



The ESS Group, Inc.



**NET LEASE INVESTMENT PROPERTY | OFFERING MEMORANDUM**

**RELOCATION "PLUS" DOLLAR GENERAL**

**1857 OLD GALLATIN ROAD | SCOTTSVILLE, KENTUCKY 42164**

# DISCALIMER

**DOLLAR GENERAL**

1857 OLD GALLATIN ROAD, SCOTTSVILLE, KENTUCKY 42164

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**

1857 OLD GALLATIN ROAD, SCOTTSDALE, KENTUCKY 42164

The ESS Group is pleased to exclusively market for sale a single tenant net leased Dollar General PLUS investment located in Scottsville, Kentucky. The investment features a brand new 2020 construction building leased to Dollar General with a corporate guarantee. The initial lease term is for 15 years with rent commencement in September 2020. There are 4 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.

Scottsville is the seat city of Allen County, Kentucky. The population was 4,226 during the 2010 U.S. Census and the city is located 25 southeast from Bowling Green, Kentucky and 66 miles northeast from Nashville, Tennessee. Scottsville was the birthplace of the first Dollar General store. The subject property is situated on the main road, with 8,578 daily traffic counts. It is located in close vicinity to Dairy Queen, Family Dollar, Tractor Supply, Save A Lot, Advance Auto Parts, Food Lion, and The J.M. Smucker Company (manufacturer of JIF Peanut Butter and Knotts Berry Farm products), among other national retailers.

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**

1857 OLD GALLATIN ROAD, SCOTTSVILLE, KENTUCKY 42164

## **BRAND NEW 2020 CONSTRUCTION WITH 15 YEARS LEASE**

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

## **ZERO LANDLORD RESPONSIBILITIES**

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

## **MAIN DOLLAR GENERAL HUB**

Scottsville was home to the first Dollar General store, and it continues to be a strong Dollar General Hub. It is home to a Dollar General Market, a Dollar General Warehouse and a Dollar General Distribution Center

## **HIGH TRAFFIC COUNT**

This Dollar General is ideally located on the main highway with traffic counts exceeding 8,578 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 Dairy Queen, Taco Bell, Family Dollar, Tractor Supply, Save A Lot, Advance Auto Parts, Food Lion, Pizza Hut, JR Food Stores, among others

## **OPTIONAL ASSUMABLE FINANCING**

For a quick close, Prospective Buyers can assume the existing loan which features a 69% LTV and a fixed rate for 10 years



# INVESTMENT SUMMARY

**DOLLAR GENERAL**

1857 OLD GALLATIN ROAD, SCOTTSVILLE, KENTUCKY 42164

PRICE	\$1,646,988
CAP RATE	6.00%
NET OPERATING INCOME	\$98,819.28
BUILDING SIZE	10,640 SF
LOT SIZE	2.133 Acres
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	None
YEAR BUILT	2020
LEASE TERM	15 Years
RENT COMMENCEMENT DATE	September 11, 2020
RENT EXPIRATION DATE	September 30, 2035
RENT EXTENSION OPTIONS	4 x 5
RENT INCREASES	10% During Options
OWNERSHIP TYPE	Fee Simple
TENANT	Dollar General
LEASE GUARANTOR	Corporate



# TENANT PROFILE

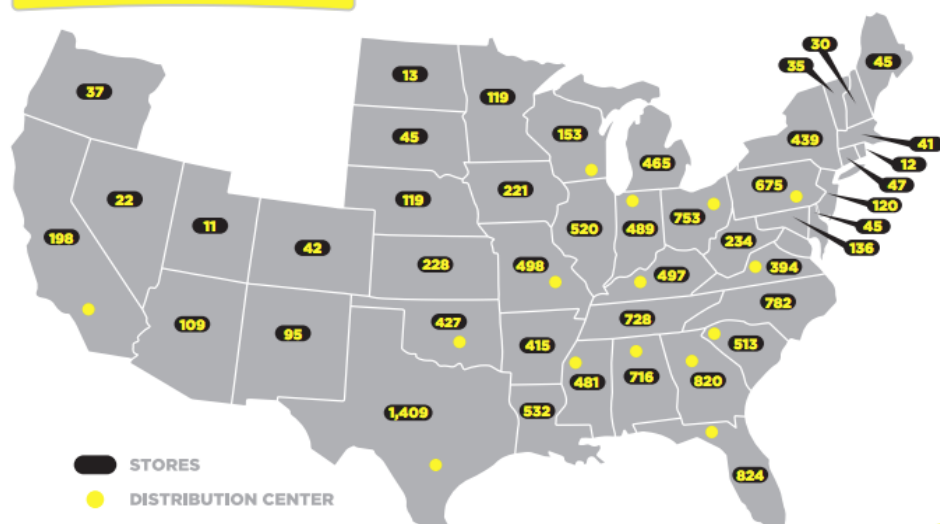
## DOLLAR GENERAL

1857 OLD GALLATIN ROAD, SCOTTSVILLE, KENTUCKY 42164

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

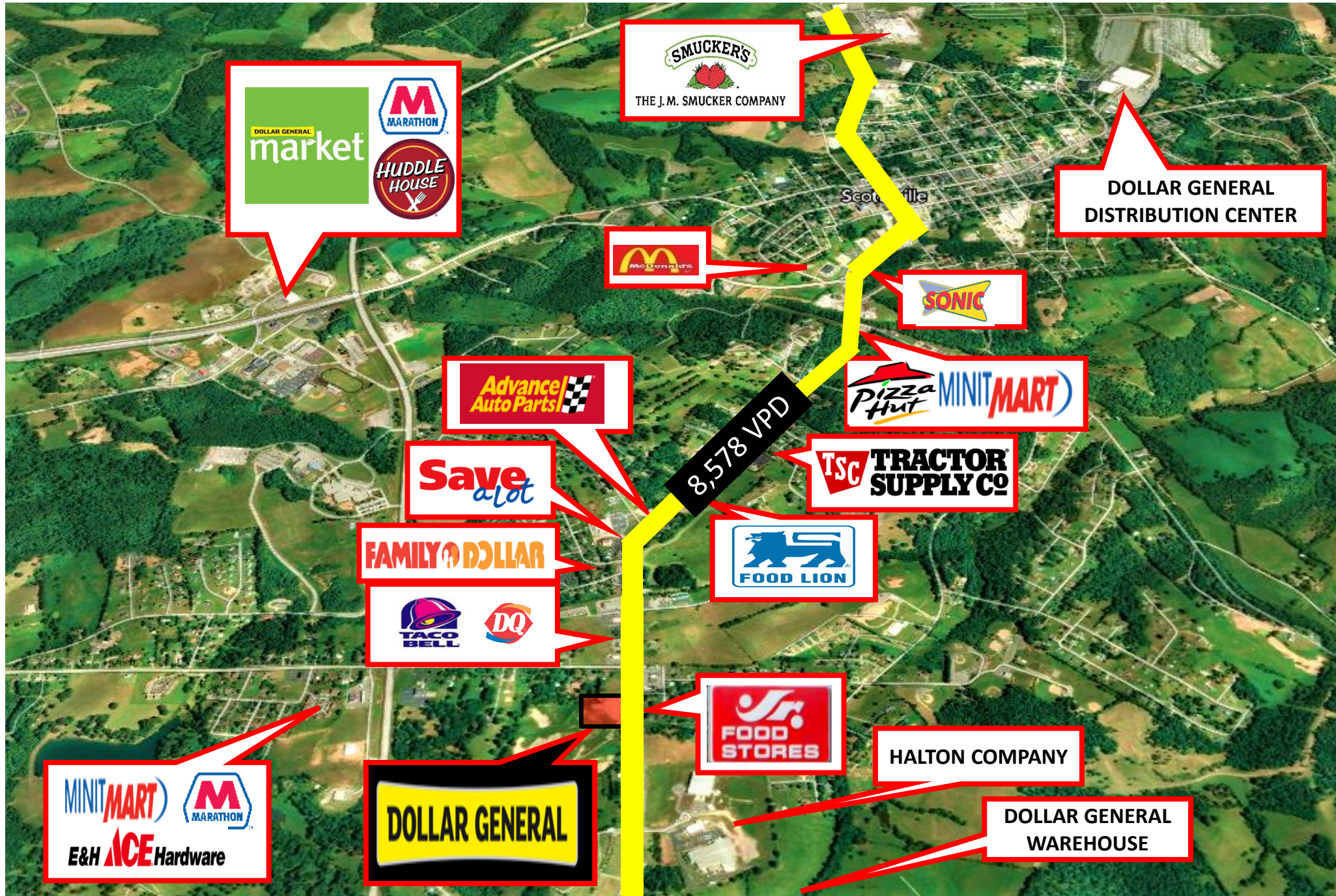




# AREA MAP

**DOLLAR GENERAL**

1857 OLD GALLATIN ROAD, SCOTTSVILLE, KENTUCKY 42164

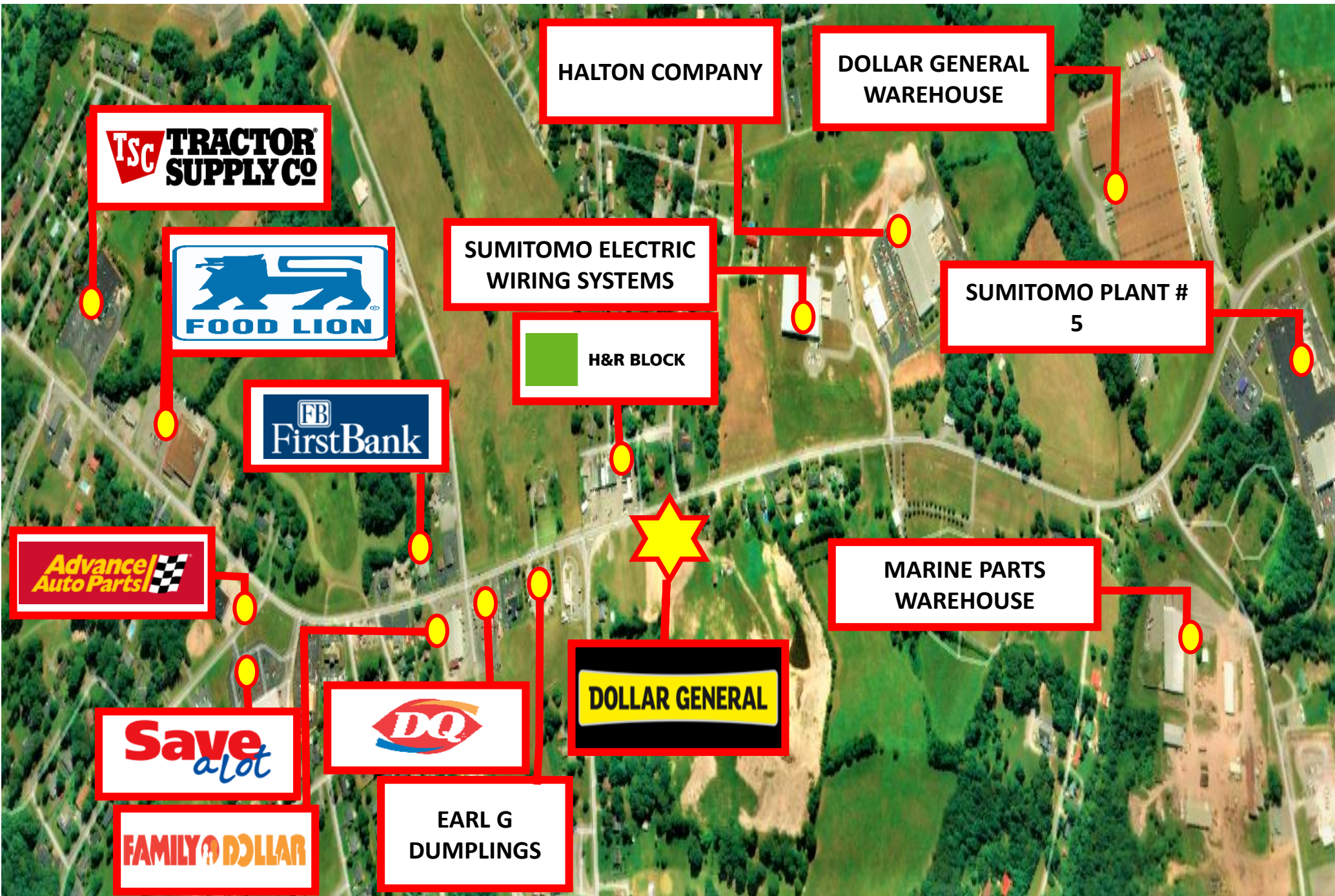




# SITE AERIAL

**DOLLAR GENERAL**

1857 OLD GALLATIN ROAD, SCOTTSVILLE, KENTUCKY 42164

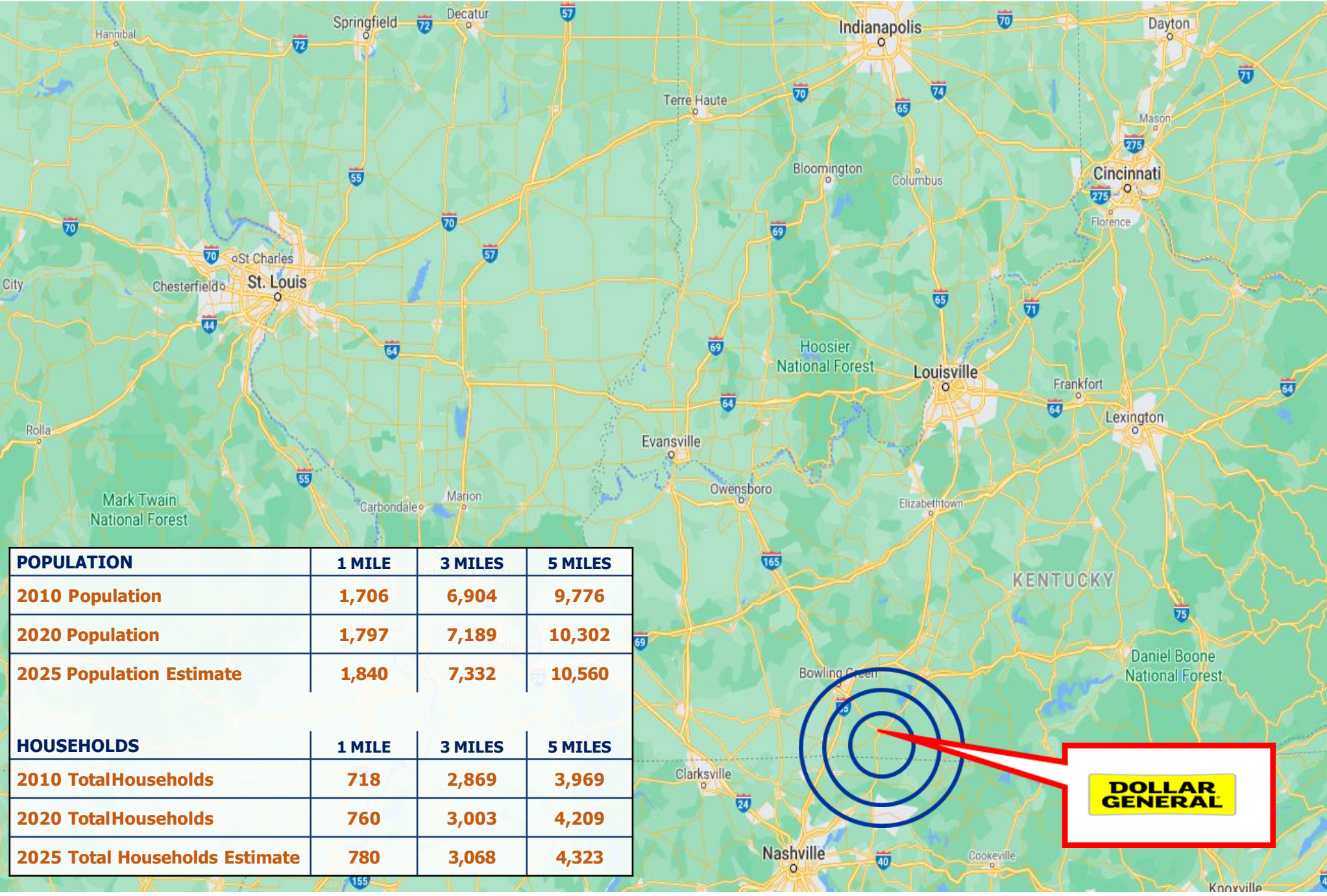




# DEMOGRAPHICS

DOLLAR GENERAL

1857 OLD GALLATIN ROAD, SCOTTSVILLE, KENTUCKY 42164



# LOCATION OVERVIEW

**DOLLAR GENERAL**

1857 OLD GALLATIN ROAD, SCOTTSVILLE, KENTUCKY 42164

Scottsville is the seat city of Allen County, Kentucky. The population was 4,226 during the 2010 U.S. Census. Scottsville is located 25 southeast from Bowling Green, Kentucky and 66 miles northeast from Nashville, Tennessee.

Scottsville was the birthplace of the first Dollar General store, with J. L. Turner and his son Cal Turner, Sr., opening their first department store there in 1945. In 1955, the Turners began to open more stores, and, in 1968, founded Dollar General Corporation or DOLGEN Corp.

The subject property is situated on the main road, with 8,578 daily traffic counts. It is located in close vicinity to Dairy Queen, Family Dollar, Tractor Supply, Save A Lot, Advance Auto Parts, Food Lion, among other national retailers.



★ Designed by TownMapsUSA.com



EXCLUSIVELY MARKETED BY:

# THE ESS GROUP, INC.

## NNN SINGLE TENANT INVESTMENTS



ELI SATRA SHANS

310.678.4608

[eli@tggcorp.com](mailto:eli@tggcorp.com)

1171 S. ROBERTSON BLVD., SUITE 179, LOS ANGELES, CA 90035

[www.theessgroup.com](http://www.theessgroup.com)