



The ESS Group, Inc.



NET LEASE INVESTMENT PROPERTY | OFFERING MEMORANDUM

**RELOCATION "PLUS" DOLLAR GENERAL –
UPGRADED BRICK CONSTRUCTION**

3930 S OATES ST | DOTHAN, ALABAMA 36301

DISCALIMER

DOLLAR GENERAL

3930 S OATES ST, DOTHAN, ALABAMA 36301

The Offering Memorandum contains select information pertaining to the business and affairs of Dollar General ("Property"). It has been prepared by The ESS Group, Inc. We have obtained the information from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. You and your tax and legal advisors should conduct your own investigation of the Property and transaction. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and The ESS Group, Inc. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to the prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executive Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or The ESS Group, Inc. or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

BY ACCEPTING THIS CONFIDENTIAL OFFERING MEMORANDUM, YOU AGREE TO RELEASE THE ESS GROUP, INC. AND HOLD IT HARMLESS FROM ANY KIND OF CLAIM, COST, EXPENSE, OR LIABILITY ARISING OUT OF YOUR INVESTIGATION AND/OR PURCHASE OF THIS NET LEASED PROPERTY. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

EXECUTIVE SUMMARY

DOLLAR GENERAL

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The ESS Group is pleased to exclusively market for sale a single tenant net leased Dollar General PLUS investment located in Dothan, Alabama. The investment features a brand new 2020 upgraded brick construction building leased to Dollar General with a corporate guarantee. The initial lease term is for 15 years with rent commencement in May 2020. There are 5 options to extend, each is 5 years long and each triggers a 10% rent increase. There are no termination rights and the lease is an absolute NNN with no landlord responsibilities, being a completely passive real estate investment. This is a rare 10,640 SF Relocation PLUS store, which replaces an older store with high sales volume in a proven market. The additional space is used for more frozen foods and a larger grocery section.

Dothan is known as the "Peanut Capital of the World" and is home to the nation's largest peanut festival which hosts over 200,000 guests every year. Dothan's population has been steadily increasing over the last decade and it was estimated at 67,919 for 2019. This investment is strategically positioned along the major U.S. Route 231, which is a parallel route of US 31. It runs for 912 miles from St. John, Indiana, at US 41 to south of US 98 in downtown Panama City, Florida. The subject property is located on the main highway and benefits from a strong traffic count of 15,726 VPD. Additionally, it is located within close proximity to multiple residential communities and national businesses such as Walmart, McDonald's, Dollar Tree, Sonic and car dealerships, among many others.

Dollar General is an essential business and a recession-proof investment. It delivers everyday low prices on items including food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, seasonal items, paper products and much more from America's most-trusted brands and products, along with Dollar General's high-quality private brands. Dollar General is an investment grade rated company and is publicly traded on the New York Stock Exchange (Symbol: DG) with a market capitalization in excess of \$45 billion. Dollar General operates over 16,000 stores in 46 states.

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL

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BRAND NEW 2020 CONSTRUCTION WITH 15 YEARS LEASE

Brand new 2020 construction featuring a corporately guaranteed lease with 15 years remaining and five (5) years options to renew

ZERO LANDLORD RESPONSIBILITIES

This is an absolute NNN lease with zero landlord responsibilities or expenses

UPGRADED BRICK CONSTRUCTION

Upgraded construction with Nichiha brick veneer in the front and both sides

50,000+ PEOPLE WITHIN 5 MILES & HIGH TRAFFIC COUNT

Densely populated market with over 50,000 people within 5 miles. Dothan has a population exceeding 67,000. Dollar General is ideally located on the main highway with traffic counts exceeding 15,726 VPD

RARE RELOCATION PLUS PROTOTYPE

This is a Relocation PLUS store, with proven market sales and a higher store size to accommodate high demand for fresh and frozen foods

SURROUNDED BY NATIONAL TENANTS

This Dollar General is surrounded by multiple national tenants including Walmart, Arby's, Cato Fashions, Sonic, Zaxby's, Dollar Tree, GameStop, Hardee's, Dunking Donuts, McDonald's, Clarion, Car Dealerships and many others

OPTIONAL ASSUMABLE FINANCING

For a quick close, Prospective Buyers can assume the existing loan which features a high 75% LTV and a fixed rate for 10 years with no prepayment penalty

INVESTMENT SUMMARY

DOLLAR GENERAL

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PRICE	\$1,923,000.00
CAP RATE	6.00%
NET OPERATING INCOME	\$115,380
BUILDING SIZE	10,640 SF
LOT SIZE	1.87 Acres
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	None
YEAR BUILT	2020
LEASE TERM	15 Years
RENT COMMENCEMENT DATE	May 28, 2020
RENT EXPIRATION DATE	May 31, 2035
RENT EXTENSION OPTIONS	5 x 5
RENT INCREASES	10% During Options
OWNERSHIP TYPE	Fee Simple
TENANT	Dollar General
LEASE GUARANTOR	Corporate



TENANT PROFILE

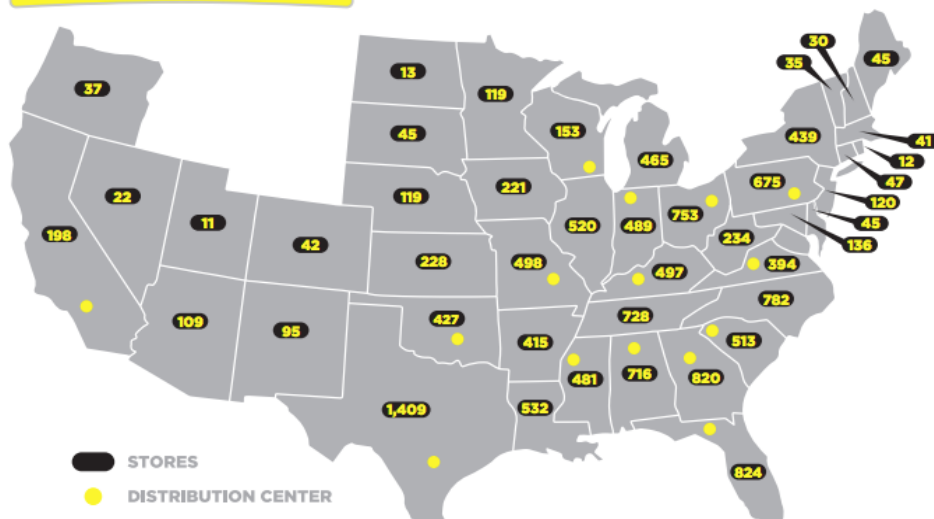
DOLLAR GENERAL

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TENANT TRADE NAME	Dollar General
TENANT OWNERSHIP	Public
STOCK SYMBOL	NYSE: DG
TENANT	Corporate Store
NUMBER OF STORES	16,000+
CREDIT RATING	BBB
REVENUE	\$25.6B+
MARKET CAP	\$43B

Dollar General (NYSE: DG) is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of February 1, 2020, Dollar General operated 16,000 stores in 46 of the 48 states. Dollar General offers products that are frequently used on a day by day basis, such as food, household items, cleaning supplies, clothing for the family and housewares low prices. Dollar General sells high quality private brands and products from America's most trusted and well-known manufacturers. Dollar General is the largest dollar store chain retailer. Fortune 500 recognized Dollar General in 1999 and in 2018 it reached #123. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching \$23.47 billion in 2018. Fiscal year 2018 represented Dollar General's 29th consecutive year of same-store sales growth. Dollar General believes that this growth, regardless of economic conditions, suggests that Dollar General has a less cyclical model than most retailers and is a result of their compelling value and convenience proposition. Dollar General's ability to effectively deliver both value and convenience allows them to succeed in small markets with limited shopping alternatives, as well as to profitably coexist alongside retailers in more competitive markets, making Dollar General an attractive option for investors and financial institutions, as an essential business and especially in recession times.

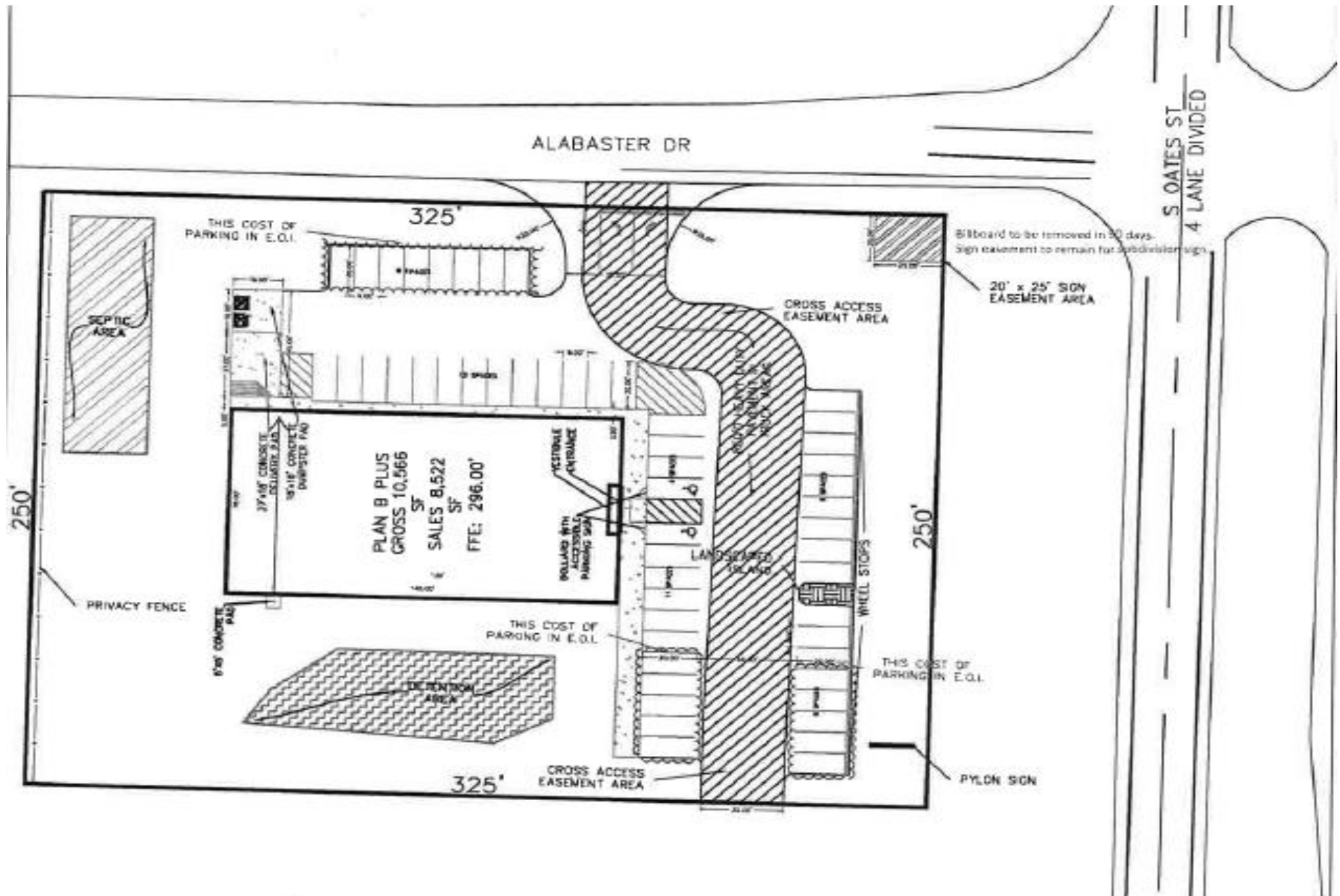
DOLLAR GENERAL® IN 44 STATES



SITE PLAN

DOLLAR GENERAL

3930 S OATES ST, DOTHAN, ALABAMA 36301



AREA MAP

DOLLAR GENERAL

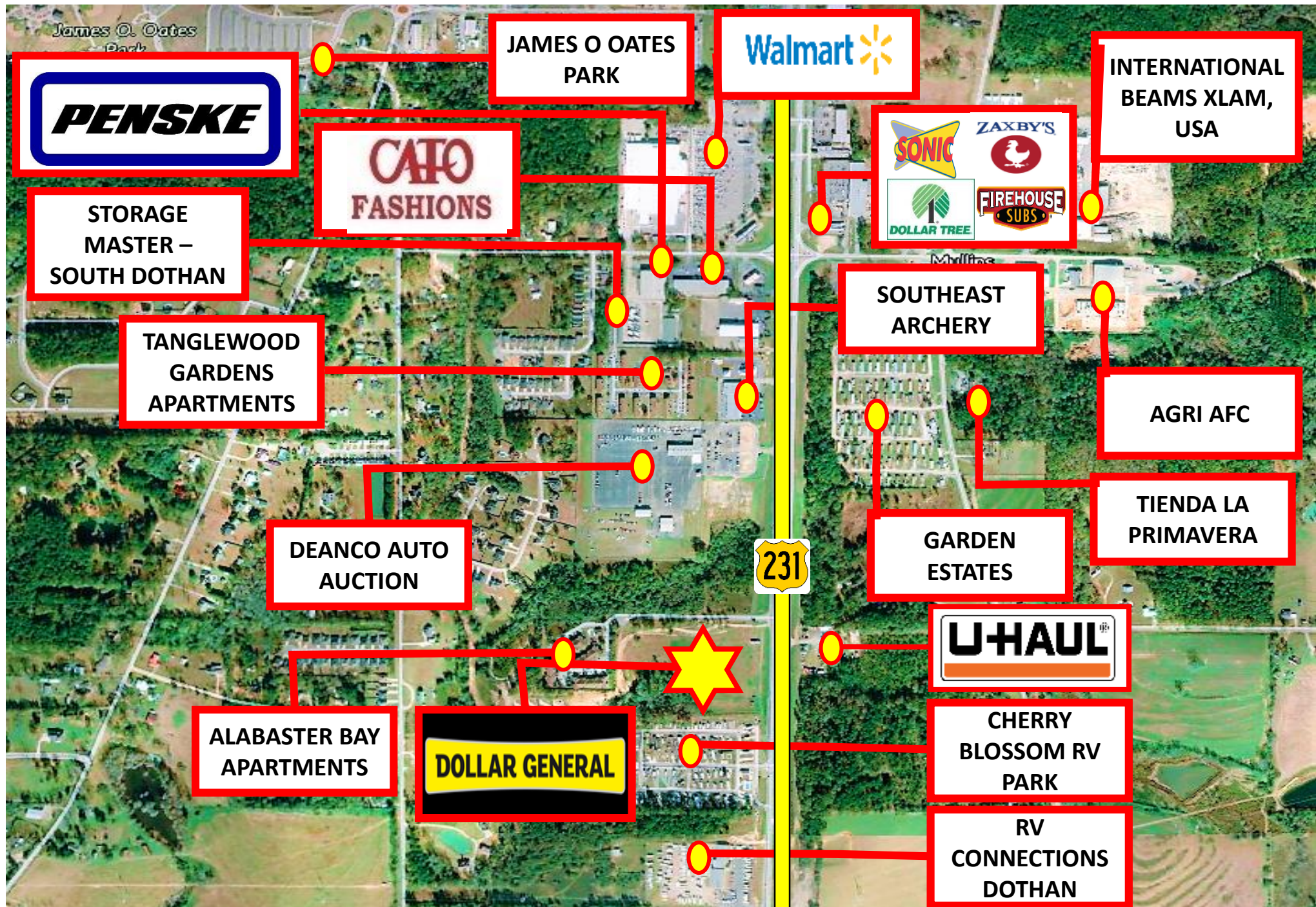
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SITE AERIAL

DOLLAR GENERAL

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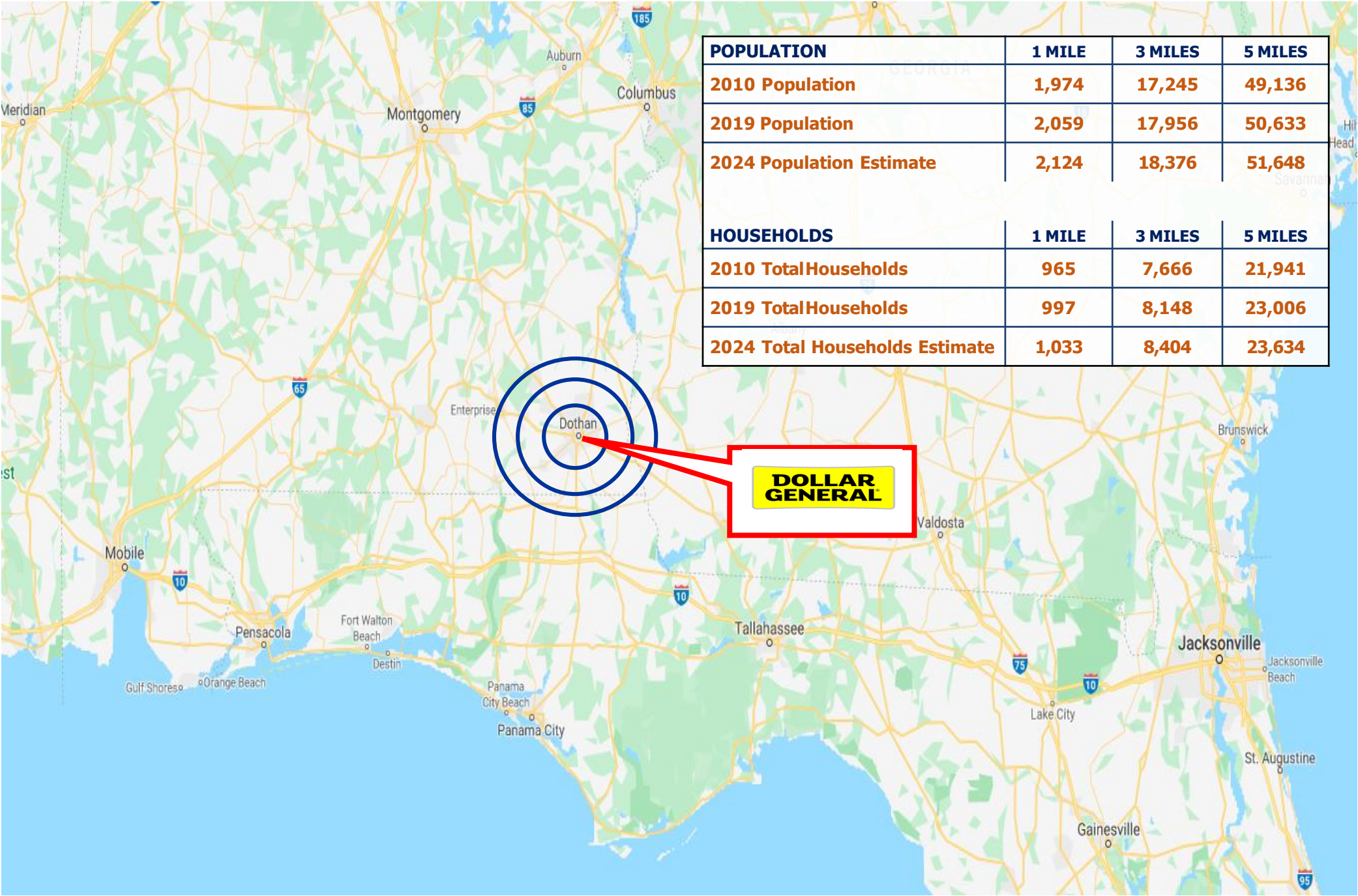


DEMOGRAPHICS

DOLLAR GENERAL

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POPULATION	1 MILE	3 MILES	5 MILES
2010 Population	1,974	17,245	49,136
2019 Population	2,059	17,956	50,633
2024 Population Estimate	2,124	18,376	51,648
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2010 TotalHouseholds	965	7,666	21,941
2019 TotalHouseholds	997	8,148	23,006
2024 Total Households Estimate	1,033	8,404	23,634



LOCATION OVERVIEW

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Dothan is a city in Dale, Henry, and Houston counties in the state of Alabama. It is the county seat of Houston County and the seventh largest city in Alabama, with an estimated population of 67,919 in 2019. It is near the state's southeastern corner, approximately 20 miles west of the Georgia state line and 16 miles north of Florida.

Dothan is the principal city of the Dothan, Alabama metropolitan area, which encompasses all of Geneva, Henry, and Houston counties; the small portion in Dale County is part of the Ozark Micropolitan Statistical Area. The combined population of the entire Dothan metropolitan area in 2010 was 145,639. The city serves as the main transportation and commercial hub for a significant part of southeastern Alabama, southwest Georgia, and nearby portions of the Florida Panhandle.

Since approximately one-fourth of the U.S. peanut crop is produced nearby, and much of it processed in the city, Dothan is known as "The Peanut Capital of the World". It also hosts the annual National Peanut Festival at the dedicated "Peanut Festival Fairgrounds".

Dothan's Regional Airport is served by Delta Air Lines and Aero-One Aviation as of September 2017. Dothan is served by three U.S. highways: U.S. 84 (east-west), U.S. 231 (north-south) and U.S. 431 (north-south; southern terminus in Dothan). Dothan has a diverse economy. Agriculture is the largest industry, though retail sales and restaurants have experienced a rapid growth in recent years. Although peanut production remains a mainstay of the agricultural sector, cotton is gaining in importance.



EXCLUSIVELY MARKETED BY:

THE ESS GROUP, INC.

NNN SINGLE TENANT INVESTMENTS



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