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ADVISORS



DOLLAR GENERAL

12038 DOLPHIN ST (SR-212), BEACH CITY, OH 44608

DOLLAR GENERAL

MARKETING PACKAGE

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CONTACT INFORMATION



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INVESTMENT SUMMARY

Tenant	Dollar General
Street Address	12038 Dolphin St. (SR-212)
City	Beach City
State	OH
Zip	44608
GLA	9,026 SF
Lot Size	2.38 AC
Year Built	2020

\$1,317,333
LIST PRICE

6.75%
CAP RATE

\$88,920
NET OPERATING INCOME

Price / SF \$145.95

Rent / SF \$9.85

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**15-Year Absolute Net (NNN) Investment**

Dollar General will operate on an Absolute Net (NNN) lease with the 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).

DOLLAR GENERAL
LEASE SUMMARY

Lease Type	Absolute Net (NNN)
Type of Ownership	Fee Simple
Original Lease Term	15 Years
Commencement Date	7/27/2020
Lease Expiration	7/26/2035
Term Remaining	15 Years
Increases	10% in Each Option
Options	Four (4), 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	16,500+



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Nationally Recognized Tenant

Dollar General is the largest small-box discount retailer in the country with more than 16,500+ stores in 45 states, annual revenue of more than \$25 billion and \$13.2 billion in total assets.

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
07/27/2020 - 07/26/2035	Base Term	\$88,920	\$7,410	-	6.75%
07/27/2035 - 07/26/2040	1st Option	\$97,812	\$8,151	10%	7.43%
07/27/2040 - 07/26/2045	2nd Option	\$107,593	\$8,966	10%	8.17%
07/27/2045 - 07/26/2050	3rd Option	\$118,353	\$9,863	10%	8.98%
07/27/2050 - 07/26/2055	4th Option	\$130,188	\$10,849	10%	9.88%



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



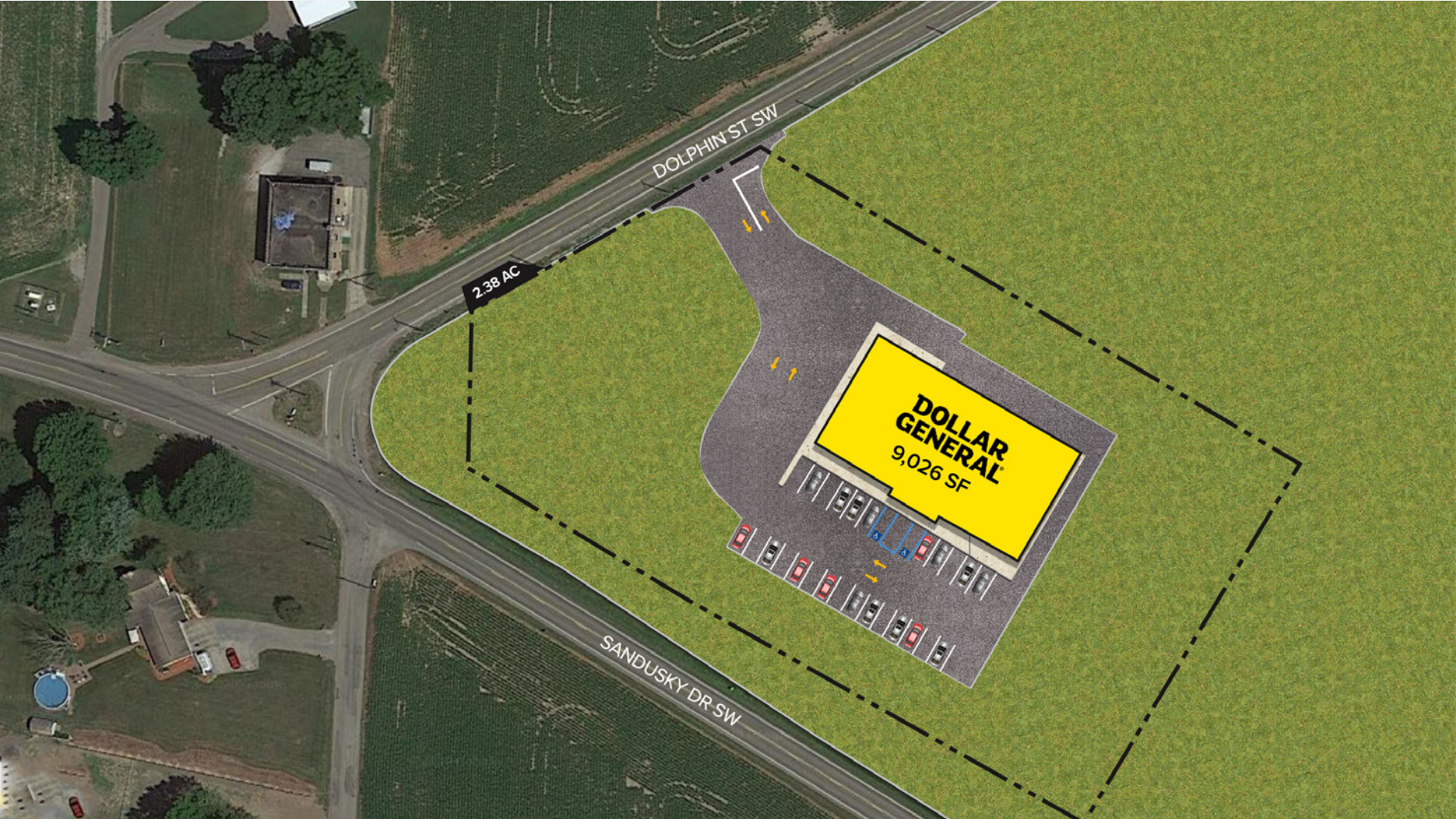
Continued Success in Q1 of 2020 - Dollar General earnings jumped to \$2.52 a share, with revenue up 28% to \$8.45 billion, compared to \$6.6 billion in the first quarter of 2019. Same-store sales up also increased by 21.7%.

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.

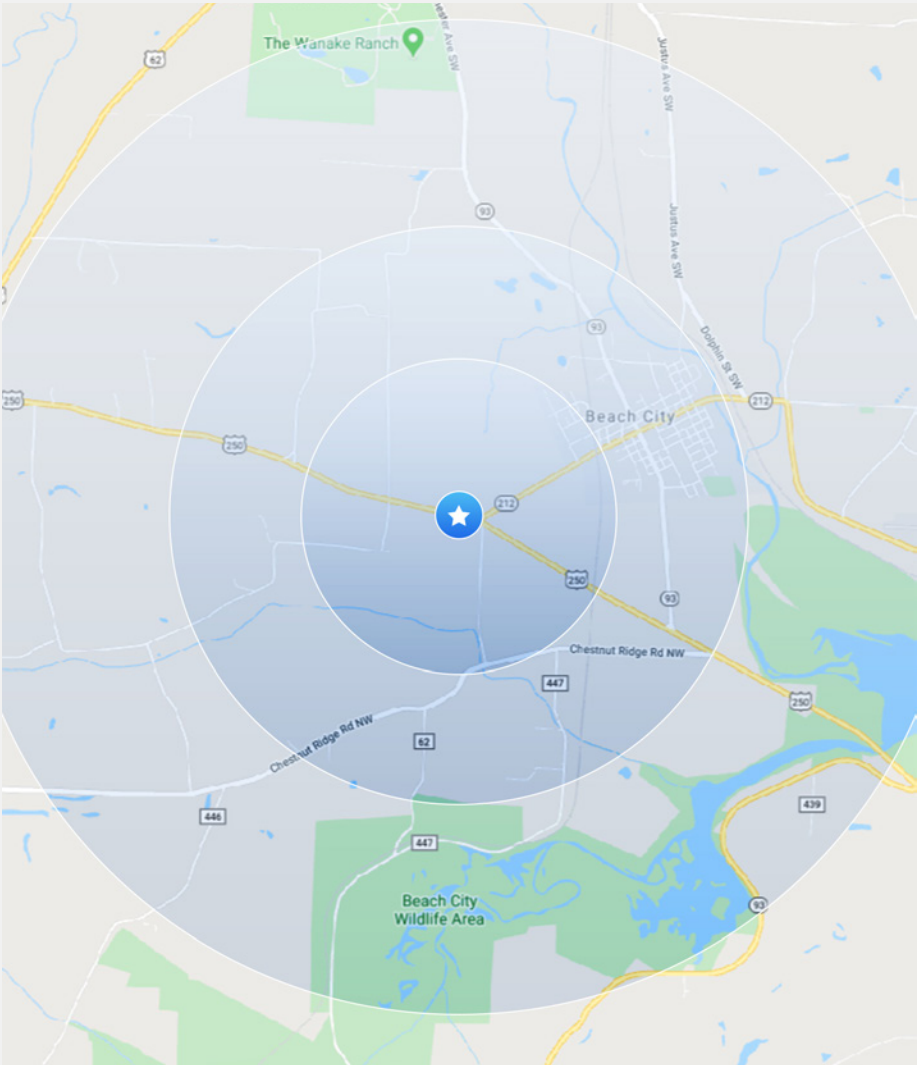
900+ Stores Added in the Past Year - "We expect our innovation to drive further improvements in store formats that will support our runway for growth. In 2019 we plan to open 975 new stores, remodel 1,000 mature stores and relocate 100 stores to better serve our customers across the country." – Todd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



DOLLAR GENERAL
DEMOGRAPHICS



POPULATION	3-Mile	5-Mile	10-Mile
2025 Projection	2,899	10,558	60,059
2020 Estimate	2,998	10,747	60,484

HOUSEHOLDS	3-Mile	5-Mile	10-Mile
2025 Projection	1,056	3,898	22,141
2020 Estimate	1,092	3,966	22,285
Average Income	\$68,212	\$73,047	\$73,802
Median Income	\$56,115	\$57,590	\$57,032

Beach City, OH

Beach City is a village in Stark County, Ohio, United States. Beach city is a small vintage village presented along Sugar Creek with a popular over 10,000+ within a 5-mile radius. Beach City, OH is part of the Canton-Massillon, OH Metropolitan Statistical Area. This MSA is an area consisting of two counties in Northeast Ohio, anchored by the cities of Canton and Massillon.

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