10.00%	7.44%
07/13/2045 - 07/12/2050	3rd Option	\$125,093	\$10,424	10.00%	8.19%
07/13/2050 - 07/12/2055	4th Option	\$137,602	\$11,467	10.00%	9.00%



## 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.

# 16,500+  
NUMBER OF LOCATIONS

\$ \$25 Billion  
ANNUAL REVENUE

BBB  
CREDIT RATING

# 119  
FORTUNE 500 RANKING



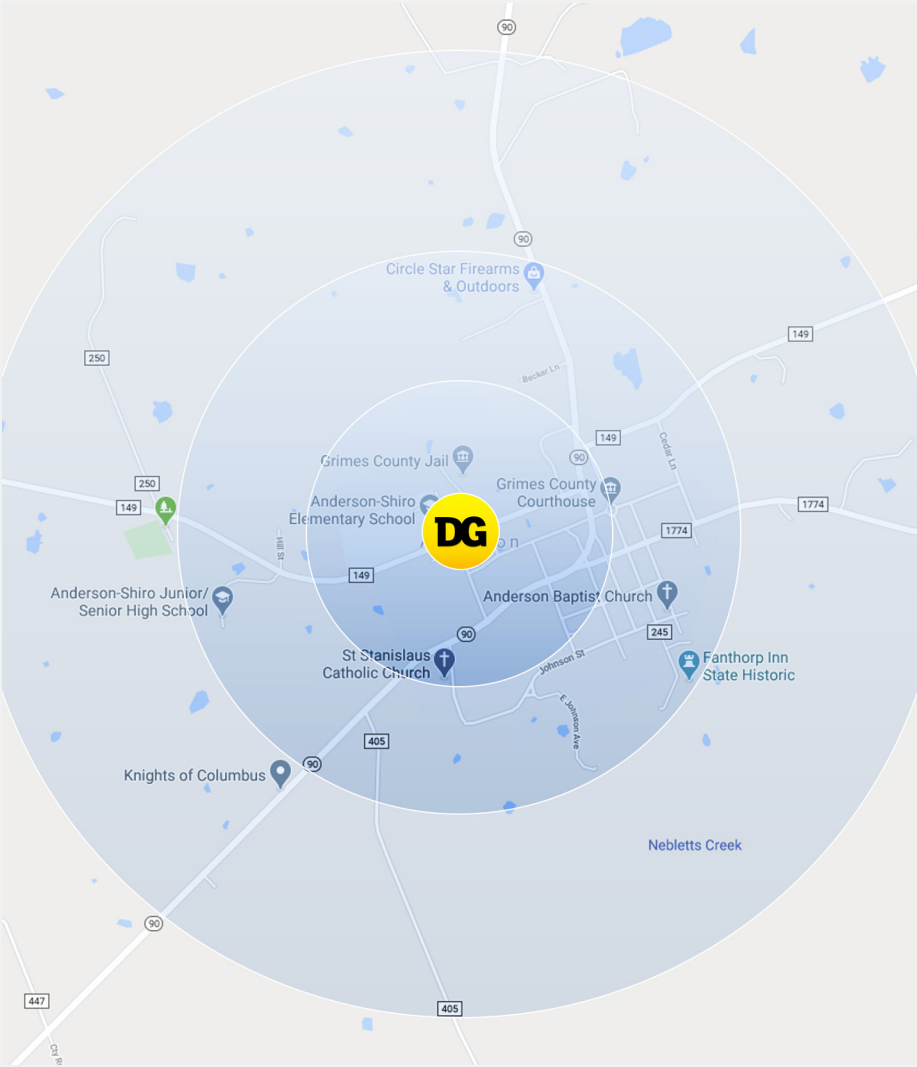
**Continued Success in Q1 of 2020** - Dollar General earnings jumped to \$2.52 a share, with revenue up 28% to \$8.45 billion, compared to \$6.6 billion in the first quarter of 2019. Same-store sales up also increased by 21.7%.

**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	556	1,512	13,140
2020 Estimate	530	1,445	12,498
2010 Census	508	1,376	11,761
Growth '20 - '25	4.91%	4.85%	5.14%
Growth '10 - '20	4.33%	4.80%	6.27%

HOUSEHOLDS

	3-Mile	5-Mile	10-Mile
2025 Projection	227	610	4,864
2020 Estimate	216	579	4,609
2010 Census	207	554	4,315
Growth '20 - '25	5.09%	5.35%	5.53%
Growth '10 - '20	5.35%	4.51%	6.81%
Average Income	\$90,797	\$86,742	\$66,713
Median Income	\$59,843	\$58,868	\$51,083



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DOLLAR GENERAL

## CONTACT INFORMATION

### LISTING AGENTS

#### TONY ANDERSON

Director

(424) 325-2615

[tony@jamescapitaladvisors.com](mailto:tony@jamescapitaladvisors.com)

CA RE Lic. 01936642

#### RICHARD BREHAUT

Director

(424) 325-2608

[richard@jamescapitaladvisors.com](mailto:richard@jamescapitaladvisors.com)

CA RE Lic. 01934760

### BROKER OF RECORD

#### BRIAN BOCKMAN

Bang Realty

(513) 898-1551

[brian@bangrealty.com](mailto:brian@bangrealty.com)

TX RE Lic. 701472

CORP. Lic. 9007017

