

**INVESTMENT
OPPORTUNITY**

DOLLAR GENERAL
807 MINOT AVENUE | AUBURN, ME 04210



Exclusively Listed By:
PATRICK CHEN

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Representative Photo



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CONFIDENTIALITY PROVISIONS AND DISCLAIMER

East Coast Realtors, on behalf of the Ownership, is pleased to offer for sale or lease, as its exclusive advisor, the fee simple in Auburn, Maine (the "Property" or "Offering"), a 2,657 square foot building ("Property"). The Owner has directed that all inquiries and communications with respect to the contemplated sale of such Property be directed to the Listing Broker.

Marketing Information and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Marketing Information, Recipient agrees that he or she will hold and treat it in the strictest confidence, that you will not disclose the Marketing Information or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or Listing Broker and that you will not use the Marketing Information or any of the contents in any fashion or manner detrimental to the interest of Owner. The recipient further agrees that all information received in written form will be returned if the transaction does not fully consummate. The recipient further agrees that this confidentiality agreement shall survive the consummation or lack of consummation of the transaction and shall be binding upon its agents, successors, and assigns and insures to the benefit of the Owner and its agents, successors and assigns.

The recipient further agrees to save and hold harmless the Listing Broker, its agents, successors and assigns and the Owner and its agents from any such actions or cause of actions which may arise as a result of a violation of the provisions of this agreement. These materials do not constitute an offer, but only a solicitation of interest with respect to a possible sale of the property, which the Owner may consider. Ownership reserves the right to withdraw the property from the market or to amend the terms of these materials at any time. The Owner reserves the right to accept or reject any offers including full price offers, and further reserves the right to remove the property from the market at any time.

The enclosed information (and any supplemental materials provided to a prospective purchaser) has been obtained by sources believed reliable. While the Listing Broker does not doubt its accuracy, we have not verified it and neither we nor the Owner make any guarantee, warranty or representation of any kind or nature about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example and do not represent past, current or future performance of the property. The value of this transaction to you depends on many considerations, including tax and other factors, which should be evaluated by you and your tax, financial and legal advisors. You and your advisors should conduct a careful and independent investigation of the property to determine to your satisfaction the suitability of the property and the quality of its tenancy for your records. The Evaluation Material furnished to Principal will not be used by Principal for any purpose other than for evaluating a possible transaction involving the Property with the Principal. Owner agrees to pay a brokerage commission to the Listing Broker only per separate agreement. If a Broker other than Patrick Chen of the Listing Broker represents a successful Buyer, the Buyer will be responsible for the fee to his broker. East Coast Realtors represents the owner and does not allow any sub agency to any other broker. The Listing Broker, in its capacity as exclusive agent for Owner, has no power or authority in any way to bind the Owner with respect to a transaction involving the Property and that the Owner shall in no way be bound or be deemed to have agreed to any transaction or the terms and conditions thereof until such time as the Owner has executed and delivered a written agreement with the Principal under terms and conditions that are acceptable to the Owner, in its sole and absolute discretion. Your understanding and approval of these terms is evidenced by your electronic signing of this document. This Agreement shall remain in force for a period of twelve (12) months from the date hereof, but the confidentiality provisions shall survive for such time as owner considers this material to be confidential.



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Representative Photo

Location: 807 Minot Ave
Auburn, ME 04210

Price: \$2,195,000

Rentable Square Feet: ±9,100 SF

CAP Rate: 5.85%

Year Renovated: 2015

Lot Size: 4.07 Acres (193,569 SF)

Type of Ownership: Fee Simple

Zoning: GB II - General Business II

HIGHLIGHTS:

- Absolute “NNN” triple Net - Build to Suit with Corporate Guaranty
- Dollar General. Publicly Traded (NYSE:DG)
- Absolute triple Net tenant with market cap near \$50 Billion (Feb/2021)
- Dollar General has been doing well in the Pandemic time since the Spring of 2020 (DG stock climbed 45% in less than a year)
- Over 16,750 stores nationwide
- Population demographics in 5 Miles radius exceeds 55,000
- Average Daily Vehicles (ADV): Minot Ave. (15,500), Hotel Road (6,370)



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Tenant Guarantor	Dollar General Corporation
Lease Commencement	3/15/2015
Lease Expiration	3/31/2030
Location Address	807 Minot Ave Auburn, ME 04210
Options to Renew	3x5 Years
Rental Increase	10% Each Option
Net Operating Income (NOI)	\$128,418
Cap Rate	5.85%
Taxes	Tenant
Insurance	Tenant
CAM	Tenant
Roof and Structure	Tenant
Lease Type	Absolute NNN



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TENANT OVERVIEW

**DOLLAR
GENERAL®**

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of January 2020, Dollar General operates 16,278 stores in the continental United States.

The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky, owned by James Luther Turner and Cal Turner. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2020 reached #112. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$27 billion in 2019. Dollar General has more than 16,000 stores in 46 states and approximately 143,000 employees. Dollar General also has 17 distribution centers in 16 states. Since 2017, DG has opened stores in North Dakota, Montana and Washington.

As the fiscal year ended in Jan 31, 2020 the company reported revenue of \$32.49 Billion, a net income of \$2.55 Billion and market cap of \$38.65 Billion. The current (2/26/2021) market cap reached \$49.28 Billion. (Data from Yahoo! Finance)

source: https://en.wikipedia.org/wiki/Dollar_General



Representative Photo



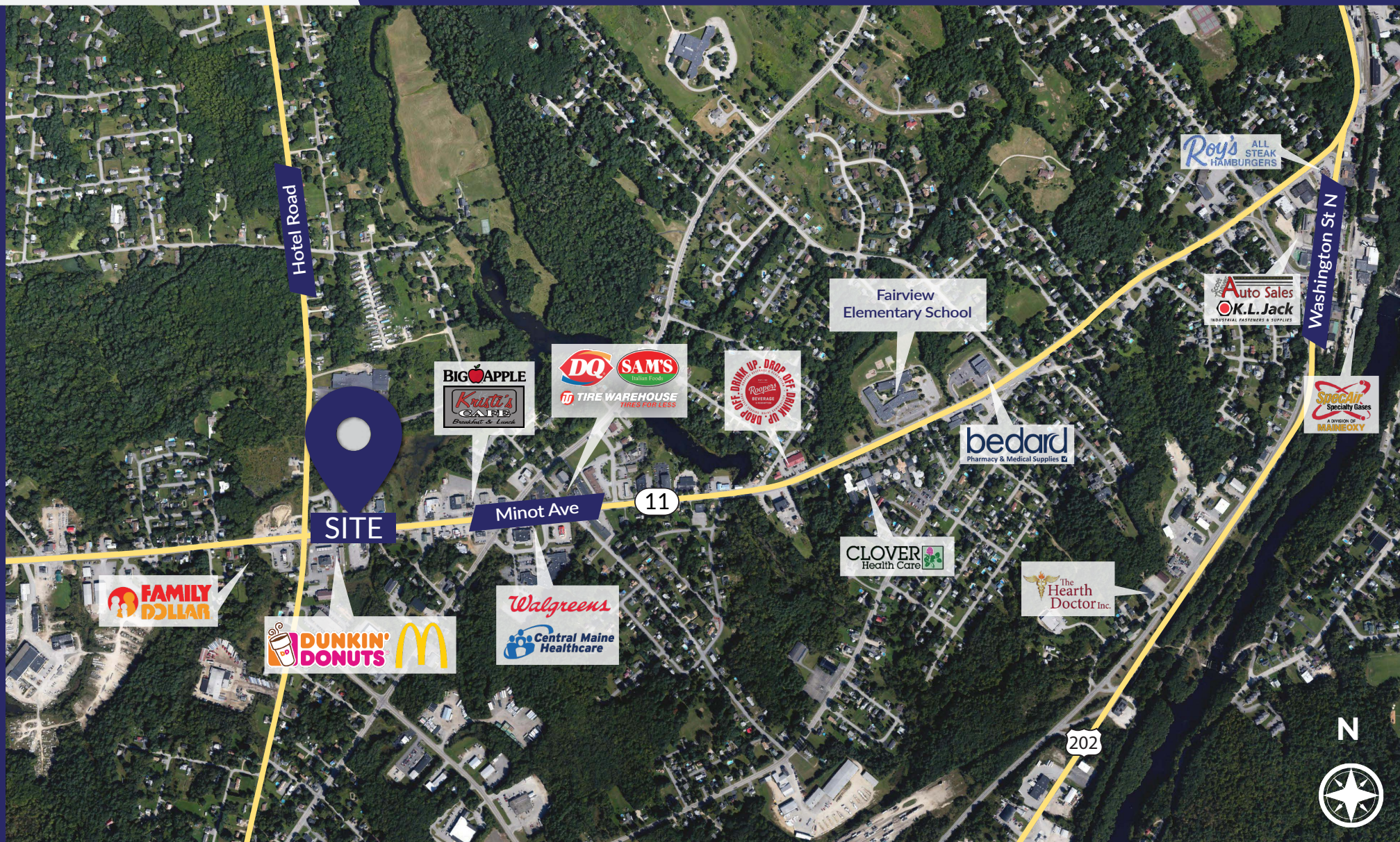
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AERIAL MAP



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AREA OVERVIEW

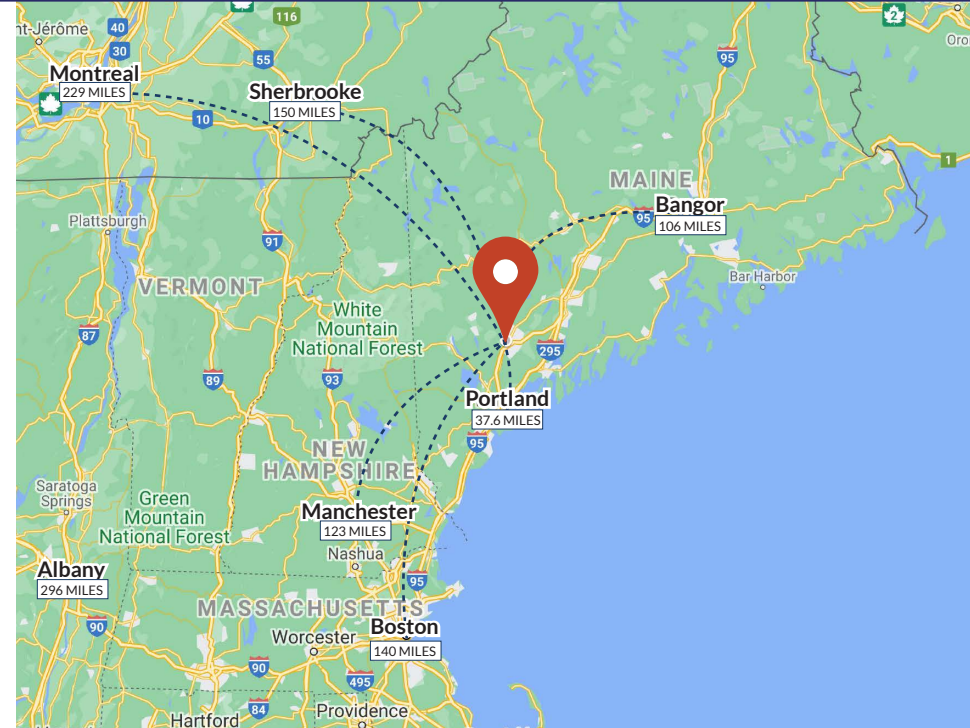
Auburn is a medium-sized city located in the state of Maine. With a population of 23,414 people and eight constituent neighborhoods, Auburn is the fifth largest community in Maine. Auburn has a large stock of pre-World War II architecture, making it one of the older and more historic cities in the country.

Overall, Auburn is a city of professionals, sales and office workers, and service providers. There are especially a lot of people living in Auburn who work in office and administrative support (11.55%), management occupations (11.28%), and sales jobs (9.48%).

The percentage of people in Auburn who are college-educated is somewhat higher than the average US community of 21.84%: 28.50% of adults in Auburn have at least a bachelor's degree.

Major employers in Auburn, Maine are Central Maine Medical Center, St. Mary's Regional Medical Center, Procter & Gamble, TD Bank, Paychex, Paychex, Nestlé Waters North America, Nestlé Waters North America, Grand Rounds, Travelers, Travelers etc.

In addition, the area has many public and private schools and colleges/universities, such as, Bates College, University of Southern Maine Lewiston-Auburn Campus.



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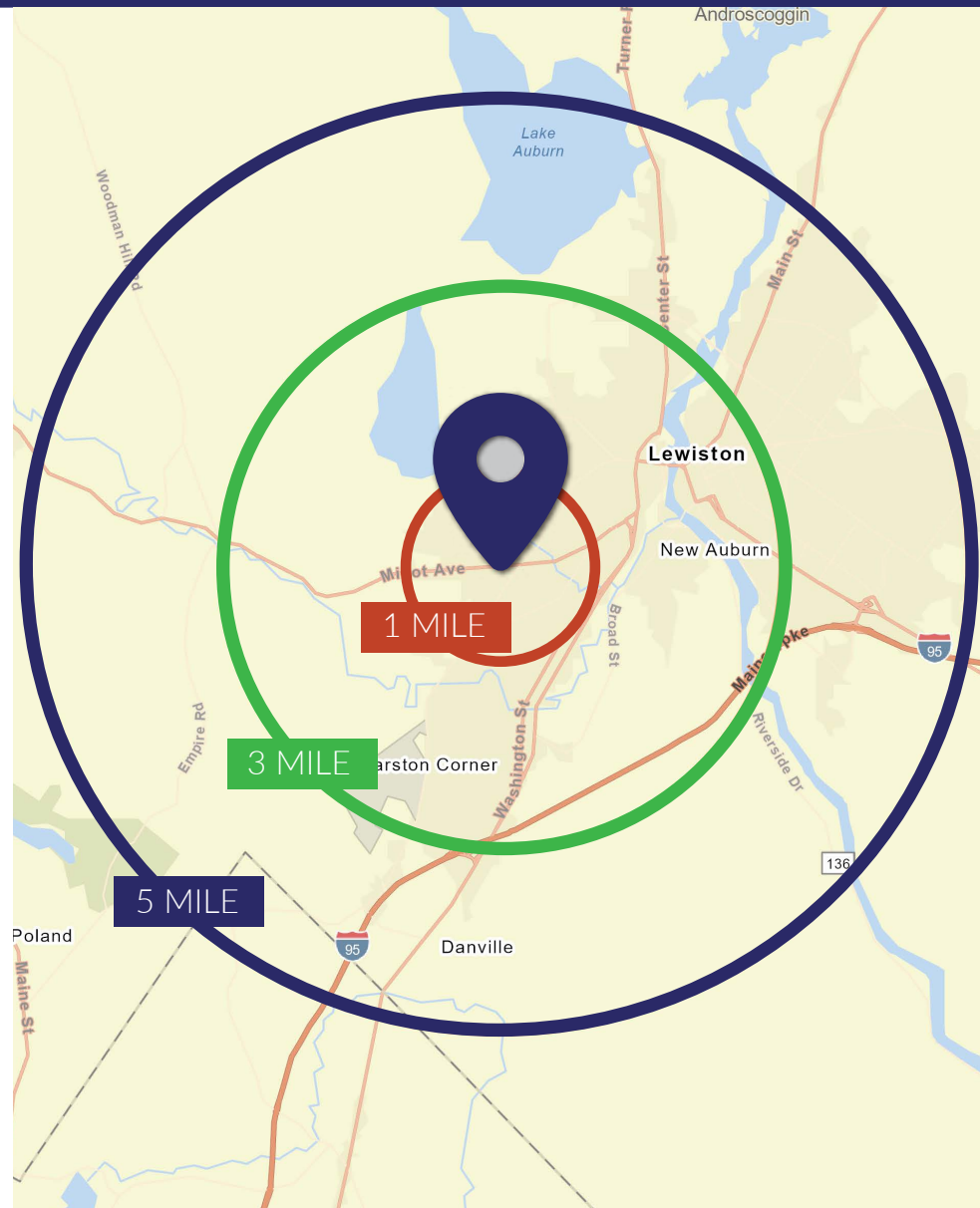
DEMOGRAPHICS

2020 Summary

	1 Mile	3 Miles	5 Miles
Population	3,158	30,569	55,237
Households	1,382	13,480	23,628
Families	854	6,923	12,856
Average Household Size	2.23	2.22	2.23
Owner-Occupied Housing Units	1,008	5,139	10,701
Renter-Occupied Housing Units	374	8,340	12,927
Median Age	47.7	37.9	38.8
Median Household Income	\$68,860	\$36,584	\$41,940
Average Household Income	\$88,496	\$53,934	\$60,089

2025 Projection

	1 Mile	3 Miles	5 Miles
Population	3,153	30,725	55,571
Households	1,390	13,597	23,871
Families	851	6,894	12,838
Average Household Size	2.22	2.21	2.22
Owner Occupied Housing Units	1,013	5,187	10,805
Renter Occupied Housing Units	377	8,410	13,066
Median Age	48.1	38.5	39.5
Median Household Income	\$75,806	\$38,240	\$44,110
Average Household Income	\$97,599	\$58,787	\$65,139



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