

Dollar General

Estancia (Albuquerque), NM

Investment Highlights

Essential Retail Tenant

Dollar General has remained open for business nationwide throughout COVID-19. Dollar General has proven to be an essential-service business to consumers in the best and worst cases, creating a stable investment opportunity.

Corporate Guaranty from Investment Grade Credit Tenant

Investment backed by Dollar General Corporation (S&P: BBB/Stable). Dollar General reported Net sales increased 17.3% to \$8.2 billion in the third quarter of 2020 compared to \$7.0 billion in the third quarter of 2019, far outpacing both rival dollar store chains and grocery leaders such as Walmart and Target.

Absolute NNN Lease with no Landlord Responsibilities

The tenant is operating under a highly passive absolute NNN lease with zero landlord responsibilities. This is a fee simple deal which also offers benefits of depreciation.

Ideal Market for Dollar General

This Dollar General is the primary shopping and grocery retailer serving the immediate area. The closest Dollar General is over 17 miles away and Walmart is over 27 miles away. (See Page 11 for Dollar General's success in rural markets)

Favorable Demographics to Fit Dollar General's Business Model

Dollar General's business model is to reach under-served consumers in both rural and suburban locations of varying income levels. In 2019, the company achieved 30 consecutive years of positive same-store sales growth. Dollar General delivers highly competitive prices in convenient locations, as well as an easy "in and out" shopping format, creating a compelling shopping experience likely to succeed in any economic environment.

Dollar General Build-To-Suit

The Property will be completed Q1 of 2021.



Offering Price
\$1,578,800



Cap Rate
6.00%

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