



OFFERING MEMORANDUM

Dollar General | Absolute NNN Investment

2295 N. Highway 90, Huachuca City, Arizona 85616

BRAND NEW CONSTRUCTION

\$1,955,000 6% CAP

Representative Photo: Same construction style as subject property



For more information, please contact:

Dave Hammack, Principal
Retail Properties
+1 520 546 2712
dhammack@picor.com

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



Investment Summary

| | |
|------------------------|--|
| Offering Price: | \$1,955,000 |
| CAP Rate: | 6% |
| Annual Rent: | \$117,284.64 |
| Building Size: | 9,100 SF |
| Land Area: | ± 1.70 acres |
| Year Built: | Under Construction (Delivery December 2020) |

For more information, contact:

Dave Hammack, Principal
Retail Properties
+1 520 546 2712
dhammack@picor.com

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com

Lease Abstract

| | |
|--------------------------------|---|
| Property Address | 2295 N. Highway 90 Huachuca City, Arizona 85616 |
| Tenant | DG Retail, LLC |
| Guarantor | Dollar General Corporation (NYSE:DG) |
| Lease Term | Fifteen (15) years with Three (3), Five (5) year renewal options |
| Lease Type | Absolute NNN (zero Landlord responsibility) |
| Rent increases | 10% each option period |
| Est. Lease Commencement | December 15, 2020 |
| Est. Lease Expiration | December 14, 2035 |

Representative Photo
Not Subject Property

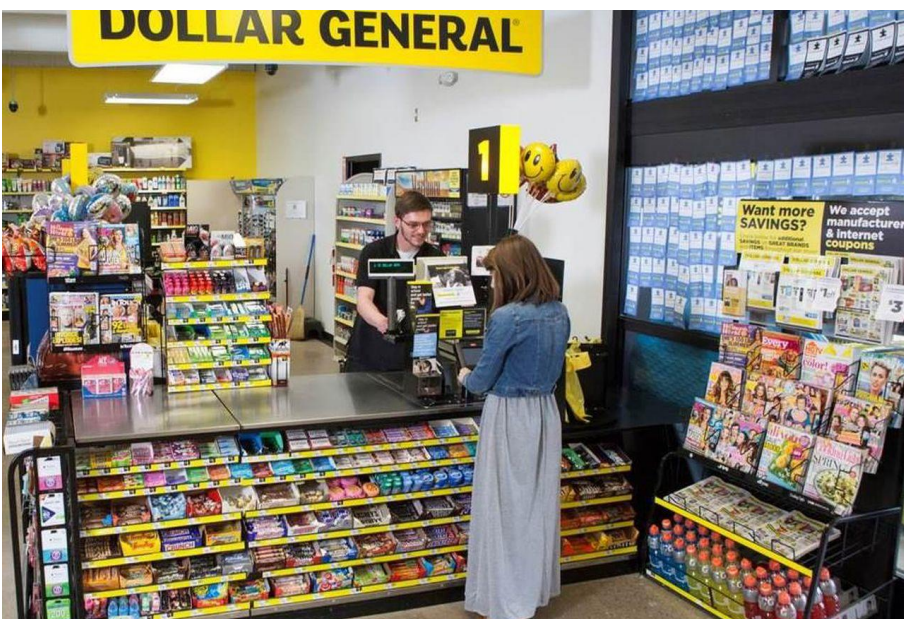


Tenant Profile

| | |
|-----------------------|--|
| Company Type | Public (NYSE: DG) |
| Revenue | \$25.6 billion in 2019 |
| Store Count | 15,472 as of March 2019 |
| Employees | 120,000+ |
| S&P Credit Rating | BBB |
| Moody's Credit Rating | Baa2 |
| Website | www.dollargeneral.com |

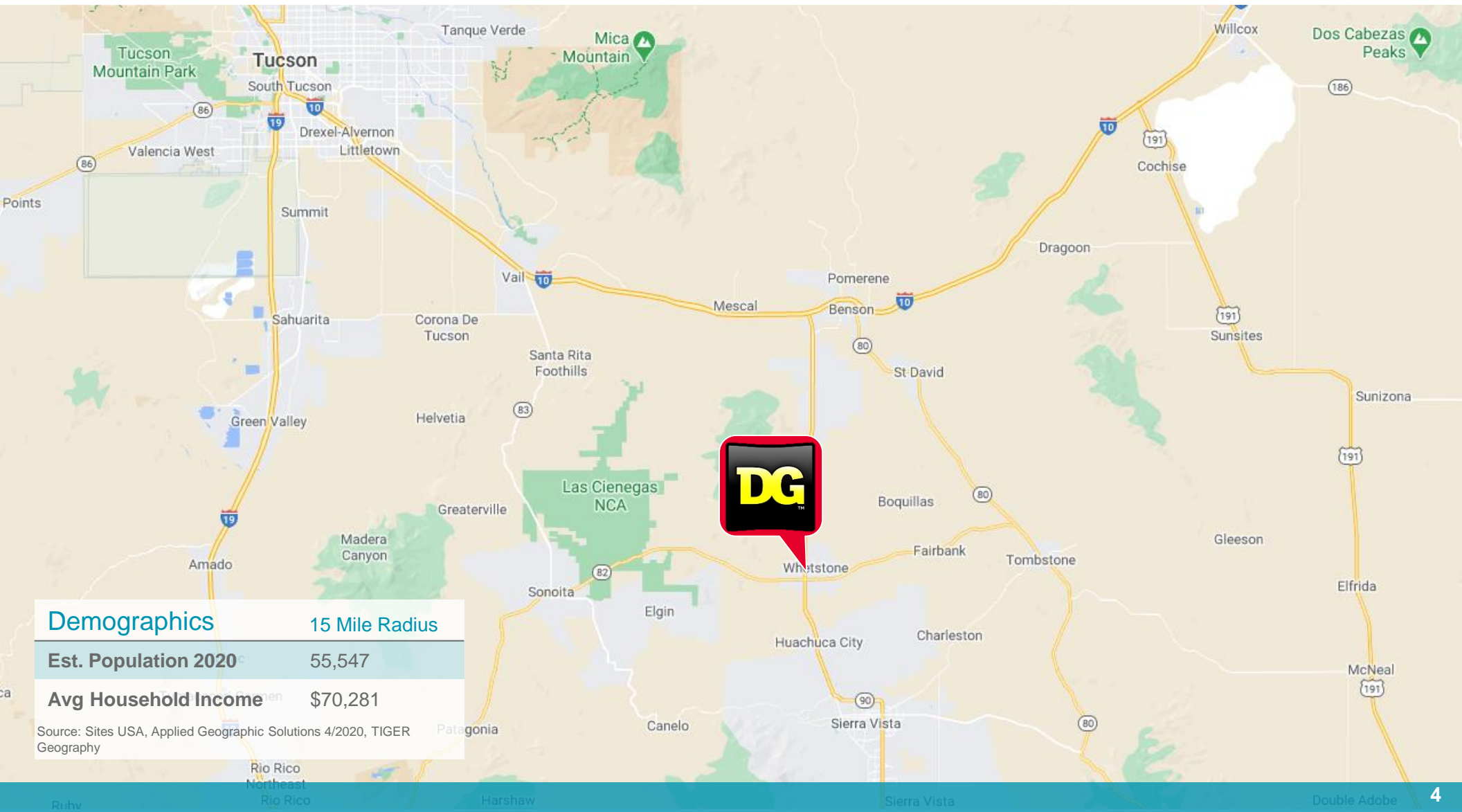
- The first Dollar General store opened in Springfield, Kentucky on June 1, 1955.
- Dollar General offers products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at low everyday prices in convenient neighborhood locations.
- In addition to high quality private brands, Dollar General sell 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.
- Dollar General is the only dollar store chain with an investment grade rating from S&P and Moody's.
- Ranked #139 on the *Fortune 500* list as of June 2016.
- Dollar General is the country's largest small box retailer.

Source: www.dollargeneral.com, www.standardandpoors.com, and www.moody.com



Location Overview

Brand new construction located in Huachuca City, Arizona, located just north of Sierra Vista, Arizona. Huachuca City is part of the Sierra Vista MSA with a population of mostly 130,000 people. Fort Huachuca Army Base is just south of the site with approximately 6,500 active duty soldiers, 7,400 military family member, and 5,000 civilian employees. The population within 5 miles of the site is approximately 4,459 people and is approximately 14,646 people within 10 miles of the site.



Demographics

15 Mile Radius

Est. Population 2020 55,547

Avg Household Income \$70,281

Source: Sites USA, Applied Geographic Solutions 4/2020, TIGER Geography