

**DOLLAR  
GENERAL®**

TIVERTON, RI

**HORVATH  
& TREMBLAY**



**SINGLE TENANT NET LEASE OPPORTUNITY**



## LEAD AGENTS



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## INVESTMENT HIGHLIGHTS

Horvath & Tremblay is pleased to present the exclusive opportunity to purchase a freestanding Dollar General investment property located at 567 Main Road in Tiverton, Rhode Island (the "Property"). The 8,241 square foot building was built in 2014 and features food storage freezers for fresh, frozen and refrigerated foods. Dollar General took possession of the premises and their ten-year, corporate lease, commenced on January 29, 2015. The Property also features a Citizens Bank ATM pad which has a 5-year lease with three (3), 5-year renewal options.

The Property benefits from its highly visible location along Main Road, the main thoroughfare traveling through Tiverton with traffic counts in excess of 14,000 vehicles per day.

- **ATTRACTIVE RENT INCREASES:** The Dollar General lease calls for a 10% rent increase at the start of each option period, and Citizens Bank has scheduled rent increases at the start of each option period, providing a steady increase in income and an attractive hedge against inflation. Both tenants have 5+ years remaining on their current lease terms with the first renewal options scheduled to begin in 2025.
- **STRONG CREDIT GUARANTORS:** The lease is guaranteed by Dollar General Corporation. Dollar General has the highest credit rating among its peers and is the only "dollar store" with investment grade credit; rated BBB (S&P) and Baa2 (Moody's). Dollar General operates over 15,000 locations throughout the country. Citizens Bank is a wholly owned subsidiary of Citizens Financial Group, a publicly traded company with a market cap of \$10.86 billion. Citizens Financial Group boasts an investment grade credit rating of A- (S&P) and Baa1 (Moody's).
- **STRATEGIC RETAIL LOCATION:** The Property is strategically positioned in a highly visible location along Main Road (RI Route 138), the main thoroughfare traveling through Tiverton. The location offers access to exceptional demographics, strong traffic counts, and a convenient location for residents of Tiverton.
- **AREA DRIVERS:** The Property is surrounded by the Tiverton School District which includes Ranger Elementary, Tiverton Middle School and Tiverton High School. The schools combined are home to 1,400 students. Additionally, the Property is just 2-miles from Fall River, Massachusetts with a population of nearly 90,000.
- **EXCEPTIONAL DEMOGRAPHICS:** An impressive 125,400+ people live within a 5-mile radius of the Property with an average household income of \$73,120, representing a demographic well-aligned with Dollar General's target customer.
- **DC FRESH INITIATIVE:** The subject Dollar General features food storage freezers and is an early adaptor of Dollar General's new "DC Fresh" initiative. Starting in 2019, Dollar General began using fresh, frozen and refrigerated foods to help build store traffic and comps for their national rollout of the program. In concert with DC Fresh, Dollar General has also begun a cost-saving initiative to "self-distribute" fresh and frozen food serving their 300 Dollar General stores in the Northeast that will be expanded nationally to include over 5,000 of their stores by the end of Q1 2020.







**\$2,100,000**

LIST PRICE



**7.14%**

CAP RATE



**\$150,000**

NET OPERATING INCOME

567 MAIN ROAD | TIVERTON, RI 02878

OWNERSHIP: Fee Simple

BUILDING AREA: 8,241 SF

YEAR BUILT: 2014

LAND AREA: 1.39 Acres

ROOF & STRUCTURE: Landlord Responsible

OCCUPANCY: 100.0%

**DOLLAR GENERAL®**

#### TENANT OVERVIEW

TENANT	UNIT	SQ FT	% GLA	ANNUAL	PSF	TYPE	COMMENCE	EXPIRATION	OCCUPANCY	REMAINING	OPTIONS
DOLLAR GENERAL	1	8,241	100.00%	\$132,000	\$16.02	NN	01/29/2015 -	01/31/2025	5 Yrs, 9 Mos	4 Yrs, 2 Mos	3, 5-Year
CITIZENS BANK ATM	2	N/A	N/A	\$18,000	N/A	N/A	09/01/2020 -	08/31/2025	0 Yrs, 2 Mos	4 Yrs, 9 Mos	3, 5-Year
<b>TOTAL</b>		<b>8,241</b>	<b>100.00%</b>	<b>\$150,000</b>							





TENANT	SUITE	GLA	% GLA	OCCUPANCY	REMAINING	TERM	START	END	ANNUAL	PSF	% INC	CAM	TAX	INS	OPTIONS
DOLLAR GENERAL	1	8,241 SF	100%	5 Yrs, 9 Mos	4 Yrs, 2 Mos	CURRENT	02/01/2020 - 01/31/2025		\$132,000	\$16.02		Net	Net	Net	3, 5-Year
						OPTION 1	02/01/2025 - 01/31/2030		\$145,200	\$17.62	10.0%				
						OPTION 2	02/01/2030 - 01/31/2035		\$159,720	\$19.38	10.0%				
						OPTION 3	02/01/2035 - 01/31/2040		\$175,692	\$21.32	10.0%				
CITIZENS BANK ATM	2	N/A	N/A	0 Yrs, 2 Mos	4 Yrs, 9 Mos	CURRENT	09/01/2020 - 09/30/2025		\$18,000	N/A		N/A	N/A	N/A	3, 5-Year
						OPTION 1	10/01/2025 - 10/31/2030		\$19,467	N/A	8.2%				
						OPTION 2	11/01/2030 - 11/30/2035		\$19,900	N/A	2.2%				
						OPTION 3	12/01/2035 - 12/31/2040		\$20,051	N/A	0.8%				
TOTALS:		8,241 SF	100%	\$150,000											





## ABOUT THE TENANT

Dollar General is the largest chain of discount stores in the country and is among the largest retailers of products made by leading companies such as Procter & Gamble, Kellogg's, General Mills, Nabisco, Fruit of the Loom and Coca-Cola. The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky. In 1968 the name changed to Dollar General and the company went public on the NYSE. Dollar General has since become one of the most profitable stores in the U.S. with FY 2019 revenue reaching \$25.6 billion.

Dollar General predominantly serves rural and suburban low-income customers. The retailer's target shopper is often living in areas called "food deserts," meaning they are miles away from the nearest Walmart or grocery store. This has meant that the majority of its stores are located in rural and suburban areas, where the stores cost less to operate.

Dollar General has had explosive growth, nearly doubling their store count from 8,194 in 2007 to 15,370 in 2018. Over the same time period, the company's sales jumped from \$9.5 billion to over \$25 billion. As of 2017, Dollar General has the most store locations of any retailer in America. They currently operate over 15,300 stores in 45 states with 14 distribution centers in 14 states.

From a net lease point of view, Dollar General is appealing given its lower price point and impressive sales record in a growing market segment. While competitors have been squeezed by growing competition from Amazon, Dollar General has flourished, swooping in and offering prices that are 20% - 40% lower than grocery and drug stores. As of their most recent quarterly results, Dollar General had continued its 29-year long sales growth streak, reporting a 4% increase in same-store sales.

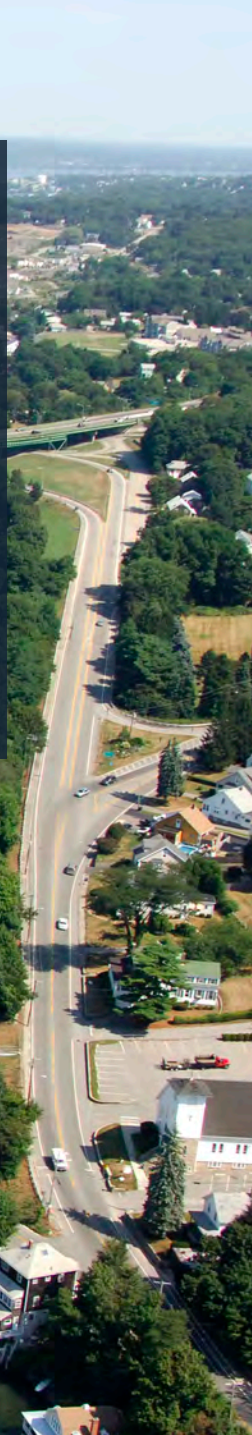


### OVERVIEW

Tiverton is located on the eastern shore of Narragansett Bay, across the Sakonnet River from Aquidneck Island (also known as the Island of Rhode Island). Together with the adjacent town of Little Compton, the area is disconnected from the rest of the state of Rhode Island. The northern portion of the town is located on Mount Hope Bay.

Tiverton is located west of the town of Westport and south of the city of Fall River located in Massachusetts. Much of the town is located along a granite ridge which runs in a north-south direction, rising approximately 170 feet in elevation from the bay. A large section of exposed granite can be observed at the highway cut for Route 24, near the Main Road interchange. Tiverton has a total area of 36.3 square miles, of which 29.4 square miles is land and 7.0 sq mi; (19.16%) is water.

Tiverton was incorporated in 1694 and today, the coastal community seamlessly blends outdoor beauty with cultural pleasures. The town is home to one-of-a-kind quaint locally owned boutiques and eateries, many nestled in historic Tiverton Four Corners, a quaint New England village of 18th century buildings. Tiverton also boasts excellent beaches. Both beaches are located on the Sakonnet River. The cool breeze blows strong throughout the year. The beaches in Tiverton are Fogland Beach, which has lifeguards, and also can be used for fishing, hiking/walking, and wildlife/nature observation. Grinnell's Beach provides an excellent windsurfing area, and a view of the Sakonnet River and Portsmouth shoreline. Amenities include changing rooms, showers, and a children's playground.



	3 MILES	5 MILES	10 MILES
<b>POPULATION</b>			
2020 Estimate	45,530	125,724	238,232
2025 Projection	45,988	127,111	238,467
2010 Census	45,192	124,957	237,995
<b>BUSINESS</b>			
2020 Est. Total Businesses	1,463	5,457	9,714
2020 Est. Total Employees	11,659	47,887	84,645
<b>HOUSEHOLDS</b>			
2020 Estimate	20,137	54,719	99,982
2025 Projection	20,689	56,380	102,063
2010 Census	19,307	52,431	96,176
<b>INCOME</b>			
Average Household Income	\$75,101	\$76,514	\$97,063
Median Household Income	\$58,794	\$61,250	\$75,991



**238,000+**  
PEOPLE WITHIN 10 MILES



**84,500+**  
EMPLOYEES WITHIN 10 MILES



**\$97,000+**  
AVERAGE HOUSEHOLD INCOME















AREA LOCATION MAP



Shell

McDonald's

ULTA BEAUTY

FIVE BEL'W

FIVE GUYS

MARKET BASKET

PETSMART

STAPLES

BURGER KING

Santander

HENRY LORD COMMUNITY SCHOOL

Stop&Shop

Burlington

JOB LOT

SUBWAY

GameStop

CVS

HARBOR FREIGHT TOOLS

Bank of America

Papa Gino's

GNC

ALDI

AutoZone

Friendly's

Denny's

Little Caesars

savers

Wendy's

TACO BELL

Advance Auto Parts

MATTRESS FIRM

POCASSET ELEMENTARY SCHOOL

DUNKIN'

CVS

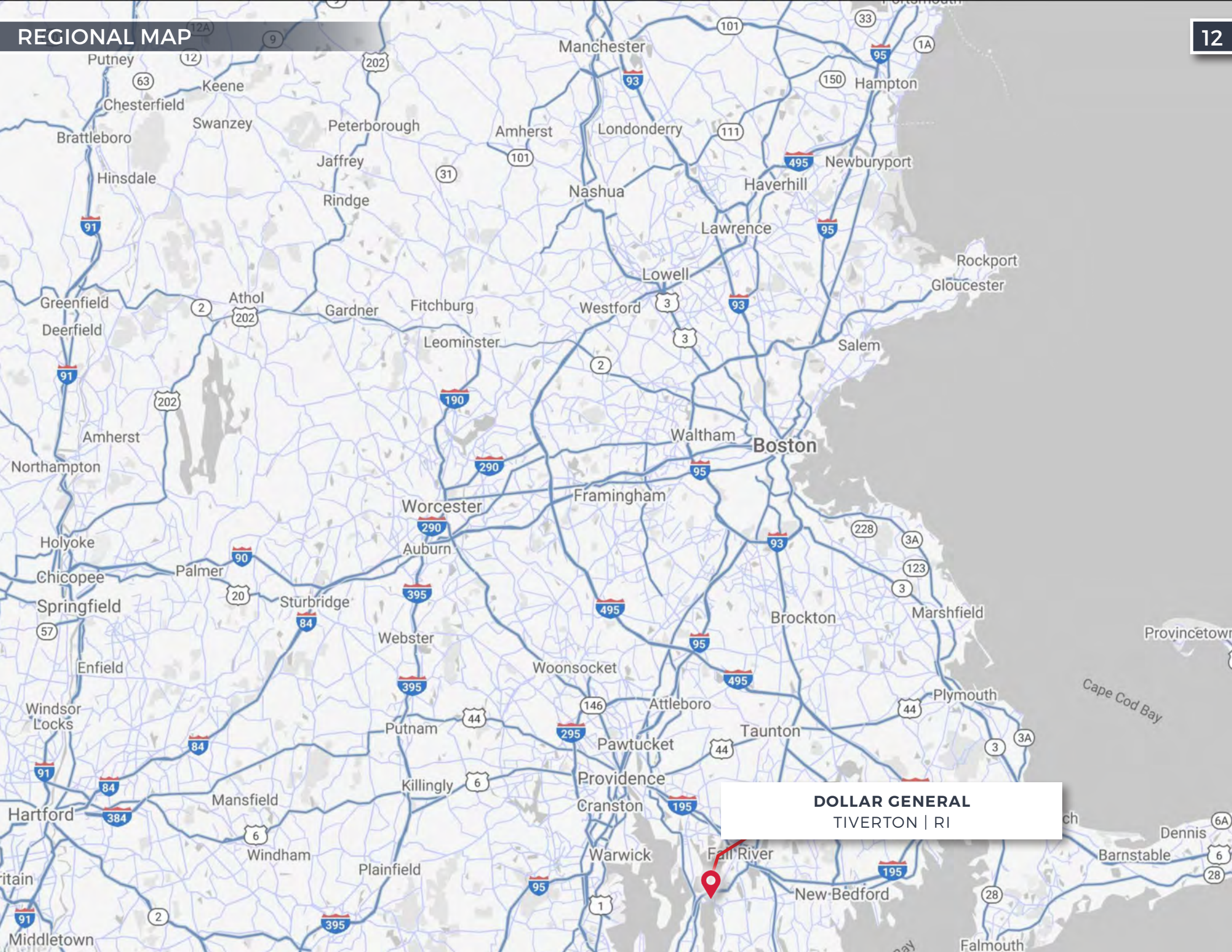
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