



REPRESENTATIVE PHOTO

**DOLLAR
GENERAL®**

OFFERING MEMORANDUM
DOLLAR GENERAL
HAMLET, IN

Marcus & Millichap

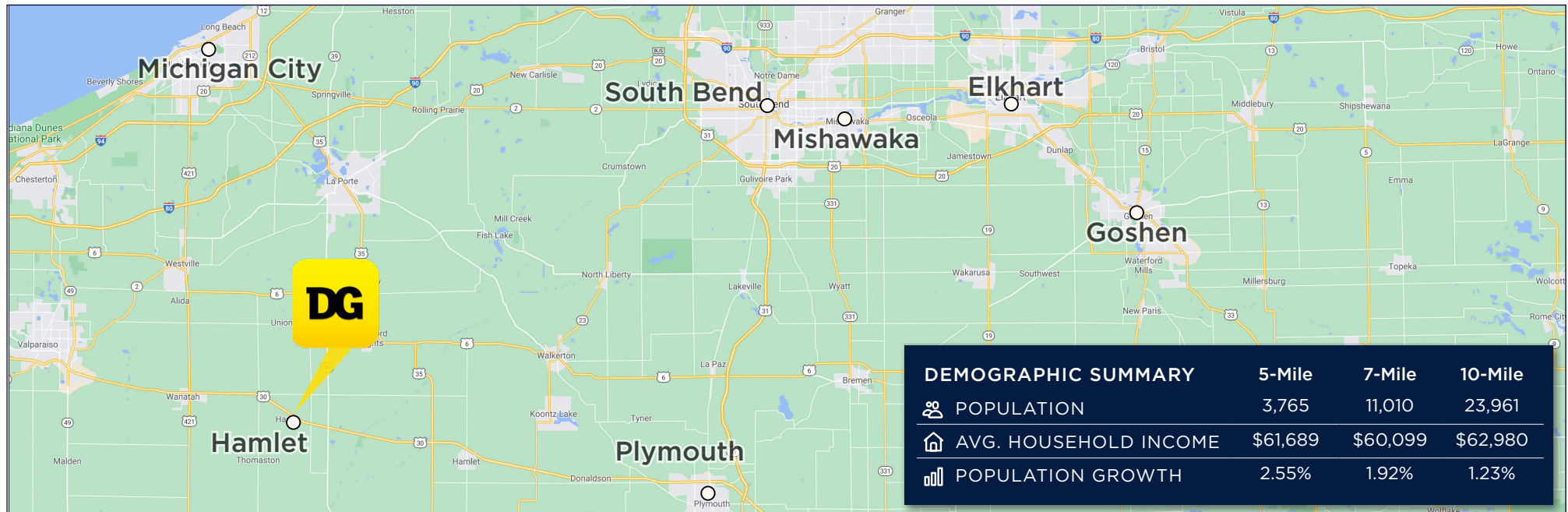
OFFERING SUMMARY

DOLLAR GENERAL®

5800 E 600 N, Hamlet, IN 46532

PRICE	\$1,536,000
CAP RATE	6.25%
NOI	\$95,958
RENTABLE SQUARE FEET	9,026
PRICE/SF	\$170
YEAR BUILT	2021
LOT SIZE	1.47 AC
TENANT TRADE NAME	Dollar General
LEASE GUARANTOR	Corporate
LEASE TYPE	NNN
ROOF & STRUCTURE	Tenant
LEASE TERM	15 Years

RENT COMMENCEMENT DATE		February 2021	
LEASE EXPIRATION DATE		February 2036	
TERM REMAINING ON LEASE		15 Years	
INCREASES		10% Increases During Options	
OPTIONS		Five, 5-Year Options	
BASE RENT	Years 1-15	\$95,958	
OPTION RENT	Years 16-20	(Option 1)	\$105,554
	Years 21-25	(Option 2)	\$116,090
	Years 26-30	(Option 3)	\$127,720
	Years 31-35	(Option 4)	\$140,492
	Years 36-40	(Option 5)	\$154,541
TENANT RESPONSIBILITIES		Taxes, CAM, Insurance, Roof & Structure	
LANDLORD RESPONSIBILITIES		100% No Landlord Responsibilities	



INVESTMENT HIGHLIGHTS

NEW UPGRADED CONSTRUCTION DOLLAR GENERAL

- Brand new upgraded 9,026 SF build-to-suit Dollar General in Hamlet, IN.
- This store is currently under construction and scheduled for delivery in January 2021.

HIGH TRAFFIC LOCATION

- Located directly off US Hwy 30 (14,735 VPD) that connects East and West Indiana. Subject is also 2 miles from the intersection of US Hwy 30 and US Hwy 35 that sees 6,173 VPD.
- Nearest competing dollar store is over 10 miles away.
- Surrounded by numerous local and regional retailers.

NEAR SOUTH BEND, IN

- Store is strategically located approximately 30 minutes South of South Bend, Indiana.
- South Bend is the fourth largest city in Indiana with an estimated population of 101,735 serving as the economic and cultural hub of Northern Indiana.
- Home to the University of Notre Dame (12,393 students) in addition to several other colleges and universities.
- The following companies have corporate headquarters in South Bend: AM General, Crowe Horwath, Martin's Super Markets, and Schurz Communications.

NEW 15 YEAR CORPORATE NNN LEASE

- Brand new 15-year corporate guaranteed lease with Dollar General.
- Tenant 100% responsible for all expenses, including taxes, insurance, roof and structure.
- 10% rent increase in each of the five, 5-year option periods.

INVESTMENT GRADE TENANT

- Dollar General is a publicly traded (NYSE: DG) Fortune 500 company with an S&P investment grade credit rating of BBB.
- Currently over 16,500 locations and expanding by 1,000 stores each year.
- Dollar General has been in business for 80 years and has a current net worth of over \$6.2 billion.



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TENANT SUMMARY



DOLLAR GENERAL®



BBB

S&P CREDIT RANKING
INVESTMENT GRADE



DG

PUBLICLY
TRADED COMPANY



\$6+ B

NET
WORTH



80

YEARS
IN BUSINESS



16,500+

STORES IN
46 STATES



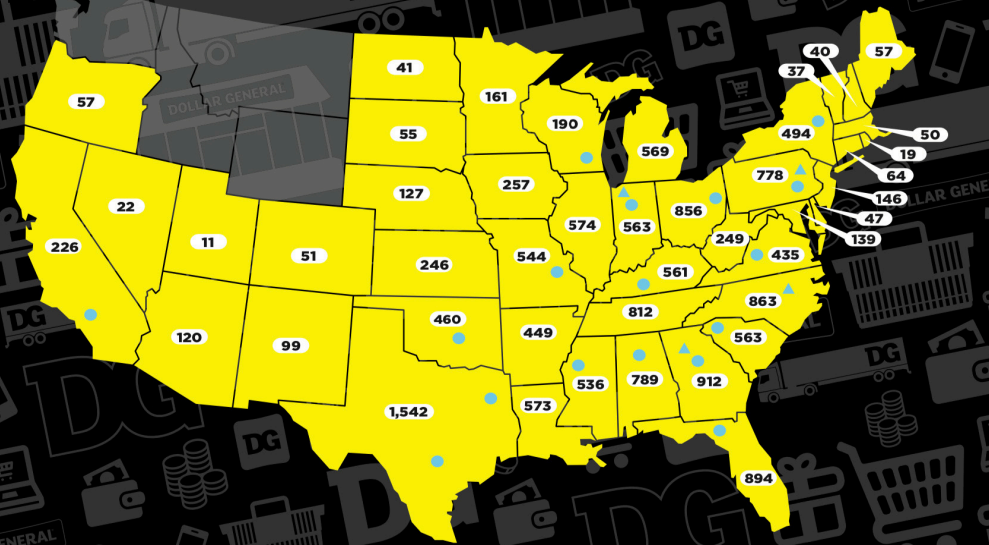
975

NEW STORES
BY YEAR END

16,500⁺ STORES IN 46 STATES

AS OF 1/31/2020

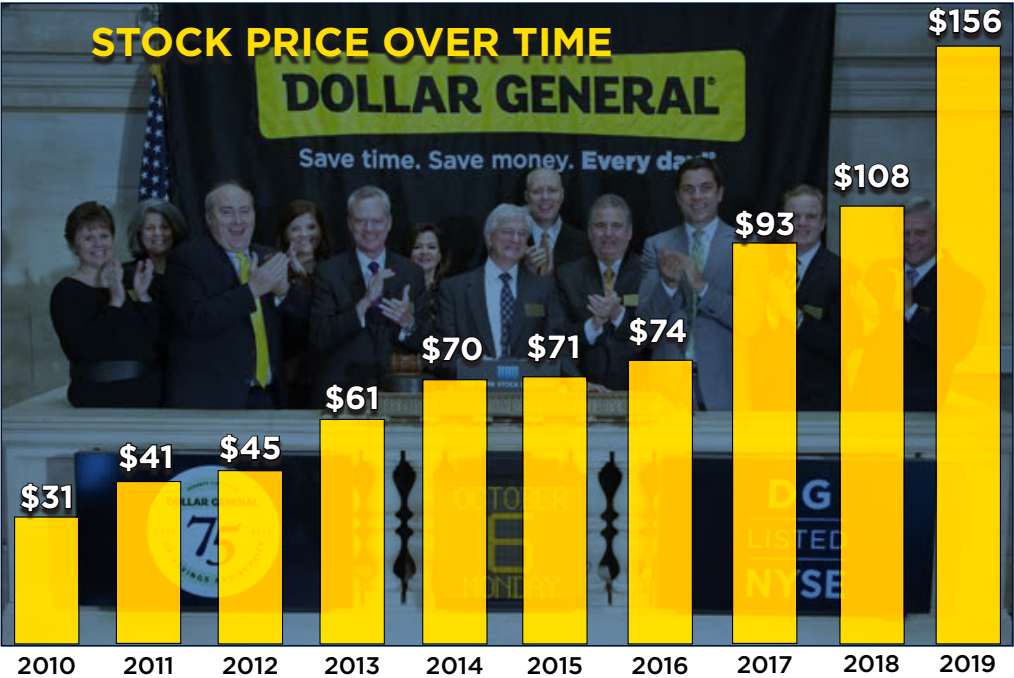
- STORES
- DISTRIBUTION CENTER
- ▲ FRESH DISTRIBUTION FACILITY



STOCK PRICE OVER TIME

DOLLAR GENERAL®

Save time. Save money. Every day.



UNIVERSITY OF NOTRE DAME

2019 Student Enrollment
±12,393

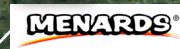
St. Mary's College
1,452 students



South Bend International Airport

University Park Mall

SOUTH BEND



INDIANA UNIVERSITY
SOUTH BEND

2019 Student Enrollment
±8,073



Walkerton High School -
595 students



14,735

Hamlet Golf Course

HAMLET



6,173 VPD

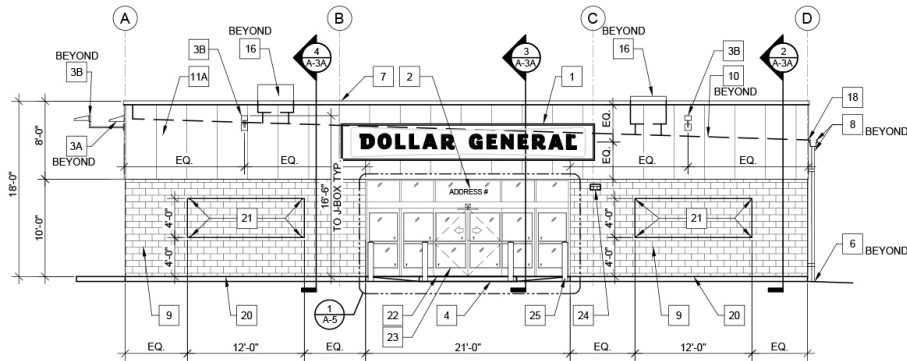


DEMOGRAPHIC SUMMARY	5-Mile	7-Mile	10-Mile
POPULATION	3,765	11,010	23,961
AVG. HOUSEHOLD INCOME	\$61,689	\$60,099	\$62,980
POPULATION GROWTH	2.55%	1.92%	1.23%

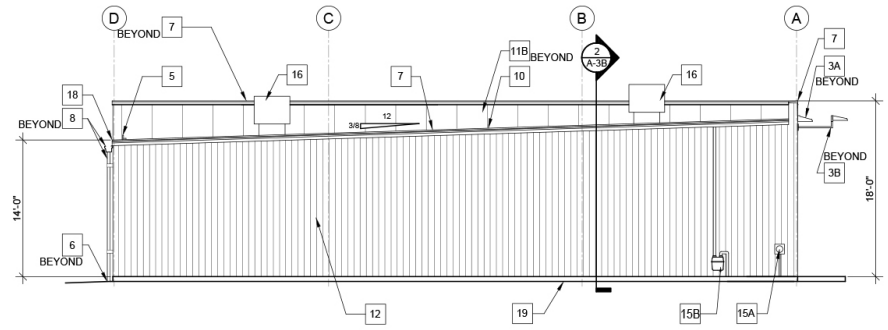
SITE PLAN



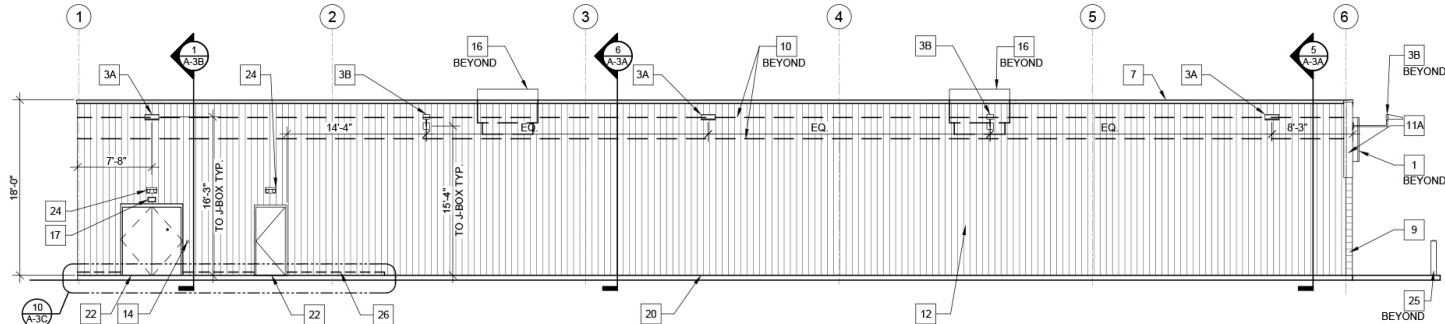
ELEVATIONS



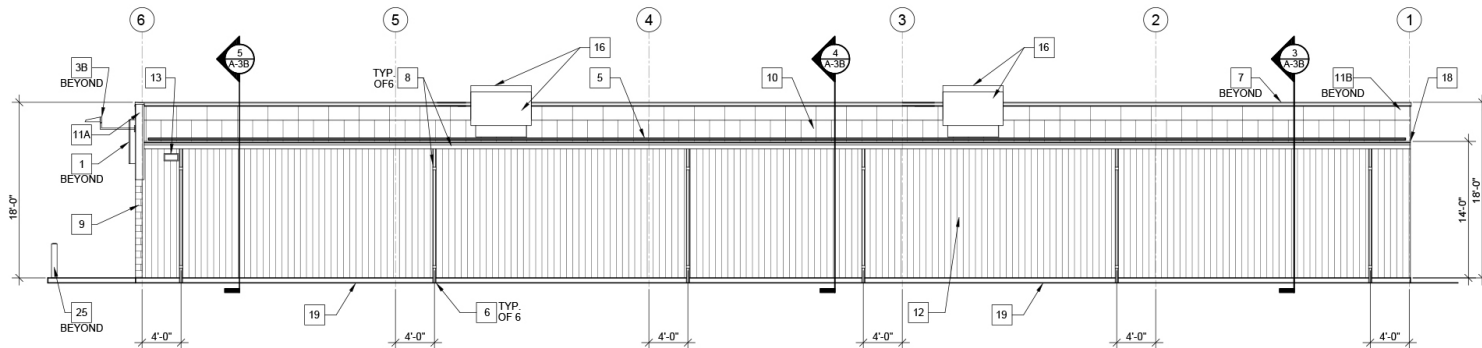
1 **NORTHEAST ELEVATION**
A-2 1/8" = 1'-0"



2 **SOUTHWEST ELEVATION**
A-2 1/8" = 1'-0"



3 **SOUTHEAST ELEVATION (TRUCK SIDE)**
A-2 1/8" = 1'-0"



4 **NORTHWEST ELEVATION**
A-2 1/8" = 1'-0"

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REPRESENTATIVE

Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

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don.mcminn@marcusmillichap.com

Re: 5800 E 600 N– Hamlet, IN 46532 (Dollar General)

Dear:

Please accept this offer to purchase the above referenced Property. This letter expresses Purchaser's interest in purchasing the Property under the following terms and conditions:

Purchaser _____

**Purchaser's
Address** _____

**Purchaser's
Phone/Fax** _____

**Purchaser's
Email Address** _____

Offer Price _____

Earnest Money \$50,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract with an additional \$50,000 deposited at the expiration of the Inspection Period (\$100,000 Total). The Earnest Money shall become non-refundable barring any other listed contingencies at the expiration of the Inspection Period.

Inspection Period 21 Calendar Days from the Effective Date, which shall mean the date on which the latter of the parties executes a Contract. All available Due Diligence Documents ("Documents") will be forwarded immediately upon the Effective Date of the Contract.

Purchaser's Initials _____ Seller's Initials _____

Financing Period
(Please Check One)

☐ **All Cash** (No Financing Period)

☐ **Financing:** Purchaser shall have ten (10) days from the Effective Date of the Contract to apply for and obtain a financing commitment. In addition, Purchaser shall have 30 days from the effective date of the contract to complete loan processing. Purchaser shall use its best efforts to secure and obtain a new first mortgage loan in the amount of \$_____ on terms which are acceptable to Purchaser.

Closing Date
(Please Check One)

☐ **New Property:** Within 10 Calendar Days after rent commencement and receipt of tenant estoppel.

☐ **Existing Property** Within 10 Calendar Days after the expiration of the Inspection Period (or Financing Period if applicable).

Closing Costs

Seller shall pay for the transfer tax. Buyer shall pay for Title. Purchaser and Seller shall each bear its own attorneys expenses. All other Closing Costs shall be split 50-50 between Buyer and Seller.

Property Condition

Property is being sold "AS IS" with Seller making representations or warranties concerning the property.

Contract within 10 days:

Within Ten (10) Calendar Days of the Effective Date of this Letter of Intent, Purchaser and Seller shall enter into a binding Contract (the "Contract"). Seller will Draft the Contract and Failure to reach an agreement will allow the Seller to consider this agreement void and accept offers from other parties.

Broker Commission

Purchaser acknowledges that Purchaser has employed _____, ("Purchaser's Brokers") to represent them in this transaction. Any commissions due the Purchaser's broker (if applicable) shall be paid by the Seller directly.

1031 Exchange

Purchaser ☐ is / ☐ is not (check one) completing an IRS 1031 Tax Deferred Exchange, to which the Seller agrees to cooperate providing there is no cost or expense to Seller. Purchaser has \$_____ in an exchange account from a transaction which closed escrow on _____. Purchaser will provide Seller, upon request, proof of such funds.

Confidentiality

Purchaser and Purchaser's agents and representatives hereby covenant with Seller that Purchaser and Purchaser's agents and representatives shall not, without the prior written consent of Seller (which consent may be withheld in Seller's sole and absolute discretion), disclose to any other person (other than Purchaser's

Purchaser's Initials _____ Seller's Initials _____

accountants and attorneys) or entity by any means whatsoever: (i) any information pertaining to the Documents; (ii) any information pertaining to the Contract; or (iii) any information or documentation (written or oral) provided by Seller or Seller's agents and representatives concerning Seller, Seller's business, Tenant, Tenant's business or the Property.

This Letter of Intent is contingent upon the prospective Purchaser's willingness to execute Seller's standard Purchase Agreement as well as review and approval of the details of the transaction proposed above by the appropriate principal parties of the Seller.

It is understood and agreed that the foregoing constitutes a *Letter of Intent* setting forth the major business points from our discussions. It is further understood that neither party intends to create any contractual rights or obligations as a result of entering into this *Letter of Intent*. No binding agreement or rights or obligations shall arise as the result of executing this letter or with respect to the proposed transactions, unless and until we execute definitive documentation incorporating the above provisions and other appropriate terms.

If the foregoing accurately reflects our discussions, please acknowledge same by returning a signed copy of this letter. Execution of this Letter of Intent by the undersigned agent in no way binds or obligates the Seller or any of its principals.

Agreed and Accepted | Purchaser

By: _____

Printed: _____

Dated: _____

Agreed and Accepted | Seller

By: _____

Printed: _____

Dated: _____

Purchaser's Initials _____ Seller's Initials _____