

DOLLAR GENERAL

25720 Fairview Ave

Hemet, CA 92544



ON MARKET: DOLLAR GENERAL IN HEMET, CALIFORNIA



INVESTMENT HIGHLIGHTS

- ▶ **Dollar General in Hemet, CA**
35 SOUTHEAST OF RIVERSIDE
- ▶ **Triple Net Lease (NNN) with 9 Years Remaining**
ZERO LANDLORD RESPONSIBILITIES
- ▶ **Strong Corporate Guaranty | S&P: BBB**
- ▶ **High Growth Market**
RESIDENT POPULATION INCREASED 15% SINCE 2010 WITHIN A 5 MILE RADIUS
- ▶ **Ideally Located Along Fairview Ave**
MORE THAN 14,500 VEHICLES PER DAY (VPD)
- ▶ **Additional Retail in the Area Includes:**
STATER BROS MARKETS, CVS, TACO BELL, CARL'S JR, WALGREENS, JACK IN THE BOX AND MANY MORE

FINANCIAL OVERVIEW

25720 FAIRVIEW AVE
HEMET, CA 92544

PRICE	\$3,621,224
CAP RATE	5.80%
NOI	\$210,031
PRICE PER SQUARE FOOT	\$402.27
RENT PER SQUARE FOOT	\$23.33
YEAR BUILT	2014
APPROXIMATE LOT SIZE	0.96 Acres
GROSS LEASEABLE AREA	9,002 SF
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
LEASE TYPE	Triple Net (NNN)
ROOF AND STRUCTURE	Tenant Responsibility



ANNUALIZED OPERATING DATA

		BASE RENT	ANNUAL RENT	MONTHLY RENT
	CURRENT	10/31/2029	\$210,031	\$17,503
Option 1	11/1/2029	10/31/2034	\$231,068	\$19,256
Option 2	11/1/2034	10/31/2039	\$254,174	\$21,181
Option 3	11/1/2039	10/31/2044	\$279,592	\$23,299

DOLLAR GENERAL - Hemet, California



OLIVE AVE

PALM AVE

RAMONA EXPY

STATER BROS.
markets
CVS/pharmacy

SUBJECT PROPERTY
DOLLAR GENERAL

C ST

FAIRVIEW AVE

FLORIDA AVE

74

74

Jack
in the box

Walgreens

Carls Jr.

TACO BELL

Chevron

VALLE VISTA
LIQUORS

ExxonMobil
U-HAUL

RIVERSIDE COUNTY
SHERIFF'S
DEPARTMENT

VALLE VISTA
ELEMENTARY SCHOOL

MAYBERRY AVE

LEASE SUMMARY

LEASE COMMENCEMENT DATE	11/1/2014
LEASE EXPIRATION DATE	10/31/2029
LEASE TERM	15 Years
TERM REMAINING	9 Years
INCREASES	In Options
OPTIONS TO RENEW	Three, 5-Year Options



TENANT OVERVIEW

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of January 2020, Dollar General operates 16,278 stores in the continental United States. Dollar General saves time by staying focused on life's simple necessities: laundry detergent, toilet paper, soap, shampoo, socks and underwear.

The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky, owned by James Luther Turner and Cal Turner. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2020 reached #112. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$28 billion in 2019.



ACTUAL PROPERTY

DOLLAR GENERAL®

OVERVIEW

TENANT TRADE NAME Dollar General Corporation

TENANT Dollar General

OWNERSHIP Public

LEASE GUARANTOR Corporate

NUMBER OF LOCATIONS 16,200+

HEADQUARTERED Goodlettsville, TN

WEB SITE www.dollargeneral.com

STOCK SYMBOL DG

BOARD NYSE

REVENUE \$27.8 Billion (2019)

CREDIT RATING BBB

RATING AGENCY S&P



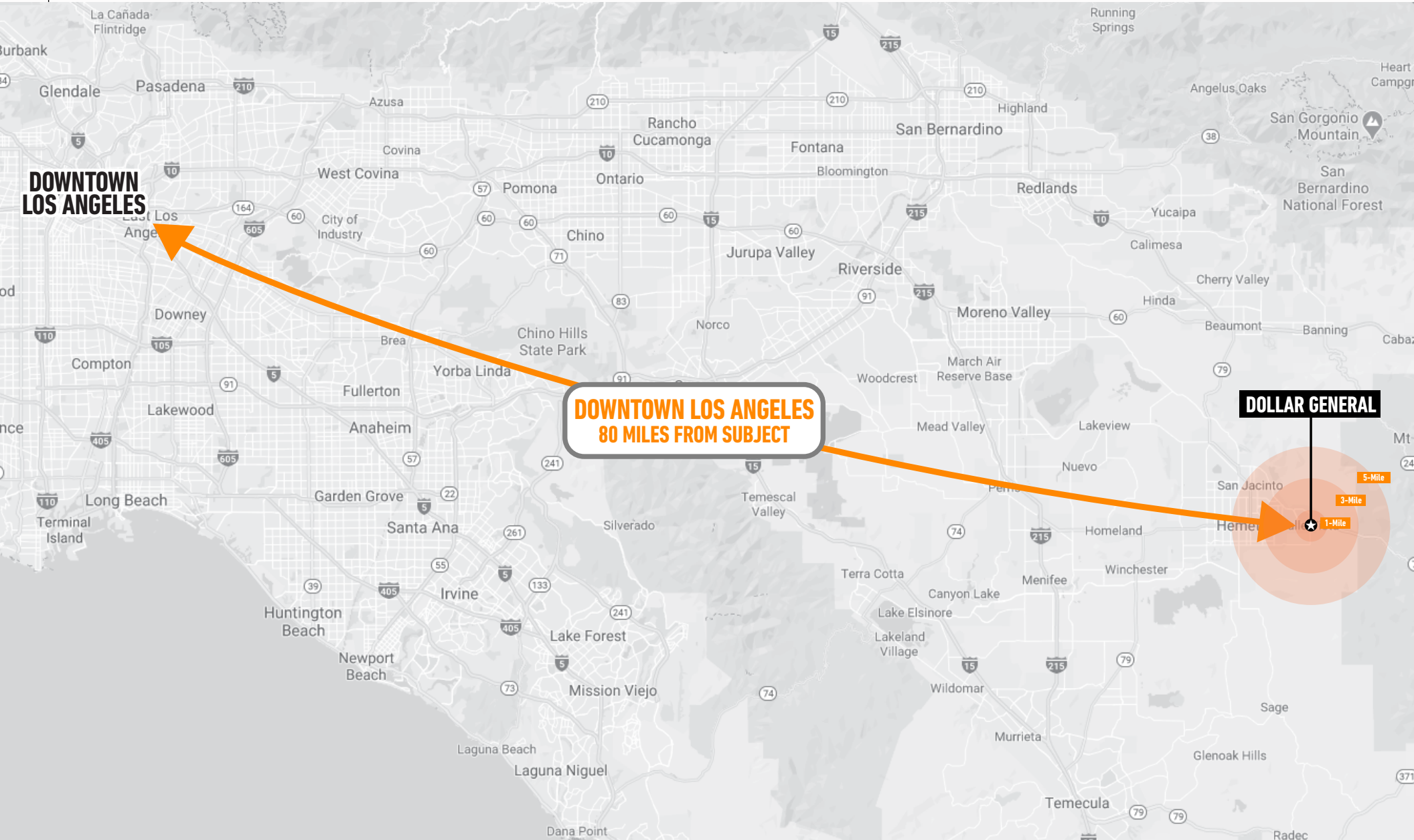
ACTUAL PROPERTY

ABOUT HEMET

Hemet is a city in the San Jacinto Valley in Riverside County, California. It covers a total area of 27.8 square miles. The founding of Hemet predates the formation of Riverside County. The formation of Lake Hemet helped the city to grow and stimulated agriculture in the area. The city is known for being the home of The Ramona Pageant, California's official outdoor play. Hemet has been named a Tree City USA for 20 years by the Arbor Day Foundation for its dedication to the local forest. The city is home to the Hemet Valley Medical Center, a 320-bed general hospital.

According to the California Economic Development Department, the economy of Hemet is based on four main industries: retail trade, health care, educational services, and government. Other major industries in the city include leisure and hospitality, financial services, professional and business services, construction, and manufacturing.





	1-Mile	3-Mile	5-Mile
2000 Population	8,342	26,418	69,939
2010 Population	10,633	33,090	84,371
2020 Population	11,759	36,566	94,128
2025 Population	12,420	38,615	99,543

	1-Mile	3-Mile	5-Mile
2000 Households	3,480	9,982	25,595
2010 Households	3,896	11,398	28,268
2020 Households	4,326	12,588	31,436
2025 Households	4,566	13,276	33,188

	1-Mile	3-Mile	5-Mile
2020 Average HH Income	\$69,566	\$75,558	\$61,497
2020 Median HH Income	\$51,009	\$56,395	\$44,043
2020 Per Capita Income	\$25,593	\$26,011	\$20,538

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR BROKER AGENT FOR MORE DETAILS.

DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIPS (AS REQUIRED BY THE CIVIL CODE)

When you enter into a discussion with a real estate agent regarding a real estate transaction, you should from the outset understand what type of agency relationship or representation you wish to have with the agent in the transaction.

SELLER'S AGENT

A Seller's agent under a listing agreement with the Seller acts as the agent for the Seller only. A Seller's agent or a subagent of that agent has the following affirmative obligations:

To the Seller:

A fiduciary duty of utmost care, integrity, honesty, and loyalty in dealings with the Seller.

To the Buyer and the Seller:

- (a) Diligent exercise of reasonable skill and care in performance of the agent's duties.
- (b) A duty of honest and fair dealing and good faith.
- (c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties. An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

BUYER'S AGENT

A selling agent can, with a Buyer's consent, agree to act as agent for the Buyer only. In these situations, the agent is not the Seller's agent, even if by agreement the agent may receive compensation for services rendered, either in full or in part from the Seller. An agent acting only for a Buyer has the following affirmative obligations:

To the Buyer:

A fiduciary duty of utmost care, integrity, honesty, and loyalty in dealings with the Buyer.

To the Buyer and the Seller:

- (a) Diligent exercise of reasonable skill and care in performance of the agent's duties.
- (b) A duty of honest and fair dealing and good faith.
- (c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties. An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

AGENT REPRESENTING BOTH SELLER AND BUYER

A real estate agent, either acting directly or through one or more associate licensees, can legally be the agent of both the Seller and the Buyer in a transaction, but only with the knowledge and consent of both the Seller and the Buyer. In a dual agency situation, the agent has the following affirmative obligations to both the Seller and the Buyer:

- (a) A fiduciary duty of utmost care, integrity, honesty and loyalty in the dealings with either the Seller or the Buyer.
- (b) Other duties to the Seller and the Buyer as stated above in their respective sections. In representing both Seller and Buyer, the agent may not, without the express permission of the respective party, disclose to the other party that the Seller will accept a price less than the listing price or that the Buyer will pay a price greater than the price offered.

The above duties of the agent in a real estate transaction do not relieve a Seller or

Buyer from the responsibility to protect his or her own interests. You should carefully read all agreements to assure that they adequately express your understanding of the transaction. A real estate agent is a person qualified to advise about real estate. If legal or tax advice is desired, consult a competent professional.

Throughout your real property transaction you may receive more than one disclosure form, depending upon the number of agents assisting in the transaction. The law requires each agent with whom you have more than a casual relationship to present you with this disclosure form. You should read its contents each time it is presented to you, considering the relationship between you and the real estate agent in your specific transaction.

This disclosure form includes the provisions of Sections 2079.13 to 2079.24, inclusive, of the Civil Code set forth on the reverse hereof. Read it carefully.

SIGNED:

AGENT'S SIGNATURE

(date)

BUYER/SELLER SIGNATURE (PRIMARY)

(date)

ASSOCIATE LICENSEE/BROKER

(date)

BUYER/SELLER SIGNATURE (SECONDARY)

(date)

Civil Code Sections 2079.13 through 2079.24

Section 2079.13. As used in Sections 2079.14 to 2079.24, inclusive, the following terms have the following meanings: (a) "Agent" means a person acting under provisions of Title 9 (commencing with Section 2295) in a real property transaction, and includes a person who is licensed as a real estate broker under Chapter 3 (commencing with Section 10130) of Part 1 of Division 4 of the Business and Professions Code, and under whose license a listing is executed or an offer to purchase is obtained. (b) "Associate licensee" means a person who is licensed as a real estate broker or salesperson under Chapter 3 (commencing with Section 10130) of Part 1 of Division 4 of the Business and Professions Code and who is either licensed under a broker or has entered into a written contract with a broker to act as the broker's agent in connection with acts requiring a real estate license and to function under the broker's supervision in the capacity of an associate licensee. The agent in the real property transaction bears responsibility for his or her associate licensees who perform as agents of the agent. When an associate licensee owes a duty to any principal, or to any buyer or seller who is not a principal, in a real property transaction, that duty is equivalent to the duty owed to that party by the broker for whom the associate licensee functions. (c) "Buyer" means a transferee in a real property transaction, and includes a person who executes an offer to purchase real property from a seller through an agent, or who seeks the services of an agent in more than a casual, transitory, or preliminary manner, with the object of entering into a real property transaction. "Buyer" includes vendee or lessee. (d) "Dual agent" means an agent acting, either directly or through an associate licensee, as agent for both the seller and the buyer in a real property transaction. (e) "Listing agreement" means a contract between an owner of real property and an agent, by which the agent has been authorized to sell the real property or to find or obtain a buyer. (f) "Listing agent" means a person who has obtained a listing of real property to act as an agent for compensation. (g) "Listing price" is the amount expressed in dollars specified in the listing for which the seller is willing to sell the real property through the listing agent. (h) "Offering price" is the amount expressed in dollars specified in an offer to purchase for which the

buyer is willing to buy the real property. (i) “Offer to purchase” means a written contract executed by a buyer acting through a selling agent which becomes the contract for the sale of the real property upon acceptance by the seller. (j) “Real property” means any estate specified by subdivision (1) or (2) of Section 761 in property which constitutes or is improved with one to four dwelling units, any leasehold in this type of property exceeding one year’s duration, and mobile homes, when offered for sale or sold through an agent pursuant to the authority contained in Section 10131.6 of the Business and Professions Code. (k) “Real property transaction” means a transaction for the sale of real property in which an agent is employed by one or more of the principals to act in that transaction, and includes a listing or an offer to purchase. (l) “Sell,” “sale,” or “sold” refers to a transaction for the transfer of real property from the seller to the buyer, and includes exchanges of real property between the seller and buyer, transactions for the creation of a real property sales contract within the meaning of Section 2985, and transactions for the creation of a leasehold exceeding one year’s duration. (m) “Seller” means the transferor in a real property transaction, and includes an owner who lists real property with an agent, whether or not a transfer results, or who receives an offer to purchase real property of which he or she is the owner from an agent on behalf of another. “Seller” includes both a vendor and a lessor. (n) “Selling agent” means a listing agent who acts alone, or an agent who acts in cooperation with a listing agent, and who sells or finds and obtains a buyer for the real property, or an agent who locates property for a buyer or who finds a buyer for a property for which no listing exists and presents an offer to purchase to the seller. (o) “Subagent” means a person to whom an agent delegates agency powers as provided in Article 5 (commencing with Section 2349) of Chapter 1 of Title 9. However, “subagent” does not include an associate licensee who is acting under the supervision of an agent in a real property transaction.

Section 2079.14. Listing agents and selling agents shall provide the seller and buyer in a real property transaction with a copy of the disclosure form specified in Section 2079.16, and, except as provided in subdivision (c), shall obtain a signed acknowledgment of receipt from that seller or buyer, except as provided in this section or Section 2079.15, as follows:(a) The listing agent, if any, shall provide the disclosure form to the seller prior to entering into the listing agreement. (b) The selling agent shall provide the disclosure form to the seller as soon as practicable prior to presenting the seller with an offer to purchase, unless the selling agent previously provided the seller with a copy of the disclosure form pursuant to subdivision (a). (c) Where the selling agent does not deal on a face-to-face basis with the seller, the disclosure form prepared by the selling agent may be furnished to the seller (and acknowledgment of receipt obtained for the selling agent from the seller) by the listing agent, or the selling agent may deliver the disclosure form by certified mail addressed to the seller at his or her last known address, in which case no signed acknowledgment of receipt is required. (d) The selling agent shall provide the disclosure form to the buyer as soon as practicable prior to execution of the buyer’s offer to purchase, except that if the offer to purchase is not prepared by the selling agent, the selling agent shall present the disclosure form to the buyer not later than the next business day after the selling agent receives the offer to purchase from the buyer. Section 2079.15. In any circumstance in which the seller or buyer refuses to sign an acknowledgment of receipt pursuant to Section 2079.14, the agent, or an associate licensee acting for an agent, shall set forth, sign, and date a written declaration of the facts of the refusal.

Section 2079.16. This disclosure appears on Page 1.

Section 2079.17. (a) As soon as practicable, the selling agent shall disclose to the buyer and seller whether the selling agent is acting in the real property transaction exclusively as the buyer’s agent, exclusively as the seller’s agent, or as a dual agent representing both the buyer and the seller. This relationship shall be confirmed in the contract to

purchase and sell real property or in a separate writing executed or acknowledged by the seller, the buyer, and the selling agent prior to or coincident with execution of that contract by the buyer and the seller, respectively.(b) As soon as practicable, the listing agent shall disclose to the seller whether the listing agent is acting in the real property transaction exclusively as the seller’s agent, or as a dual agent representing both the buyer and seller. This relationship shall be confirmed in the contract to purchase and sell real property or in a separate writing executed or acknowledged by the seller and the listing agent prior to or coincident with the execution of that contract by the seller. (c) The confirmation required by subdivisions (a) and (b) shall be in the following form:

_____ is the agent of (check one): ☐ the seller exclusively; or ☐ both the buyer and seller.
(NAME OF LISTING AGENT)

_____ is the agent of (check one): ☐ the buyer exclusively; or ☐ the seller exclusively; or ☐ both the buyer and seller.
(NAME OF SELLING AGENT IF NOT THE SAME AS THE LISTING AGENT)

(d) The disclosures and confirmation required by this section shall be in addition to the disclosure required by Section 2079.14.

Section 2079.18. No selling agent in a real property transaction may act as an agent for the buyer only, when the selling agent is also acting as the listing agent in the transaction.

Section 2079.19. The payment of compensation or the obligation to pay compensation to an agent by the seller or buyer is not necessarily determinative of a particular agency relationship between an agent and the seller or buyer. A listing agent and a selling agent may agree to share any compensation or commission paid, or any right to any compensation or commission for which an obligation arises as the result of a real estate transaction, and the terms of any such agreement shall not necessarily be determinative of a particular relationship.

Section 2079.20. Nothing in this article prevents an agent from selecting, as a condition of the agent’s employment, a specific form of agency relationship not specifically prohibited by this article if the requirements of Section 2079.14 and Section 2079.17 are complied with.

Section 2079.21. A dual agent shall not disclose to the buyer that the seller is willing to sell the property at a price less than the listing price, without the express written consent of the seller. A dual agent shall not disclose to the seller that the buyer is willing to pay a price greater than the offering price, without the express written consent of the buyer. This section does not alter in any way the duty or responsibility of a dual agent to any principal with respect to confidential information other than price.

Section 2079.22. Nothing in this article precludes a listing agent from also being a selling agent, and the combination of these functions in one agent does not, of itself, make that agent a dual agent.

Section 2079.23. A contract between the principal and agent may be modified or altered to change the agency relationship at any time before the performance of the act which is the object of the agency with the written consent of the parties to the agency relationship.

Section 2079.24. Nothing in this article shall be construed to either diminish the duty of disclosure owed buyers and sellers by agents and their associate licensees, subagents, and employees or to relieve agents and their associate licensees, subagents, and employees from liability for their conduct in connection with acts governed by this article or for any breach of a fiduciary duty or a duty of disclosure.

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DOLLAR GENERAL

25720

LISTED IN CONJUNCTION WITH
CALIFORNIA REAL ESTATE BROKER

DAVID B. ZACHARIA
License #:01924608 (CA)

SAB

ACTUAL PROPERTY