

DOLLAR GENERAL

Actual Location

171 Highway 5, Jasper, AL 35503





Waffle House

Burger King

CVS pharmacy

Little Caesars

Advance Auto Parts

Walmart Supercenter

HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices

Applebee's

at&t

ALDI

THE HOME DEPOT

ZAXBY'S
REAL CHICKEN

Chick-fil-A

Pizza Hut

DOLLAR TREE

DOLLAR GENERAL

Dairy Queen

McDonald's

JAMES L FOWLER PARK

Chevron

Firestone

Save a lot

KFC

Walgreens

28,000+ VPD

79

5

BIG LOTS!

Chevron

Super 8

TRACTOR SUPPLY CO.

SUBWAY

PAPA JOHN'S

CAPTAIN D'S
SEAFOOD KITCHEN

Comfort INN

TACO BELL

5

DOLLAR GENERAL

14,200+ VPD

5,300+ VPD

195

5

planet fitness

HOBBY LOBBY

five BELOW

PETCO
Where the pets go.

TJ-maxx

belk

AutoZone



FINANCIAL SUMMARY



LISTING PRICE

\$1,077,000



CAP RATE

7.15%

171 HIGHWAY 5, JASPER, AL 35503

PROPERTY OVERVIEW

Base Rent	\$77,000
Building SF	9,014 SF*
Lot Size	.94 Acres*
Ownership	Fee Simple

***Building and lot info per CoStar - Buyer will need to verify the accuracy of this during the due diligence period.**

LEASE OVERVIEW

LEASE SUMMARY

Lease Type	Double Net
Roof, Structure & Parking Lot*	Landlord Responsible
Tenant	Dollar General
Guarantor	Dolgencorp, LLC
Year Built	2006
Lease Term	20.6 years
Lease Commencement Date	October 3, 2008
Lease Expiration Date	July 31, 2029
Term Remaining	8.2 years
Renewal Options	Five, 5-year
Increases	10% in each Option

*Tenant is responsible for routine HVAC maintenance and plumbing repairs <\$750. Landlord is responsible for major repairs, defined as >\$750

LEASE DETAILS

INCOME	
Annual Rent	\$77,000
Parking Lot Reimbursement	\$4,041
Gross Income	\$81,041
EXPENSES (Estimated)	
Parking Lot & CAM	\$3,041
Reserve	\$1,000
Taxes & Insurance	Fully Reimbursed
Gross Expenses	\$4,041
NOI	\$77,000

RENT SCHEDULE

Current - 7/31/2029	\$77,000
Option 1	\$84,700
Option 2	\$93,170
Option 3	\$102,487
Option 4	\$112,736
Option 5	\$124,009

DOLLAR GENERAL

INVESTMENT HIGHLIGHTS

- ▶ Investment Grade Corporate Guarantor (NYSE: DG) BBB Rating by S&P
- ▶ 8+ years remaining on Lease | Tenant recently extended through July 2029
- ▶ NN Lease with minimal Landlord responsibilities - Tenant contributes \$336/mo for CAM expenses
- ▶ Dollar General has operated at the location for 14+ years

PROPERTY HIGHLIGHTS

- ▶ Excellent visibility to 5,300+ VPD on Highway 5
- ▶ 18,900+ residents within 5-miles
- ▶ Within 1-mile of Highway 79 (28,000+ VPD)
- ▶ Average Household Income of \$65,000+ within 3-miles
- ▶ Jasper is the county seat of Walker County and is situated on the northern side of Interstate 22, which connects Birmingham and Memphis
- ▶ Nearby National Tenants include Tractor Supply Co, Jack's, Taco Bell, Firestone, KFC, Captain D's & Big Lots
- ▶ ±5-miles from the Walker County Airport



TENANT OVERVIEW

Dollar General Corporation has been delivering value to shoppers for over 75 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, clothing for the family, housewares and seasonal items at low everyday prices in convenient neighborhood locations. Dollar General operated 16,000+ stores in 44 states as of March 2020. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola.

Dollar General's (DG) business strategy revolves around driving profitable top line growth while enhancing its low-cost operator position and capturing new growth opportunities. The company attempts to drive profitable top line growth through strategies like improving the in-stock position of its stores and continuously offering products at competitive prices.

- Dollar General reported profit of \$574.3MM in 2020 Q3
- Dollar General's same store sales rose 12.2% in 2020 Q3
- Dollar General revenue for the twelve months ending January 31, 2020 was \$27.754B, a 8.31% increase year-over-year
- Dollar General annual revenue for 2019 was \$25.625B

 **17,000+**
LOCATIONS

 HEADQUARTERED IN
Goodlettsville, TN

\$23.47
Billion
SALES VOLUME

STOCK SYMBOL
NASDAQ:
DG

FOUNDED IN
1955

MORE THAN
129,000
EMPLOYEES



BBB
STANDARD & POOR'S
CREDIT RATING



DOLLAR GENERAL

BIRMINGHAM

**41 MILES TO
BIRMINGHAM**

TUSCALOOSA

**56 MILES TO
TUSCALOOSA**

**131 MILES TO
MONTGOMERY**

MONTGOMERY

DEMOGRAPHICS

POPULATION	3 Miles	5 Miles	10 Miles
■ 2025 Projection			
Total Population	12,707	19,666	39,635
■ 2020 Estimate			
Total Population	12,611	19,465	39,373
■ 2010 Census			
Total Population	13,031	20,079	40,715
■ 2000 Census			
Total Population	13,248	19,880	41,668
■ Current Daytime Population			
2020 Estimate	14,209	19,526	31,964
HOUSEHOLDS	3 Miles	5 Miles	10 Miles
■ 2025 Projection			
Total Households	5,253	8,016	15,929
■ 2020 Estimate			
Total Households	5,189	7,906	15,753
Average (Mean) Household Size	2.32	2.39	2.45
■ 2010 Census			
Total Households	5,283	8,040	16,054
■ 2000 Census			
Total Households	5,461	8,113	16,668
■ Occupied Units			
2025 Projection	5,253	8,016	15,929
2020 Estimate	6,141	9,258	18,661
HOUSEHOLDS BY INCOME	3 Miles	5 Miles	10 Miles
■ 2020 Estimate			
\$150,000 or More	5.32%	5.40%	4.87%
\$100,000 - \$149,000	13.75%	13.82%	11.60%
\$75,000 - \$99,999	12.12%	12.97%	12.74%
\$50,000 - \$74,999	16.28%	16.77%	17.96%
\$35,000 - \$49,999	12.26%	12.66%	13.37%
Under \$35,000	40.26%	38.37%	39.47%
Average Household Income	\$64,175	\$65,356	\$61,484
Median Household Income	\$46,688	\$48,632	\$46,529
Per Capita Income	\$26,878	\$26,889	\$24,805

HOUSEHOLDS BY EXPENDITURE	3 Miles	5 Miles	10 Miles
Total Average Household Retail Expenditure	\$68,343	\$69,969	\$68,160
■ Consumer Expenditure Top 10 Categories			
Housing	\$18,142	\$18,513	\$17,891
Transportation	\$12,404	\$12,715	\$12,320
Shelter	\$9,869	\$10,087	\$9,663
Food	\$7,629	\$7,788	\$7,619
Personal Insurance and Pensions	\$5,903	\$6,109	\$5,889
Health Care	\$4,986	\$5,086	\$4,981
Utilities	\$3,949	\$4,019	\$3,954
Entertainment	\$2,964	\$3,082	\$3,008
Household Furnishings and Equipment	\$2,035	\$2,075	\$2,019
Cash Contributions	\$1,604	\$1,653	\$1,604
POPULATION PROFILE	3 Miles	5 Miles	10 Miles
■ Population By Age			
2020 Estimate Total Population	12,611	19,465	39,373
Under 20	23.68%	23.66%	24.14%
20 to 34 Years	19.41%	18.48%	17.77%
35 to 39 Years	5.82%	5.78%	5.77%
40 to 49 Years	11.45%	12.00%	12.42%
50 to 64 Years	20.04%	20.65%	20.72%
Age 65+	19.59%	19.41%	19.17%
Median Age	41.02	41.88	42.03
■ Population 25+ by Education Level			
2020 Estimate Population Age 25+	8,884	13,744	27,649
Elementary (0-8)	4.68%	4.58%	4.99%
Some High School (9-11)	9.09%	9.43%	12.37%
High School Graduate (12)	31.71%	32.86%	35.27%
Some College (13-15)	23.16%	22.66%	22.61%
Associate Degree Only	10.72%	11.02%	10.07%
Bachelors Degree Only	11.84%	10.90%	8.14%
Graduate Degree	7.04%	6.78%	5.04%

MARKET OVERVIEW - BIRMINGHAM-HOOVER

The Birmingham-Hoover metro contains a population of roughly 1.2 million residents in north central Alabama. The metro is composed of Jefferson, Bibb, Shelby, Blount, Chilton, Walker and St. Clair counties. The most populous city is Birmingham, with more than 213,100 people, followed by Hoover and Vestavia Hills with 87,200 and 35,100 residents, respectively. Population growth is expanding outward from the city along the interstate system into next-ring cities such as Alabaster.



METRO HIGHLIGHTS



ECONOMIC GROWTH

The metro's economy is expected to grow 3.5 percent in 2021, a rate slightly lower than that of the nation.



AUTOMOBILE MANUFACTURING AND DISTRIBUTION CENTER

Mercedes-Benz, Honda and Hyundai have production plants in the metro. Mazda Toyota Manufacturing will open a similar facility in Huntsville this year.



DIVERSE EMPLOYMENT BASE

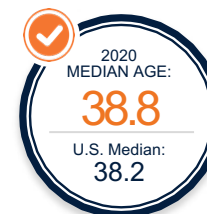
A shift is occurring from a manufacturing-dominant economy to include biotechnologies and finance.



ECONOMY

- Birmingham-Hoover's manufacturing and steel industries have helped the local economy record significant gains in recent years. The opening of Mazda Toyota Manufacturing's production plant this year will aid the local job recovery as the facility will employ up to 4,000 workers.
- Healthcare industries have become more prominent. The University of Alabama at Birmingham is a leader in biotechnology and medical research.
- The financial sector is expanding. Major banks, insurance companies and other financial institutions such as BBVA Compass are represented in the area.

DEMOGRAPHICS



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ANDREW KLONTZ

San Francisco, CA

Direct: (415) 625-2182 // Fax: (415) 963-3010

Andrew.Klontz@marcusmillichap.com

License: CA 02051441

RYAN WILMER

FIRST VICE PRESIDENT INVESTMENTS

San Francisco, CA

Direct: (415) 625-2162 // Fax: (415) 963-3010

Ryan.Wilmer@marcusmillichap.com License:

CA 01815949

Eddie Greenhalgh

Alabama Broker of Record

eddie.greenhalgh@marcusmillichap.com

License: #00008-8298

Marcus & Millichap