



OFFERING MEMORANDUM

DOLLAR GENERAL
NEWPORT, NORTH CAROLINA

Marcus & Millichap

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***ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR
MARCUS & MILLICHAP AGENT FOR MORE DETAILS. ZAB0780035***



RENDERING

DOLLAR GENERAL

4242 NC HIGHWAY 24
NEWPORT, NORTH CAROLINA 28570

DOLLAR GENERAL®

PRICING SUMMARY

PRICE	\$1,599,995
CAPITALIZATION RATE	6.30%
PRICE/SF	\$177.27

PROPERTY DESCRIPTION

YEAR BUILT / RENOVATED	2019
GROSS LEASABLE AREA	9,026 SF
ZONING	COMMERCIAL (B2)
TYPE OF OWNERSHIP	FEE SIMPLE
LOT SIZE	3.06 ACRES

LEASE SUMMARY

PROPERTY SUBTYPE	NET LEASED DISCOUNT
TENANT	DOLLAR GENERAL
RENT INCREASES	10 % PER OPTION PERIOD
GUARANTOR	CORPORATE GUARANTEE
LEASE TYPE	ABSOLUTE NET
LEASE COMMENCEMENT	5/15/2019
LEASE EXPIRATION	5/31/2034
LEASE TERM	15
RENEWAL OPTIONS	FIVE, FIVE-YEAR OPTIONS
LANDLORD RESPONSIBILITY	NONE
RIGHT OF FIRST REFUSAL/OFFER	NO

ANNUALIZED OPERATING INFORMATION

INCOME	
NET OPERATING INCOME	\$100,800

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/ SF	CAP RATE
CURRENT: 5/15/2019 - 5/31/2034	\$100,800	\$8,400	\$11.17	6.30%
OPTION 1: 6/1/2034 - 5/31/2039	\$110,880	\$9,240	\$12.28	6.93%
OPTION 2: 6/1/2039 - 5/31/2044	\$121,968	\$10,164	\$13.51	7.62%
OPTION 3: 6/1/2044 - 5/31/2049	\$134,160	\$11,180	\$14.86	8.39%
OPTION 4: 6/1/2049 - 5/31/2054	\$147,576	\$12,298	\$16.35	9.22%
OPTION 5: 6/1/2054 - 5/31/2059	\$162,336	\$13,528	\$17.99	10.15%

DEMOGRAPHIC SUMMARY

	5 MILE RADIUS
2018 POPULATION	10,826
AVERAGE HH INCOME	\$80,616

TENANT PROFILE

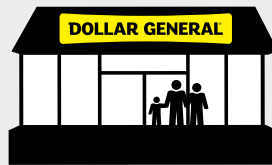
DOLLAR GENERAL

Dollar General is an American chain of variety stores headquartered in Goodlettsville, Tennessee. The company began in 1939 as a family-owned business call J.L. Turner and Son in Scottsville, Kentucky. In 1955, the name changed to Dollar General Corporation and in 1968 they went public on the New York Stock Exchange. Today, there are more than 16,000 stores located in the 44 states. The company has become one of the most profitable stores in the rural United States with revenue reaching approximately \$21 billion in 2017. In recent years Dollar General has opened three stores featuring a new concept, DGX. DGX focuses on urban shoppers and is geared toward instant consumption items such as coffee station and a soda fountain.

DOLLAR GENERAL AT-A-GLANCE*



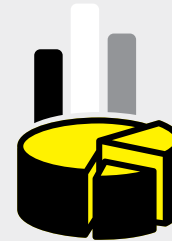
15,000+ STORES



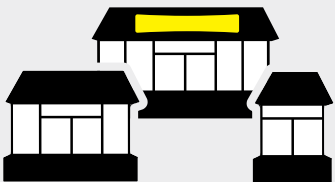
\$25.6

**BILLION
IN SALES**

*In fiscal
year 2018*



**MULTIPLE STORE FORMATS
TO SERVE OUR CUSTOMERS**



**LOW-PRICED PRODUCT MODEL
~23% OF PRODUCTS
PRICED AT \$1 OR LESS**



at 2018 fiscal year end

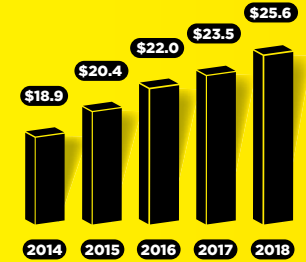
**123rd RANKING ON THE
FORTUNE 500 LIST**



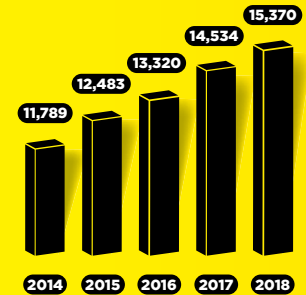
* Data as of March 21, 2019 unless otherwise noted.

DOLLAR GENERAL

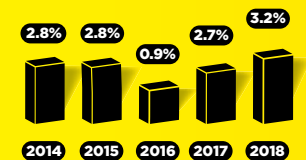
NET SALES (IN BILLIONS)



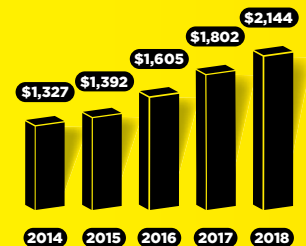
ENDING STORE COUNT



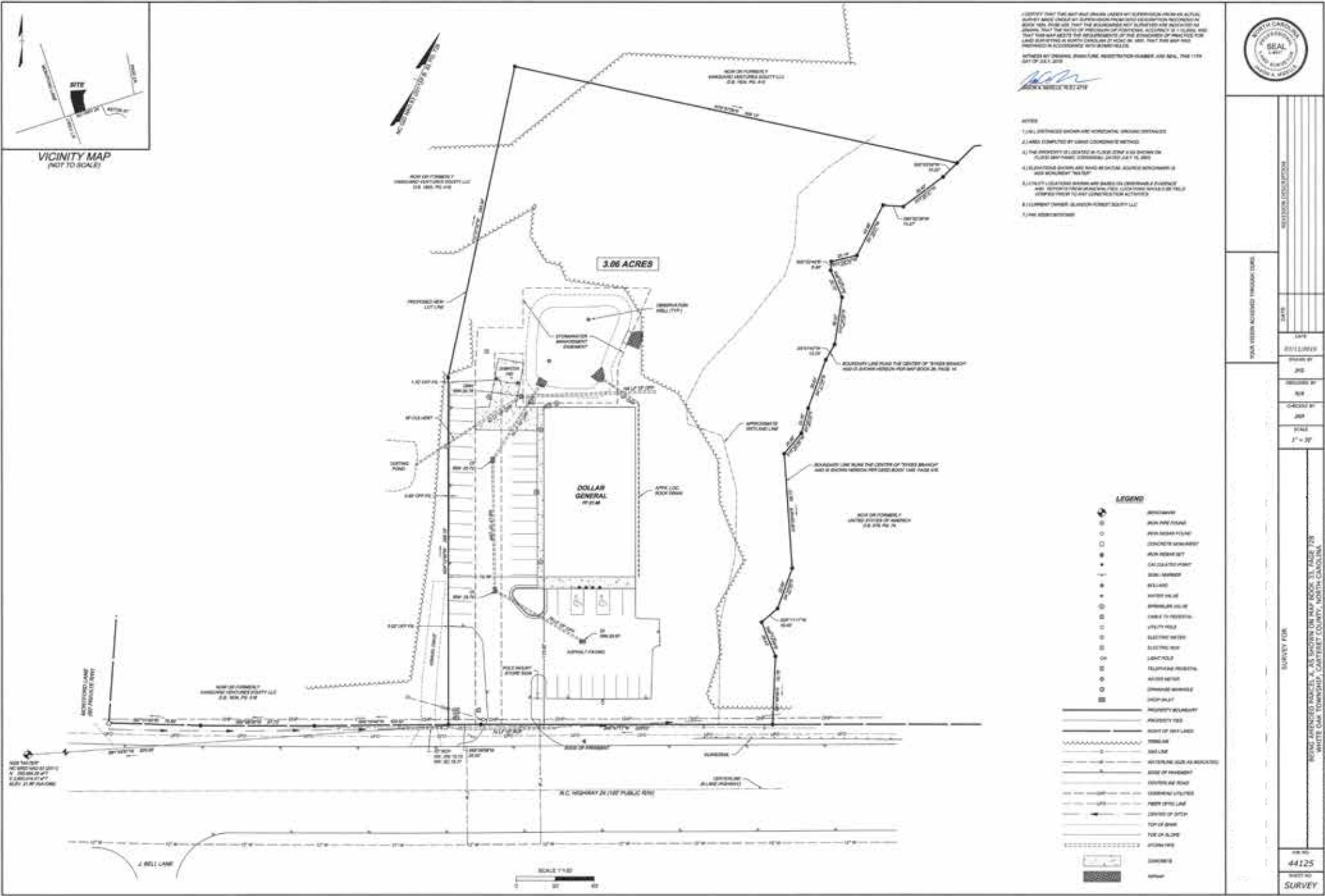
SAME STORE SALES GROWTH



CASH FROM OPERATIONS (IN MILLIONS)



Fiscal 2016 includes 53 weeks, while all other years presented contain 52 weeks. Sales in the 2016 53rd week were approximately \$399 million.





PROPERTY DESCRIPTION

PROPERTY OVERVIEW

- Free-Standing Dollar General on 3.06 Acres
- Triple-Net (NNN) Lease | Corporate Guarantee
- Dollar General: S&P: BBB Credit
- Tenant is Responsible for All Expenses
- \$80,000+ Average Household Incomes (3-5-7 Mile Radius)
- Surrounded by Multiple Single-Family Home Developments (Prices up to \$750,000)
- Nearby Points of Interest: US Marine Corps Landing Field, Lowe's Home Improvement, Lowes Foods, Chain Restaurants, and More
- Carteret County, Near Emerald Isle (40,000 Visitors Annually)
- 5-Miles to Morehead City, NC | 36 Miles to Jacksonville, NC | 80 Miles to Wilmington, NC

Marcus & Millichap is pleased to present for sale a 9,026 square foot single-tenant Dollar General located in Newport, North Carolina. The subject property was built in 2019 and is positioned on 3.06+/- acres. The lease is guaranteed by Dollar General with S&P: BBB credit. The tenant is responsible for all expenses including roof and structure. Dollar General has five, five-year options with 10-percent rental increases each option period.

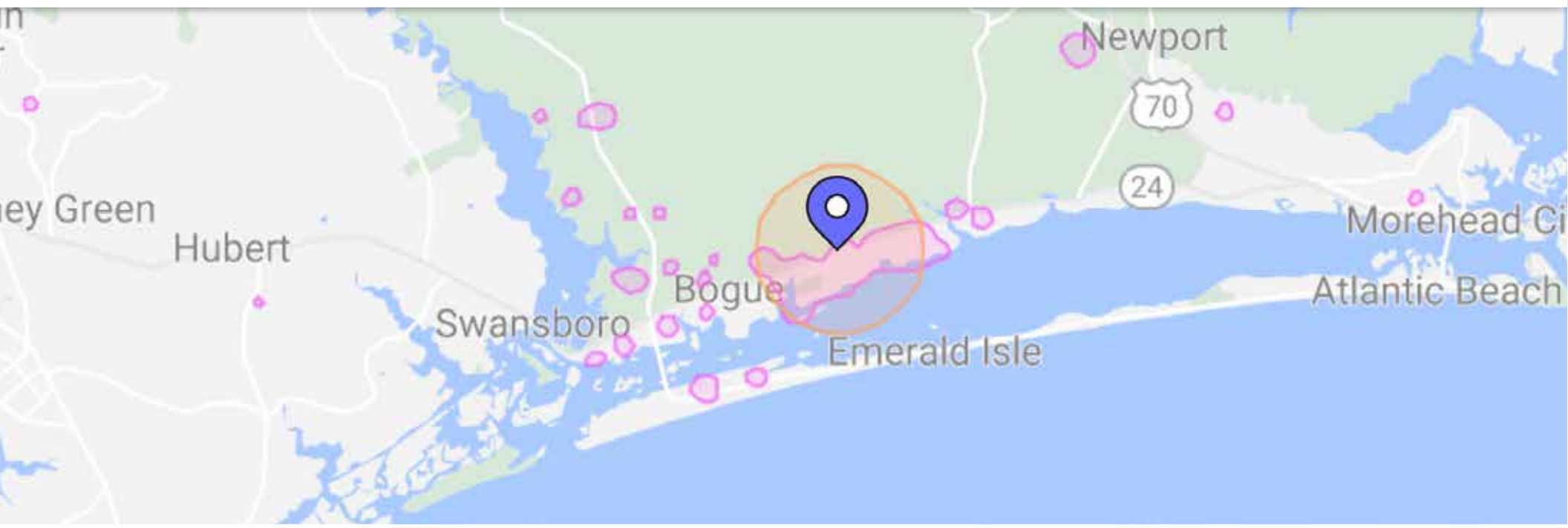
The subject property is located off of North Carolina Highway 24 between Jacksonville, North Carolina and Morehead City, North Carolina. Immediate points of interests surrounding the property include a Speedway, Dunkin' Donuts, SunCoast Homes & Development (local home builder), and West Carteret Water Corporation. A newly constructed single-family home community called Cannonsgate at Bogue Sound is located across Highway 24 from the subject property. An additional new construction neighborhood, Salt Creek, is also being constructed within close proximity to the subject property. The US Marine Corps Landing Field, Lowe's Home Improvement, Lowes Foods, multiple chain restaurants including Chick Fil A, Which Wich, and McDonalds, are also within a 10-mile radius.

The town of Newport is located in Carteret County, North Carolina. The town maintains its original small town charm with a population of about 4,500 residents. Many of the residents are military families connected to the Cherry Point Marine Corps Air Station (53,237 Personnel) (17 miles away) in Havelock. Newport is situated in between Jacksonville, NC and Morehead City, NC. Top employers in the county include Carteret County Board of Education, Carteret County General, County of Carteret, Wal-Mart Associates Inc, Carteret Community College, Big Rock Sports LLC, Food Lion, Lowes Food Stores Inc, Refrigerated Boxes Inc, Town of Morehead City, Atlantic Veneer Corp, NC Department of Environment & Natural Resources, and General Mills Restaurants Inc.



STORE METRICS & RANKINGS | PAST 12 MONTHS*

DOLLAR GENERAL • 4242 NC HIGHWAY 24, NEWPORT, NC



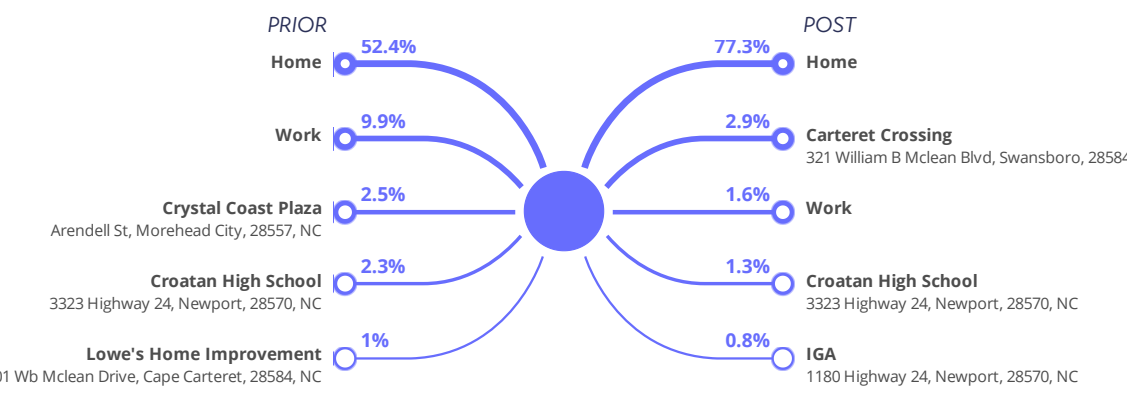
**15,700**
EST. # OF CUSTOMERS

**38,100**
EST. # OF VISITS

**2.42**
AVG. VISITS/CUSTOMER

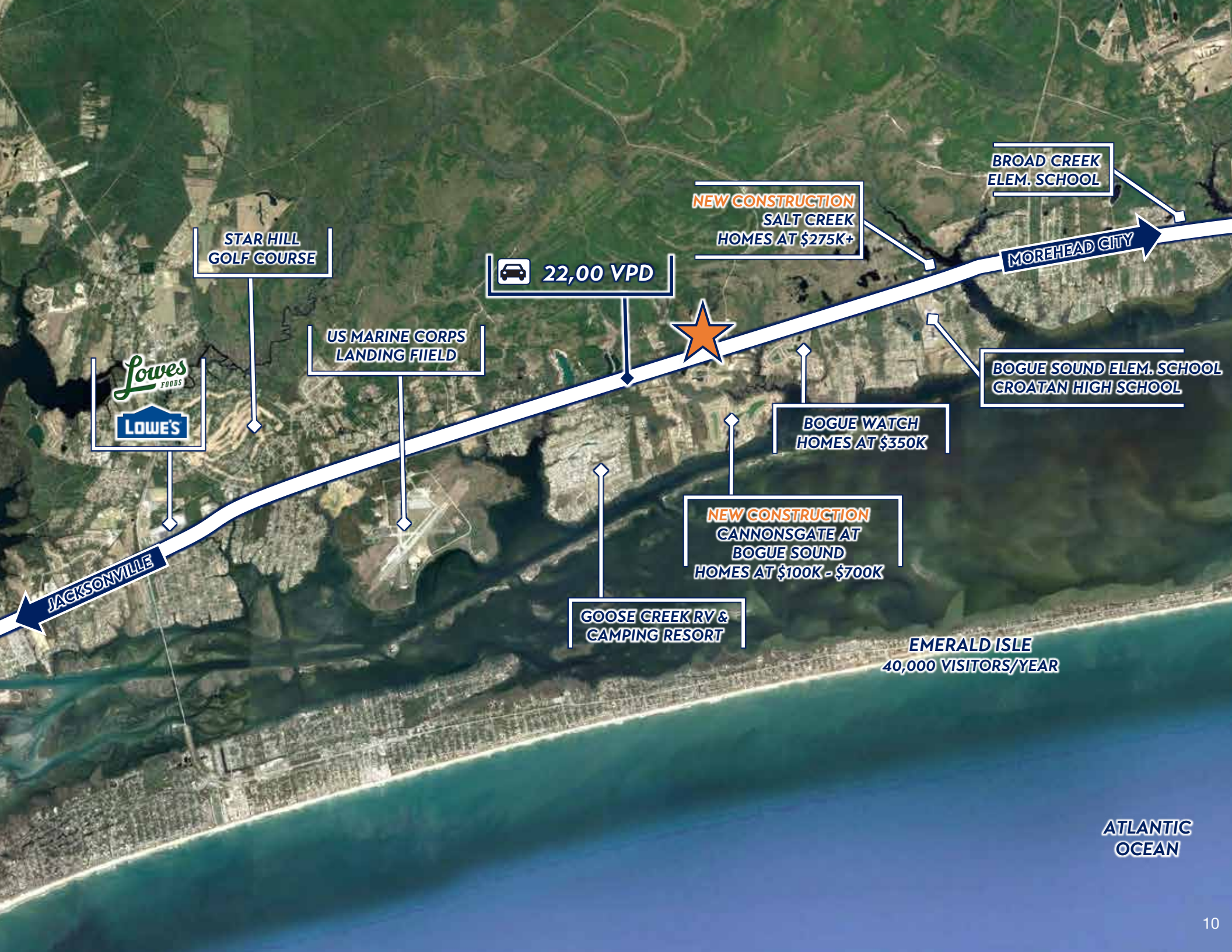
**12:00 & 6:00 PM**
BUSIEST HOURS PER DAY

CUSTOMER JOURNEY





50TH PERCENTILE
5 OUT OF 9 CHAIN LOCATIONS
TRACKED WITHIN 10 MILES



STAR HILL
GOLF COURSE



22,00 VPD

NEW CONSTRUCTION
SALT CREEK
HOMES AT \$275K+

BROAD CREEK
ELEM. SCHOOL

MOREHEAD CITY

US MARINE CORPS
LANDING FIELD

Lowe's
FOODS

LOWE'S

BOGUE SOUND ELEM. SCHOOL
CROATAN HIGH SCHOOL

BOGUE WATCH
HOMES AT \$350K

NEW CONSTRUCTION
CANNONSGATE AT
BOGUE SOUND
HOMES AT \$100K - \$700K

GOOSE CREEK RV &
CAMPING RESORT

EMERALD ISLE
40,000 VISITORS/YEAR

JACKSONVILLE

ATLANTIC
OCEAN



SUBJECT PROPERTY

SunCoast
HOMES &
DEVELOPMENT

22,000 VPD

DOLLAR
GENERAL

COASTLINE
GOLF CARTS

DUNKIN'



CANNONSGATE AT
BOGUE SOUND
\$100K - \$700K

MONTFORD LANE

NC HIGHWAY 24

J BALL LANE





THE CRYSTAL COAST | SOUTHERN OUTER BANKS

The Crystal Coast is an 85-mile stretch of beaches located along North Carolina's Outerbanks. The collection of beaches and towns offers a unique blend of history, family fun, water sports and explorable natural areas. The Crystal Coast is made up of 11 distinct communities including Atlantic Beach, Beaufort, Morehead City, Cape Lookout, Pine Knoll Shores, Harkers Island, Salter Path, Emerald Isle, Indian Beach, Western Crystal Coast, and Down East, NC.

ECONOMY

The Crystal Coast was "created" by developers and tourism promoters and, as such, it is predominantly reliant on the tourism industry and vacation home real estate construction and sales. According to the Carteret County Chamber of Commerce, tourism has an annual economic impact of almost \$325 million in Carteret County.

In addition to tourism and real estate, however, the Port of Morehead City and the state's other port at Wilmington, North Carolina combine to generate more than \$14 billion to the state's economy, and activities at North Carolina's ports contribute more than \$700 million in state and local taxes.

EMERALD ISLE

Emerald Isle, North Carolina is probably the most well-known of the popular beach resort towns on Bogue Banks thanks to the developers who bought the land in 1951 for \$350,000. This area on the west side of Bogue Banks was sliced into 54 blocks of 1,000 feet each going from ocean to sound with the partners drawing from a hat for the ownership of each. Emerald Isle, NC is a popular vacation spot and is also known for a wealth of marine life including the sea turtles nesting on its beaches. Emerald Isle still maintains the developer's original vision of a family-oriented vacation spot with commercial development and mobile homes limited to five blocks each.

Source: Southeast Discovery





DEMOGRAPHIC ANALYSIS

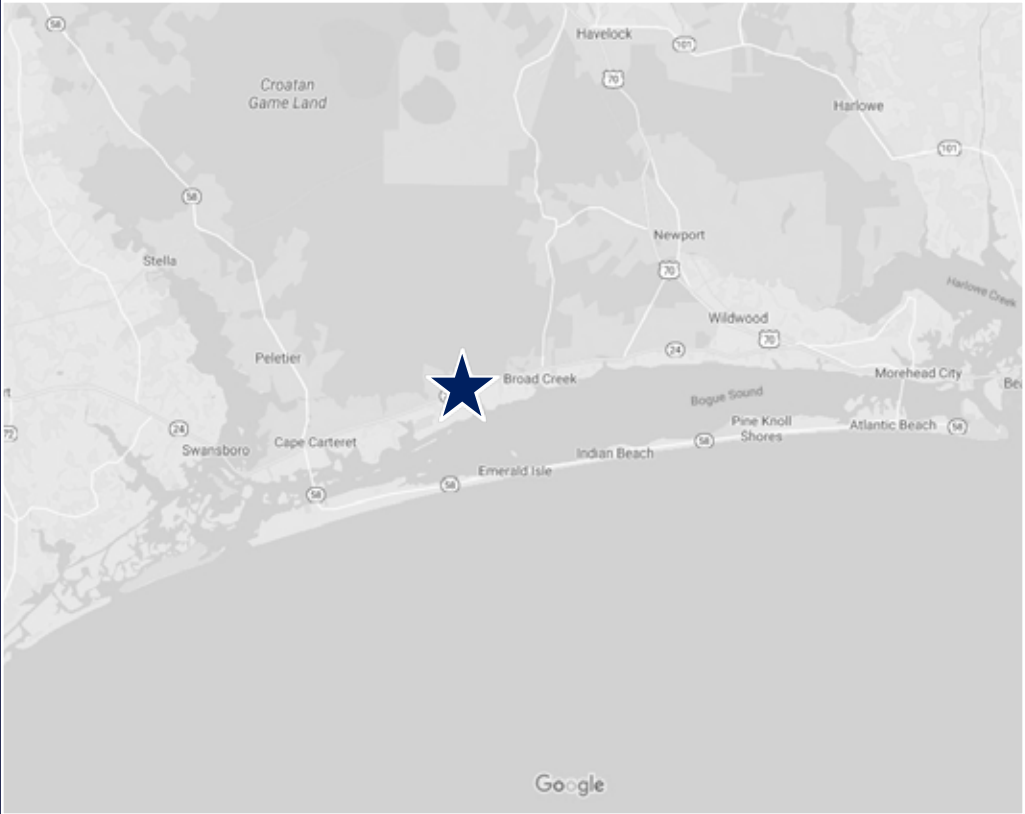
	3 MILE	5 MILE	7 MILE
2019 POPULATION	3,536	10,826	18,431
2024 POPULATION	3,674	11,233	19,369

	3 MILE	5 MILE	7 MILE
2019 HOUSEHOLDS	1,563	4,617	7,709
2024 HOUSEHOLDS	1,623	4,828	8,141

	3 MILE	5 MILE	7 MILE
2019 OWNER OCCUPIED HOUSING	78.3%	76.8%	76.8%
2019 RENTER OCCUPIED HOUSING	21.7%	23.2%	23.1%
2024 OWNER OCCUPIED HOUSING	78.1%	76.7%	76.8%
2024 RENTER OCCUPIED HOUSING	21.9%	23.4%	23.2%

	3 MILE	5 MILE	7 MILE
\$ 0 - \$ 14,999	5.6%	7.3%	7.3%
\$ 15,000 - \$24,999	6.2%	8.2%	8.3%
\$ 25,000 - \$34,999	9.5%	8.7%	8.5%
\$ 35,000 - \$49,999	12.4%	13.5%	13.9%
\$ 50,000 - \$74,999	22.4%	21.2%	20.9%
\$ 75,000 - \$99,999	14.4%	16.0%	15.5%
\$100,000 - \$124,999	7.3%	7.1%	7.5%
\$125,000 - \$149,999	10.1%	8.1%	7.7%
\$150,000 - \$200,000	8.8%	7.1%	7.0%
\$200,000 to \$249,999	0.9%	1.0%	1.3%
\$250,000 +	2.3%	1.8%	2.1%
MEDIAN HH INCOME	\$67,140	\$63,775	\$63,736
PER CAPITA INCOME	\$37,800	\$34,381	\$34,410
AVERAGE HH INCOME	\$85,518	\$80,616	\$82,267

[CLICK HERE FOR COMPLETE DEMOGRAPHIC REPORT](#)





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