

**DOLLAR
GENERAL®**



*REPRESENTATIVE PHOTO



OFFERING
MEMORANDUM

DOLLAR GENERAL

ABSOLUTE NNN LEASE

4002 N HWY 101 GREER SC 29651

OFFERING MEMORANDUM
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INVESTMENT OVERVIEW



This is the unique opportunity to purchase a corporately guaranteed Dollar General asset with an absolute NNN lease in Greer (Spartanburg), South Carolina.

The tenant has 11 years remaining on the initial 15 year lease. The lease calls for zero landlord obligations. The tenant has five 5 year renewal options with 10% increases. The building was constructed in 2015. This is an ideal opportunity for a passive investor looking for a long-term stable investment.

INVESTMENT HIGHLIGHTS

LONG TERM ABSOLUTE NNN LEASE

100% FEE SIMPLE INTEREST

ZERO LANDLORD OBLIGATIONS

SCHEDULED INCREASES IN RENT

CORPORATE GUARANTY – NYSE: DG

S&P RATED BBB INVESTMENT GRADE CREDIT

2015 HIGH QUALITY CONSTRUCTION

OFFERING SPECIFICATIONS

PRICE \$1,291,907

CAP RATE 6.45%

ANNUAL RENT \$83,328

SQUARE FOOTAGE 9,100

LOT SIZE 1.2 AC

MARKET Spartanburg

FINANCIAL SUMMARY

DOLLAR GENERAL • ABSOLUTE NNN LEASE

4002 N HWY 101 GREER SC 29651

\$1,291,907 • 6.45%

SUMMARY

TENANT NAME	DOLLAR GENERAL
SQUARE FOOTAGE	9,100
LEASE START	6/25/2015
LEASE END	5/31/2030
ANNUAL RENT	\$83,328
OPTIONS	Five, 5-Year
INCREASES	10% at Options

OPERATING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$83,328.00	6.45%
OPTION 1	\$91,660.80	7.09%
OPTION 2	\$100,826.88	7.80%
OPTION 3	\$110,909.57	8.58%
OPTION 4	\$122,000.52	9.44%
OPTION 5	\$134,200.58	10.39%

LEASE ABSTRACT

BASIC TERMS

TENANT	DOLLAR GENERAL
BUILDING SIZE	9,100 SF
LOT SIZE	1.20 AC
ADDRESS	4002 N Hwy 101 Greer SC 29651
LEASE END	May 31, 2030
RENEWAL OPTIONS	Five, 5-Year
INCREASES	10% in option periods

OBLIGATIONS

LANDLORD OBLIGATIONS	ZERO LANDLORD OBLIGATIONS
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OPERATING SUMMARY

PERIOD (YEARS)	MONTHLY RENT	ANNUAL RENT	RENT/SF
CURRENT	\$6,944.00	\$83,328.00	\$9.16
OPTION 1	\$7,638.40	\$91,660.80	\$10.07
OPTION 2	\$8,402.24	\$100,826.88	\$11.08
OPTION 3	\$9,242.46	\$110,909.57	\$12.19
OPTION 4	\$10,166.71	\$122,000.52	\$13.41
OPTION 5	\$11,183.38	\$134,200.58	\$14.75



TENANT OVERVIEW

The Dollar General logo is displayed on a yellow rectangular background with a slight drop shadow. The text "DOLLAR GENERAL" is in a bold, black, sans-serif font, with a registered trademark symbol (®) following the word "GENERAL".

S&P RATED CREDIT



15,450+ LOCATIONS



130,000+ EMPLOYEES

DOLLAR GENERAL

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of July 2018, Dollar General operates 15,000 stores in the continental United States.

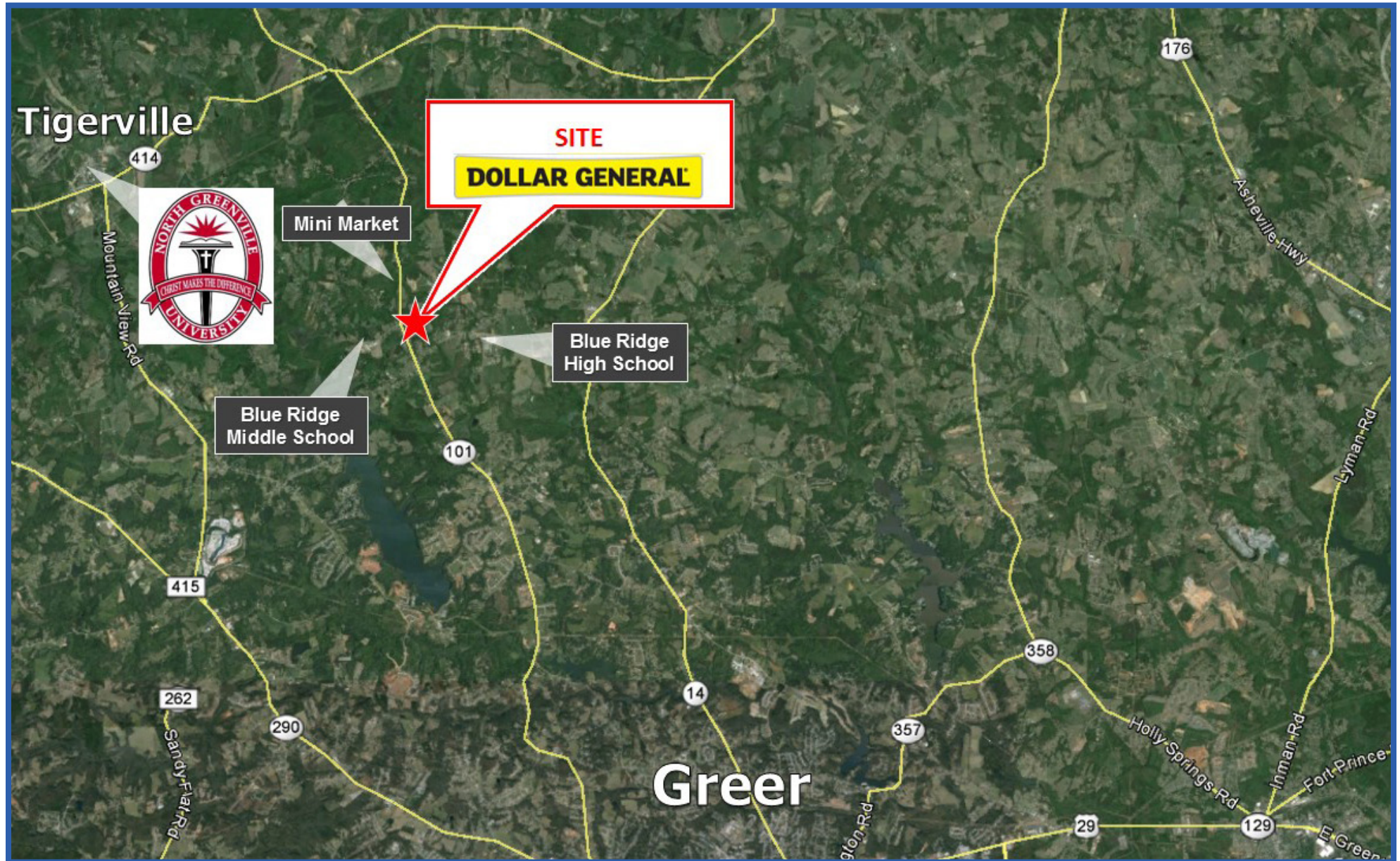
The company first began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky by James Luther Turner and Cal Turner. In 1968, the name changed to Dollar General Corporation and the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2018 reached #123. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$21 billion in 2017.

On September 15, 2016, Dollar General announced plans to hire 10,000 new employees and open 900 new stores in fiscal 2016 and 1,000 in fiscal 2017. Dollar General had operated 13,000 stores as of August 2016. Dollar Express and all of its 323 locations were acquired by Dollar General in April 2017. In January 2017 Dollar General opened a concept store in Nashville called DGX. The DGX store concept focuses on urban shoppers and is geared toward instant consumption items such as a coffee station and a soda fountain. The following month another DGX store opened in Raleigh, North Carolina and in September a third DGX opened in Philadelphia.

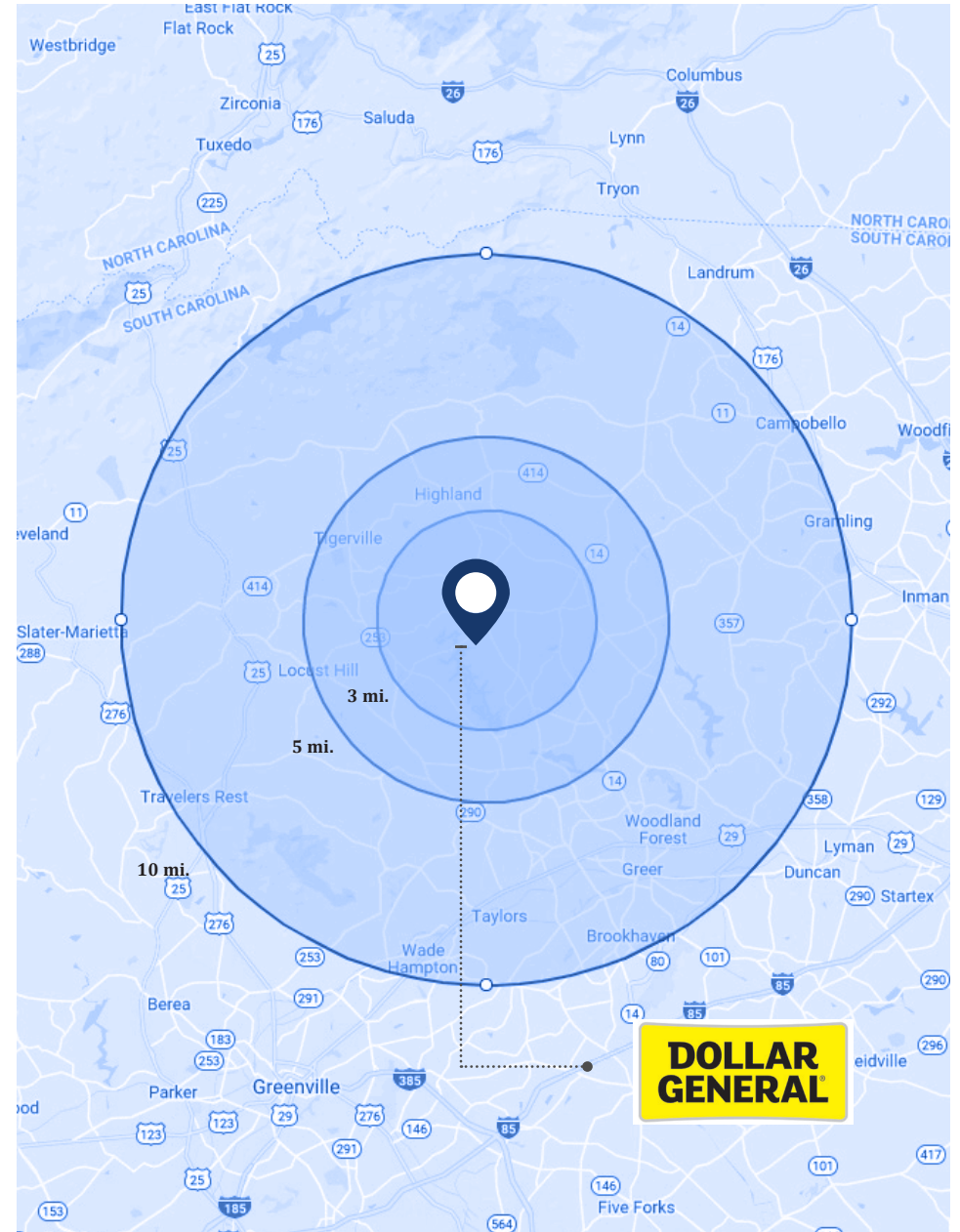
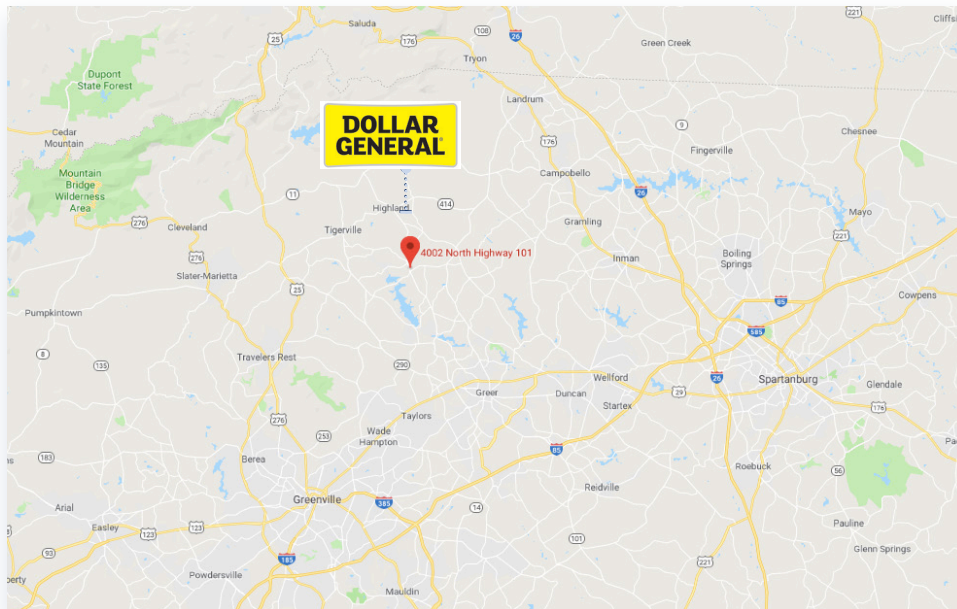
In Jackson, Georgia, Dollar General opened its 15th distribution center in fall 2017 to serve stores in Georgia and the surrounding states. In 2017, Dollar General began construction for its 16th distribution center in Amsterdam, New York. The distribution center was to cost \$91 million and was expected to create 400 low-skilled jobs in Montgomery County, New York. Dollar General planned to open 900 new stores in 2018.

A second distribution center will be established in Texas with a planned opening in 2019. The distribution center will be located in Longview, Texas and will bring 400 low-skilled jobs to the area. Dollar General opened its 15,000th store in Wilmington, North Carolina in July 2018. Dollar General hosted a community celebration and donated \$15,000 to five local schools to support literacy and education initiatives.

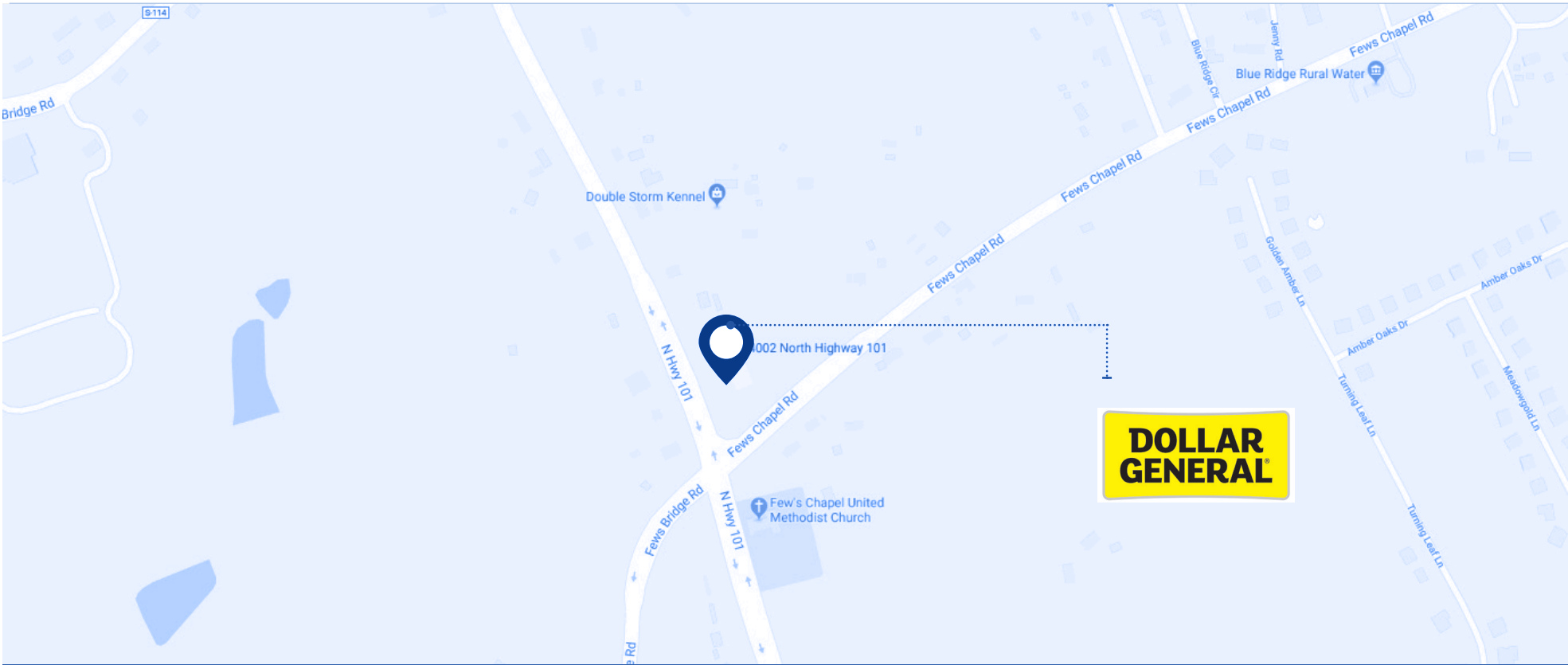
LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	11,778	24,287	138,706
TOTAL HOUSEHOLDS	4,389	8,951	53,225
AVERAGE HOUSEHOLD INCOME	\$70,652	\$71,674	\$69,813
AVERAGE AGE	38.90	39.10	38.90

AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	11,778	24,287	138,706
TOTAL HOUSEHOLDS	4,389	8,951	53,225
PERSONS PER HOUSEHOLD	2.70	2.70	2.60
AVERAGE HOUSEHOLD INCOME	\$70,652	\$71,674	\$69,813
AVERAGE HOUSE VALUE	\$174,316	\$176,115	\$162,621
AVERAGE AGE	38.90	39.10	38.90
WHITE	11,222	22,869	118,744
BLACK	304	827	14,323
AM. INDIAN & ALASKAN	38	87	501
ASIAN	60	149	2,562
HAWAIIAN & PACIFIC ISLAND	6	12	104
OTHER	149	343	2,472

GREER, SOUTH CAROLINA

Greer is a city in Greenville and Spartanburg counties in the U.S. state of South Carolina. The population was 25,515 as of the 2010 census and had risen to an estimated 30,899 as of 2017. The eastern part of the city is in Spartanburg County, while the bulk of the city is in Greenville County.



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