



DOLLAR GENERAL // TRUSSVILLE, AL

OFFERING MEMORANDUM

933 US Highway 11 | Trussville, Alabama 35173

Marcus & Millichap

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PRESENTED BY

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INVESTMENT OVERVIEW

The subject property is a 2015 construction Dollar General store located on US Highway 11 in Trussville, AL, a thriving suburb of Birmingham.

Dollar General is signed to a 15-year NNN lease that commenced in October of 2015. The triple net (NNN) lease provides for Tenant to be responsible for property expenses including CAM, taxes, insurance, roof and HVAC. Five (5), Five (5) year renewal options follow the initial 15-year lease term. Rent is scheduled to increase by 10% at the beginning of each renewal.

Dollar General Corporation has been delivering value to shoppers for more than 80 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 16,278 stores in 44 states as of January 31, 2020. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

INVESTMENT HIGHLIGHTS

- TRIPLE NET (NNN) LEASE | NO LANDLORD EXPENSES
- UPGRADED CONSTRUCTION | 4-SIDED BRICK EXTERIOR
- 10 YEARS REMAINING ON INITIAL 15-YEAR TERM
- THRIVING SUBURB OF BIRMINGHAM, AL
- 5-MILE POPULATION OF 22,000+ | 43% INCREASE SINCE 2000
- INVESTMENT GRADE TENANT | BBB / STABLE ON STANDARD & POORS
- PUBLICLY TRADED COMPANY | \$27.8 BILLION ANNUAL REVENUE



PROPERTY SUMMARY & TENANT OVERVIEW

DOLLAR GENERAL

PROPERTY ADDRESS	933 US Highway 11, Trussville, Alabama 35173
PRICE	\$1,389,000
CAP RATE	6.36%
PRICE / SF	\$152.64
YEAR BUILT	2015
GROSS LEASEABLE AREA	9,100+/- SF
LOT SIZE	1.36+/- Acres
TYPE OF OWNERSHIP	Fee Simple
BASE RENT	\$88,332

INCOME SUMMARY	ANNUAL BASE RENT	MONTHLY RENT	RENT / SF	CAP RATE
YEARS 1 - 15	\$88,332	\$7,361	\$9.71	6.36%
YEARS 16 - 20 (OPTION)	\$97,164	\$8,097	\$10.68	7.00%
YEARS 21 - 25 (OPTION)	\$106,884	\$8,907	\$11.75	7.70%
YEARS 26 - 30 (OPTION)	\$117,564	\$9,797	\$12.92	8.46%
YEARS 31 - 35 (OPTION)	\$129,324	\$10,777	\$14.21	9.31%
YEARS 36 - 40 (OPTION)	\$142,260	\$11,855	\$15.63	10.24%

TENANT OVERVIEW

TENANT TRADE NAME	Dollar General
TENANT	Corporate
OWNERSHIP	Fee Simple
GUARANTOR	Corporate
LEASE TYPE	Triple Net (NNN)
ROOF AND STRUCTURE	Tenant
LEASE TERM	15 Years
LEASE COMMENCEMENT	October 28th, 2015
LEASE EXPIRATION DATE	October 31st, 2030
INCREASES	10% With Each Renewal Option
RENEWAL OPTIONS	5, 5-Year Options
HEADQUARTERED	Goodlettsville, TN
NUMBER OF LOCATIONS	16,000+ Locations
ANNUAL REVENUE	\$27.8 Billion
CREDIT RATING	BBB / Stable
RATING AGENCY	Standard & Poors
STOCK SYMBOL	DG
BOARD	NYSE
WEB SITE	www.dollargeneral.com

AERIAL

DOLLAR GENERAL
SUBJECT

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NEARBY BUSINESSES



DEMOGRAPHICS

DOLLAR GENERAL	1 MILE	3 MILES	5 MILES
2020 POPULATION	966	7,688	22,329
2020 DAYTIME POPULATION	840	4,928	16,590
2020 EST. AVERAGE HOUSEHOLD INCOME	\$84,297	\$79,180	\$85,712
2020 EST. MEDIAN HOUSEHOLD INCOME	\$69,272	\$66,182	\$69,355
2020 EST. PER CAPITA INCOME	\$28,878	\$27,675	\$30,322
2020 HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 or More	3.41%	2.67%	3.79%
\$150,000 - \$199,999	6.63%	6.25%	6.66%
\$100,000 - \$149,999	15.86%	14.70%	16.60%
\$75,000 - \$99,999	19.16%	18.79%	18.22%
\$50,000 - \$74,999	22.09%	22.19%	21.68%
\$35,000 - \$74,999	10.44%	11.12%	10.42%
\$25,000 - \$34,999	8.27%	8.51%	8.16%
\$15,000 - \$24,999	6.80%	7.25%	6.32%
\$10,000 - \$14,999	2.34%	3.20%	3.37%
Under \$9,999	4.99%	5.32%	4.79%



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