



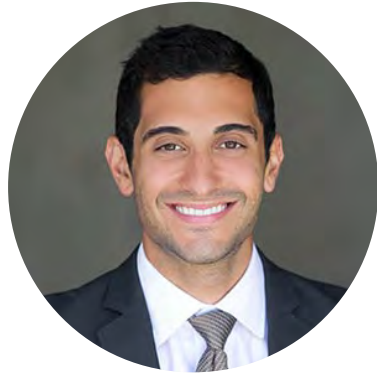
SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Dollar General
20639 Big Spring Road
Weed, CA 96094

REPRESENTATIVE IMAGE

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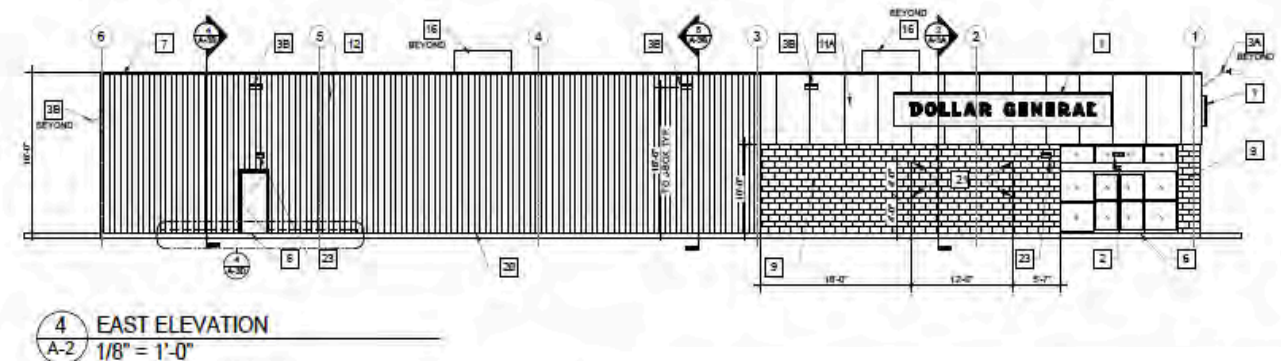
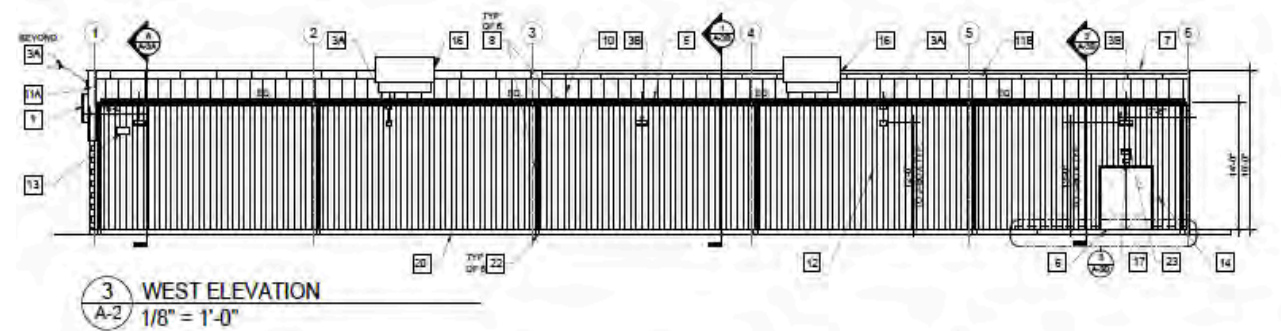
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OFFERING SUMMARY

PROPERTY SUMMARY

1 NORTH ELEVATION

A-2 1/8" = 1'-0"

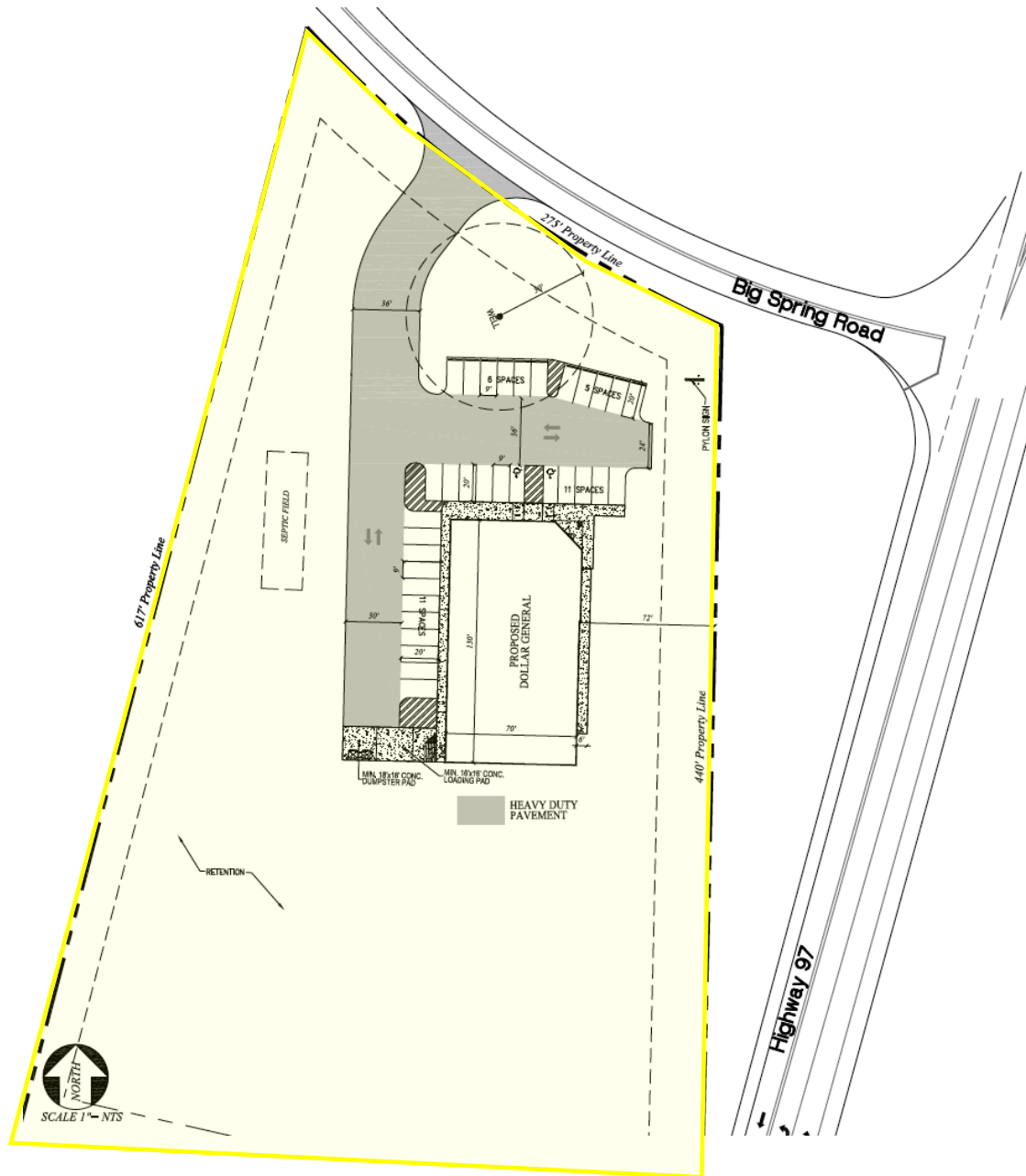


HIGHLIGHTS

- New Construction 9,100 SF Build-to-Suit Dollar General Located in Weed, CA
- Brand New 15 Year Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Location is Currently Under Construction and Scheduled For Delivery in Mid April 2021
- 10% Rental Increases in Each of the Three, 5 Year Option Periods
- Corporate Guaranteed NNN With Dollar General
- Dollar General is a Publicly Traded (NYSE: DG) Fortune 500 Company With an S&P Investment Grade Credit Rating of BBB
- Dollar General Has Been in Business For 80 Years and Has a Current Net Worth of Over \$6.2 Billion
- Dollar General Operates 16,979 Stores in 46 States as of October 30, 2020
- The City of Weed, California is Nestled at the Base of Mount Shasta in the Cascade Mountains and Half Way Between San Francisco and Portland
- How Dollar General is Bucking the Retail Trend, [Read More Here](#)
- Neighboring Tenants Include: Subway, Starbucks, Taco Bell, Comfort Inn, McDonald's, Burger King, Quality Inn, NAPA Auto Parts and More

LEASE SUMMARY

TENANT	Dollar General
PREMISES	A Building Consisting of 9,100 SF
LEASE COMMENCEMENT	EST April 19, 2021
LEASE EXPIRATION	EST April 30, 2036
LEASE TERM	15 Years
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	10% At Option Periods
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Dollar Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility



SITE PLAN

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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9,100 SF

\$137,472

\$15.10



A map of Northern California and Nevada. A blue dot marks a location near Yreka, California, with a callout box pointing to it. The callout box is yellow with a dark blue border and contains the text "DOLLAR GENERAL". The map shows major highways (Interstates 5, 80, 95), cities (San Francisco, Sacramento, Stockton, Fresno, Reno, Carson City, Eureka, Redding, Chico, Oroville, Santa Rosa, Oakland, San Jose, Merced, Salinas, Monterey, Winnemucca, Battle Mountain, Carlin, Elko, Ely, Moapa), and national forests/parks (Klamath National Forest, Six Rivers National Forest, Shasta-Trinity National Forest, Lassen National Forest, Plumas National Forest, Mendocino National Forest, Stanislaus National Forest, Yosemite National Park, Sierra National Forest, Death Valley National Park). The state of Nevada is labeled to the east of California.

DOLLAR GENERAL

Shastina Mini
Mart & Deli



Reformed Bible
Presbyterian
Church

Golden West Realty



Volcanic Legacy Scenic Byway

DOLLAR GENERAL





Volcanic Legacy Scenic Byway



DOLLAR GENERAL



SUBWAY













WEED | SISKIYOU COUNTY | CA

Weed is a city in Siskiyou County, California, United States. As of the 2019 estimate Census, the city had a total population of 2,669 residents. Weed is about 10 miles west-northwest of Mount Shasta, a prominent northern California landmark, and the second-tallest volcano in the Cascade Range. Weed's city motto is "Weed like to welcome you". Weed has frequently been noted on lists of unusual place names

Siskiyou County is strategically located just hours from the World's largest marketplaces including Eugene, Oregon and Sacramento, California. The Siskiyou region offers inherent strengths in Working Landscapes, Tourism, Agriculture and Retail.

Siskiyou is paving the way for strong businesses, prosperous communities, and sustainable economic growth. Siskiyou is home to some of the leading agricultural producers in California. Siskiyou has been a leader in high-value agricultural products for decades. In recent years, Siskiyou has attracted a number of agricultural producers that are paving the way to provide high-value products to marketplaces along the West Coast and internationally. Siskiyou is home to industry leaders including Prather Ranch, Novy Ranches, and Belcampo Farms.

In 2015, lodging property owners joined forces with the Siskiyou Economic Development Council to implement Siskiyou County's first-ever Tourism Improvement District. This district unites eight jurisdictions as well as county territory with the shared goal to raise sustainable funds to market the region as a travel and tourism destination.

With year-round outdoor recreation opportunities and a rich Gold Rush era history, Siskiyou is an adventure seeker's dream destination. From whitewater rafting to kayaking, camping to hiking, snowshoeing to skiing, Siskiyou has something to discover, and activities abound during all four seasons of the year. Explore our majestic mountains, gaze at our gigantic trees and encounter untamed adventure in California's north.



DOLLAR GENERAL

(18,072 VPD)

(6,247 VPD)



Edgewood

Weed

College Ave

3 MILES 5 MILES 10 MILES

POPULATION 2,240 6,085 9,501

AVERAGE HH INCOME \$75,884 \$65,566 \$67,678

D O L L A R G E N E R A L

TENANT PROFILE

Dollar General Corporation (NYSE: DG) was founded in 1939 and has been delivering value to shoppers for over 80 years. Dollar General helps shoppers Save time. Save money.

Every day!® by offering 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 sells products from America's most-trusted brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills and PepsiCo.

Dollar General operated 16,979 stores in 46 states as of October 30, 2020. Fiscal year 2019 net sales increased 8.3% to \$27.8 billion, compared to \$25.6 billion in fiscal year 2018. This net sales increase included positive sales contributions from new stores and growth in same-store sales, modestly offset by the impact of store closures. Same-store sales increased 3.9% compared to fiscal year 2018, driven by increases in both average transaction amount and customer traffic. The Company reported net income of \$1.7 billion for fiscal year 2019 compared to \$1.6 billion for fiscal year 2018.



COMPANY TYPE
NYSE: DG



FOUNDED
1939



OF LOCATIONS
16,979+



HEADQUARTERS
Goodlettsville, TN



WEBSITE
dollargeneral.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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