



REPRESENTATIVE IMAGE

SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Dollar General

382 Cesar E Chavez Avenue
Pontiac, MI 48342

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 9,100 SF Dollar General Located in Pontiac, MI. This Deal Includes a Brand New 15 Year Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities, Providing For a Great Investment Opportunity.

OFFERING SUMMARY

PRICE	\$1,689,445
CAP	5.75%
NOI	\$97,143
PRICE PER SF	\$185.65
GUARANTOR	Dollar General Corporation

PROPERTY SUMMARY

ADDRESS	382 Cesar E Chavez Avenue Pontiac, MI 48342
COUNTY	Oakland
BUILDING AREA	9,100 SF
LAND AREA	1.63 AC
YEAR BUILT	2020

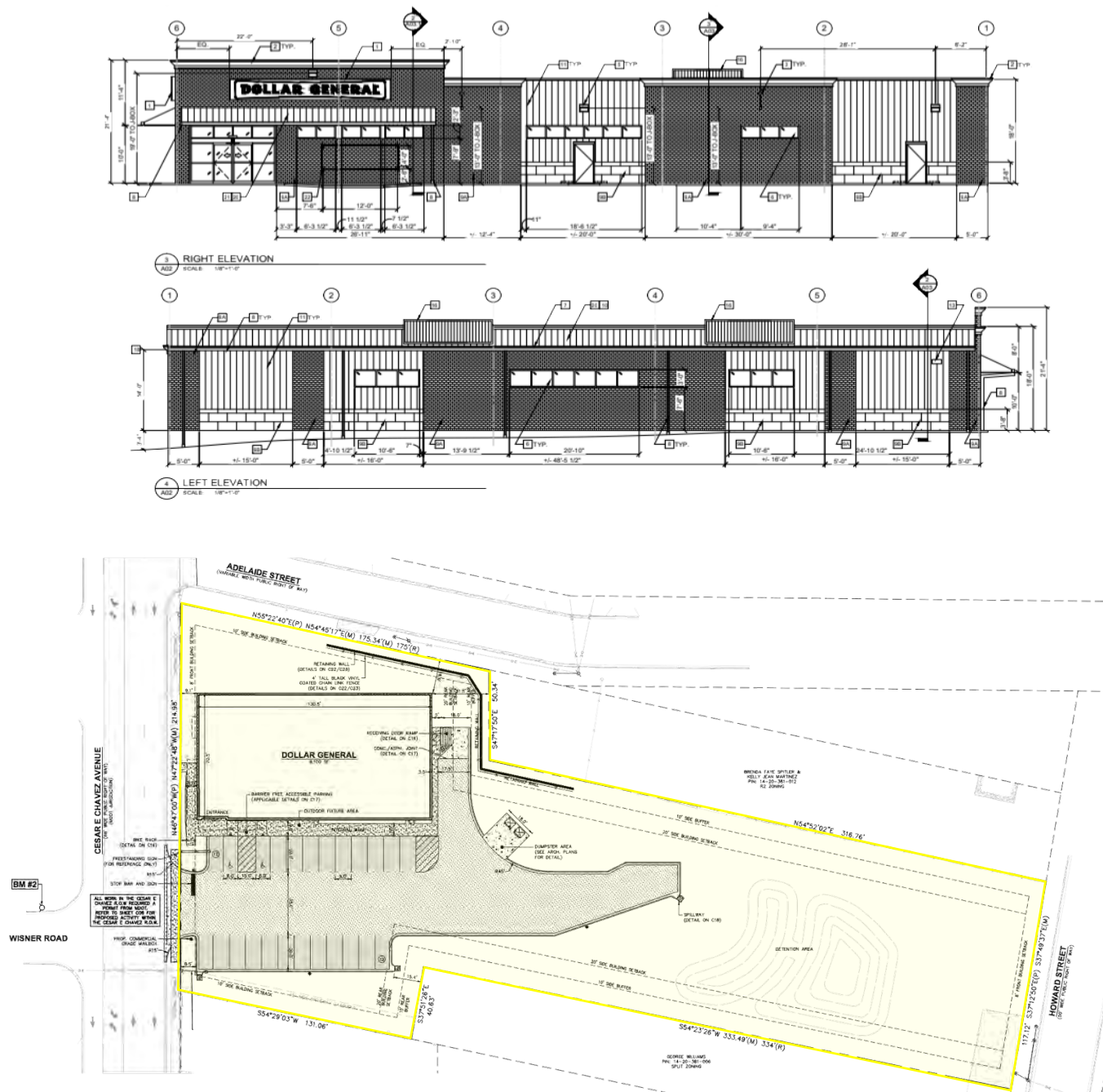


HIGHLIGHTS

- New Construction 9,100 SF Build-to-Suit Dollar General Located in Pontiac, Michigan
- Brand New 15 Year Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Location is Currently Under Construction and Scheduled to Open in December 2020
- 10% Rental Increases in Each of the Five, 5 Year Option Periods
- Corporate Guaranteed With Dollar General
- Excellent Demographics With Over 78,360 Residents Within a 3-Mile Radius and Average Household Income of \$54,527
- Dollar General is a Publicly Traded (NYSE: DG) Fortune 500 Company With an S&P investment Grade Credit Rating of BBB
- Dollar General Has Been in Business For 80 Years and Has a Current Net Worth of Over \$6.2 Billion
- Currently Over 16,700 Locations and Expanding By 1,000 Stores Each Year
- How Dollar General Is Bucking the Retail Trend; [Read More Here](#)
- Dollar General Has Hired Over 50,000 New Employees to Support Operations Across Its Organization Amid Heightened Demand to Meet Customers Essential Needs
- Amazon is Currently Constructing a Regional Distribution Center and a 823,000 SF Fulfillment Center in Pontiac; It's a \$271.6 Million Project That Will Bring More Than 1,500 Jobs to the Area
- Oakland County is Part of the Detroit MSA, Making it the Second Most Populous County in Michigan

LEASE SUMMARY

TENANT	Dollar General
PREMISES	A Building of Approximately 9,100 SF
LEASE COMMENCEMENT	Est. December 1, 2020
LEASE EXPIRATION	Est. November 30, 2035
LEASE TERM	15 Years
RENEWAL OPTIONS	5 x 5 Years
RENT INCREASES	10% at Option Periods
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Dollar Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility



SQUARE
FOOTAGE

ANNUAL
BASE RENT

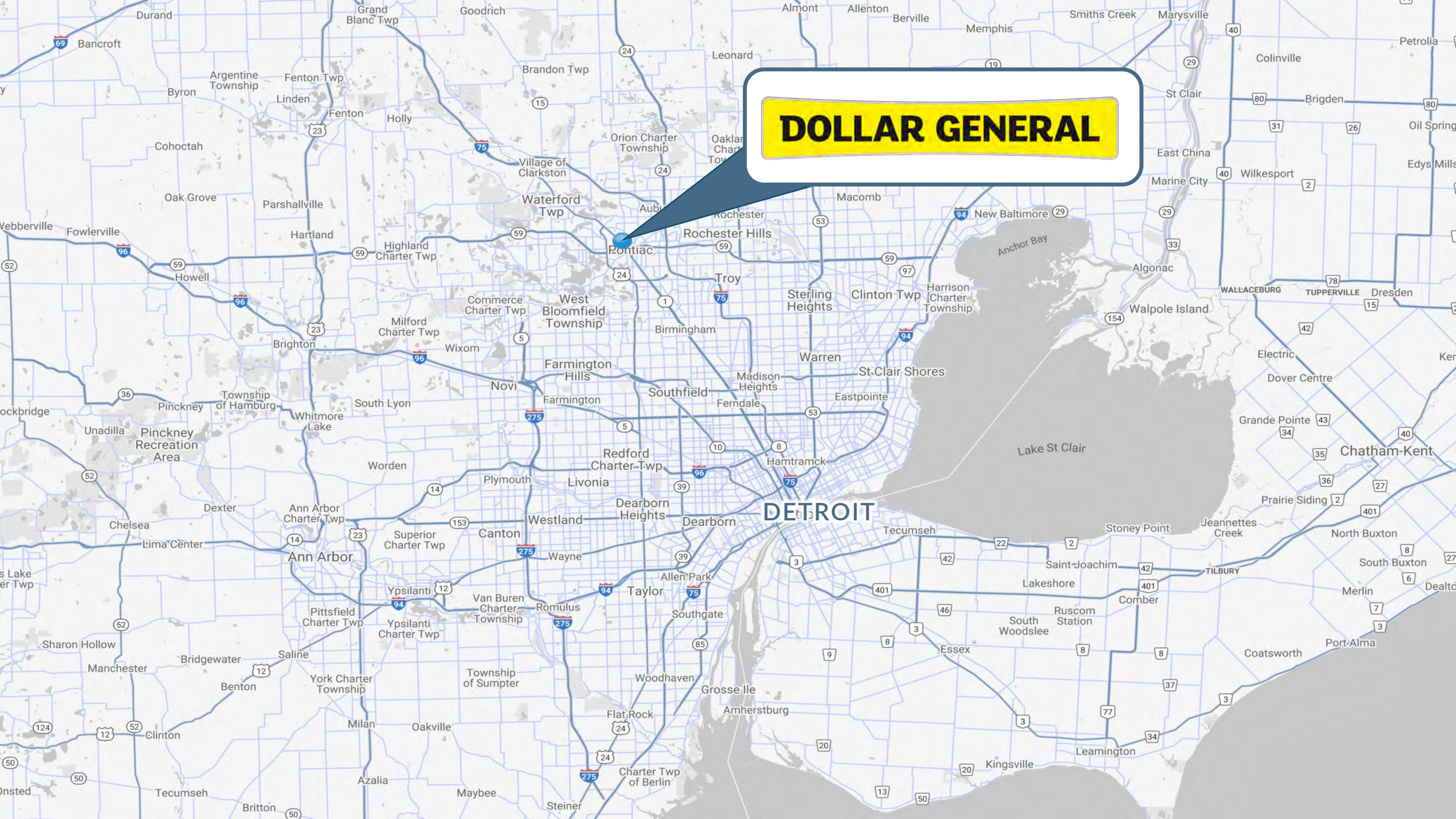
RENT
PER SF

9,100 SF

\$97,143

\$10.67

DOLLAR GENERAL



POPEYES RED LOBSTER

O'Reilly AUTO PARTS Firestone DOLLAR GENERAL

TACO BELL T RAC bp

Arby's PNC

Advance Auto Parts metro by T-Mobile

RITE AID Walgreens Retro Fitness

BIG LOTS! HARBOR FREIGHT TOOLS DOLLAR TREE SUBWAY CITITRENDS SALLY BEAUTY

DOLLAR GENERAL

FIFTH THIRD BANK SUNOCO

Little Caesars bp SUNOCO cricket

THE HOME DEPOT

Cesar E Chavez Ave

BUSINESS 24

GOODYEAR Bank of America

Little Caesars PNC MARATHON

ANYTIME FITNESS Mobil

FAMILY DOLLAR

PONTIAC | OAKLAND COUNTY | MICHIGAN

Pontiac is a city and county seat of Oakland County in the state of Michigan. As of the 2019 census, the city had a total population of 59,438. The city is a northern suburb of Metro Detroit, located about 20 miles of Detroit. Detroit is the largest and most-populous city in the state of Michigan, the largest U.S. city on the United States–Canada border, and the seat of Wayne County. The municipality of Detroit had a 2019 estimated population of 670,031, making it the 24th-most populous city in the U.S. The metropolitan area, known as Metro Detroit, is home to 4.3 million people, making it the second-largest in the Midwest after the Chicago metropolitan area, and 14th-largest in the United States. Regarded as a major cultural center, Detroit is known for its contributions to music and as a repository for art, architecture and design.

Due to the city's close proximity, Detroit's economy affects Pontiac's. Detroit is a major port on the Detroit River, one of the four major straits that connect the Great Lakes system to the Saint Lawrence Seaway. The Detroit Metropolitan Airport is among the most important hubs in the United States. The most significant companies based in Detroit include General Motors, Quicken Loans, Ally Financial, Shinola, Compuware, American Axle, Little Caesars, DTE Energy, Lowe Campbell Ewald, Blue Cross Blue Shield of Michigan, and Rossetti Architects. The City of Detroit anchors the second-largest regional economy in the Midwest, behind Chicago and ahead of Minneapolis–Saint Paul, and the 13th-largest in the United States.

Pontiac is known for the Arts, Beats and Eats Festival, a widely attended summer festival featuring an art show, musical concert venues, and a sampling of food from numerous regional restaurants. Detroit is less than 25 minutes away which is the perfect place to spend the day. Detroit is home to the Dearborn Historical Museum, the Museum of African American History and the Plymouth Historical Museum. Near Downtown, the neoclassical Detroit Institute of Arts is famed for the Detroit Industry Murals painted by Diego Rivera, and inspired by the city's ties to the auto industry, giving it the nickname "Motor City." Apart from this, one can also visit the Detroit Zoo and the Eastern Market.

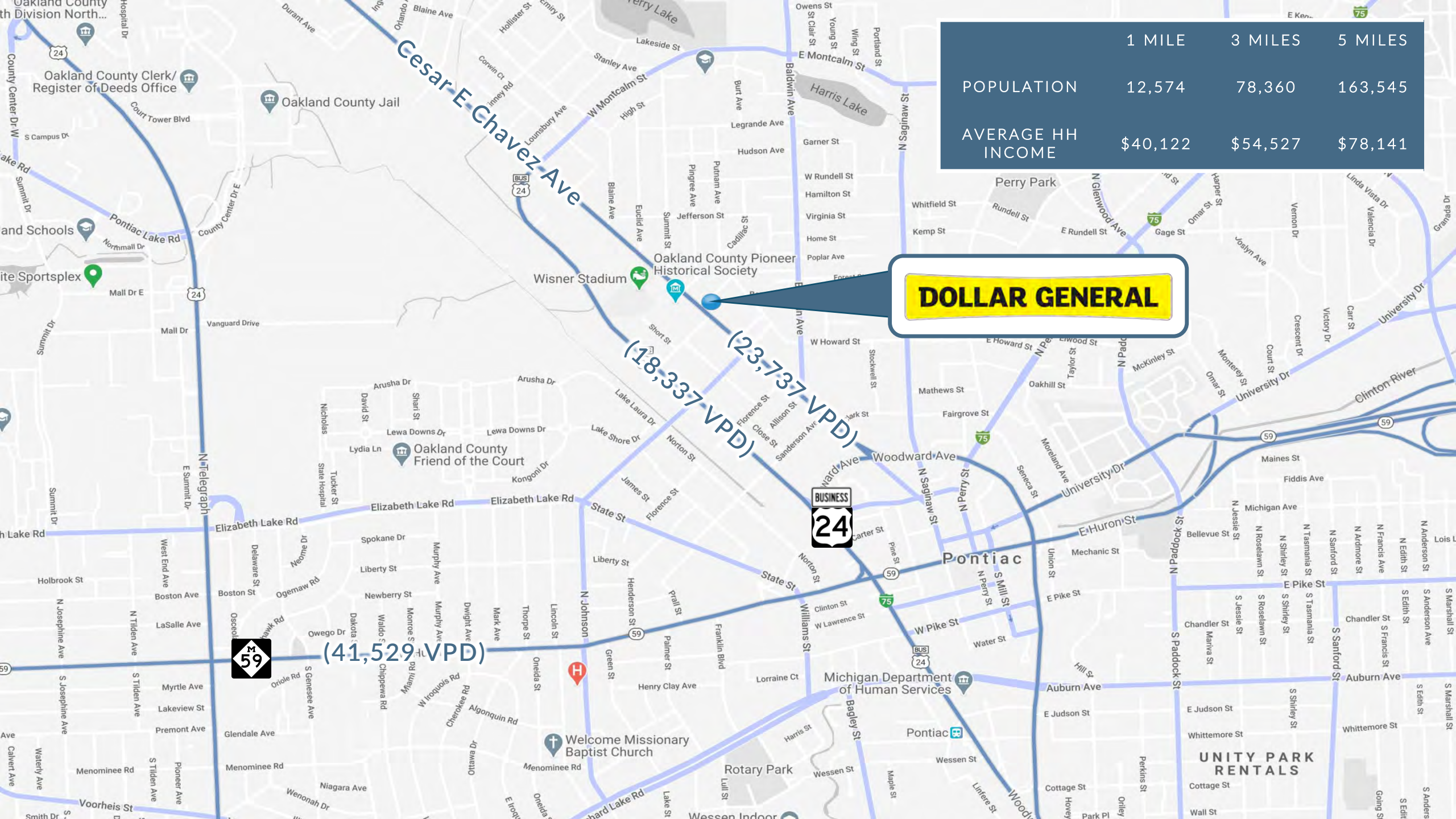


PONTIAC, MI



DETROIT ZOO





	1 MILE	3 MILES	5 MILES
POPULATION	12,574	78,360	163,545
AVERAGE HH INCOME	\$40,122	\$54,527	\$78,141

DOLLAR GENERAL

(18,337 VPD)
(23,737 VPD)



(41,529 VPD)



UNITY PARK
RENTALS

TENANT PROFILE

Dollar General Corporation (NYSE: DG) was founded in 1939 and has been delivering value to shoppers for over 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 low everyday prices in convenient neighborhood locations. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills and PepsiCo.

Dollar General operates over 16,720 stores in 46 states as of July 31, 2020. Fiscal year 2019 net sales increased 8.3% to \$27.8 billion, compared to \$25.6 billion in fiscal year 2018. This net sales increase included positive sales contributions from new stores and growth in same-store sales, modestly offset by the impact of store closures. Same-store sales increased 3.9% compared to fiscal year 2018, driven by increases in both average transaction amount and customer traffic. The Company reported net income of \$1.7 billion for fiscal year 2019 compared to \$1.6 billion for fiscal year 2018.



COMPANY TYPE
NYSE: DG



FOUNDED
1939



OF LOCATIONS
16,720+



HEADQUARTERS
Goodlettsville, TN



WEBSITE
dollargeneral.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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A photograph of a Dollar General store exterior. The building is a single-story structure with a brick facade and a dark metal roof. A large yellow sign with "DOLLAR GENERAL" in blue letters is mounted on the brick wall. In front of the store, there is a parking lot with several vehicles, including a blue SUV, a silver minivan, and a dark pickup truck. There are also some outdoor storage units and signs for "ICE" and "Send money from here!" near the entrance.

DOLLAR GENERAL

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