

DOLLAR GENERAL

SHERWOOD | OH

**HORVATH
& TREMBLAY**



SINGLE TENANT NET LEASE OPPORTUNITY

LEAD AGENTS



STEVEN SCHIAVELLO

Senior Associate
Direct: (201) 215-1802
sschiavello@htretail.com



PATRICK GRAY

Senior Associate
Direct: (908) 462-4800
pgray@htretail.com

BRIAN BROCKMAN
BANG REALTY, INC
LICENSE NO: BRK.2009000214

DISCLAIMER

Horvath & Tremblay has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than Horvath & Tremblay and we make no representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all references to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a buyer. Buyers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change.



INVESTMENT HIGHLIGHTS

Horvath & Tremblay is pleased to present the exclusive opportunity to purchase a freestanding Dollar General investment property located at 9843 US Highway 127 in Sherwood, Ohio (the "Property"). Dollar General commenced a 15-year Absolute Net Lease in June of 2017 that currently has over 11 years of term remaining and is followed by three, 5-year renewal options. The lease features 10% rent increases at the start of each renewal option.

The Property benefits from its location adjacent to the intersection of US Highway 127 the primary north south highway traversing Sherwood and OH Route 18 the primary east west thoroughfare traversing the town. Dollar General benefits from outstanding visibility and a large pylon sign along US Highway 127. Sherwood is located in northwest Ohio, approximately 10 miles west of Defiance, OH and 40 miles east of Fort Wayne, IN.

- **NEW CONSTRUCTION:** Dollar General opened in June of 2017. The build-to-suit single tenant Dollar General consists of 7,489 square feet and is situated on a 1.72-acre parcel of land.
- **ABSOLUTE-NET LEASE:** This is an Absolute NNN Lease with zero Landlord responsibilities. Dollar General is responsible for all expenses and maintenance of the property.
- **LONG TERM LEASE:** The lease has 11+ years remaining on a 15-year Lease with three (3), 5-year Renewal Options.
- **ATTRACTIVE RENT INCREASES:** The lease includes an attractive ten percent (10%) Rent Increase at the start of each renewal option, providing a steady increase in income and an attractive hedge against inflation
- **INVESTMENT GRADE CREDIT:** Dollar General has the highest credit rating among its peers and is the only "dollar store" with investment grade credit - rated BBB (S&P) and Baa2 (Moody's). Dollar General operates over 17,000 locations throughout the country.
- **STRATEGIC RETAIL LOCATION:** The Property is strategically positioned along US Highway 127, running north-south through the town. US Highway 127 connects Sherwood with Cincinnati to the south and runs north through Michigan. The Property is adjacent to the intersection with OH Route 18, which connects Sherwood with Defiance 11 miles to the east.
- **LIMITED COMPETITION:** Dollar General is the primary shopping destination in the town of Sherwood with the closest dollar store, supermarket/grocery store or pharmacy more than 10-miles away in Defiance, OH.
- **DOMINANT MARKET-SHARE LOCATION:** As is the case for the subject Property, Dollar General's corporate strategy is to target suburban and rural communities underserved by other retailers. These low-cost locations, commonly referred to as "food deserts," are intended to provide convenience and discount shopping to area residents that have no nearby access to grocery stores, pharmacies or big-box discount retailers.
- **RECESSION RESISTANT TENANT:** Dollar General thrives in middle-America markets where incomes may be modest, proving the tenant to be a resilient and recessions-resistant retailer. For the 39-week period ended October 30, 2020, net sales increased 23.0% to \$25.3 billion, compared to \$20.6 billion in the comparable 2019 period. 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.





\$1,222,769

LIST PRICE



6.50%

CAP RATE



\$79,480

NET OPERATING INCOME

9843 US ROUTE 127 | SHERWOOD, OH 43556

OWNERSHIP: Fee Simple

BUILDING AREA: 7,489 SF

YEAR BUILT: 2017

LAND AREA: 1.72 Acres

GUARANTOR: Corporate

LEASE TYPE: Absolute NNN

ROOF & STRUCTURE: Tenant Responsible

RENT COMMENCEMENT DATE: 06/21/2017

LEASE EXPIRATION DATE: 06/30/2032

LEASE TERM REMAINING: 11+ Years

RENEWAL OPTIONS: 3, 5-Year Options

DOLLAR GENERAL®

ANNUALIZED OPERATING DATA

YEAR	START	END	TERM	RENT	% INC
1 - 15	06/21/2017	- 06/30/2032	CURRENT	\$79,480.00	
16 - 20	07/01/2032	- 06/30/2037	OPTION 1	\$87,428.00	10.0%
21 - 25	07/01/2037	- 06/30/2042	OPTION 2	\$96,170.80	10.0%
26 - 30	07/01/2042	- 06/30/2047	OPTION 3	\$105,787.88	10.0%

TENANT OVERVIEW



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ABOUT THE TENANT

DG is proud to be America's neighborhood general store.

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of January 2020, Dollar General operates more than 17,000 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 strives to make shopping hassle-free and affordable with more than 17,000 convenient, easy-to-shop stores in 46 states. Dollar General's stores deliver 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 high-quality private brands.

Dollar General stands for convenience, quality brands and low prices. Dollar General's stores aim to make shopping a hassle-free experience. Dollar General designs small, neighborhood stores with carefully-edited merchandise assortments to make shopping simpler. They don't carry every brand and size, just those their customers want the most.

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OVERVIEW

Sherwood is a village in Defiance County, Ohio, United States. The population was 827 at the 2010 census

Defiance County has a long history of change and growth. It is currently composed of twelve townships, Adams, Defiance, Delaware, Farmer, Hicksville, Highland, Mark, Milford, Noble, Richland, Tiffin and Washington covering 412 square miles. Defiance County includes three incorporated villages, Hicksville, Ney and Sherwood, and the City of Defiance. There are also a number of unincorporated areas.

Today, Defiance County offers a variety of cultural opportunities from its large, enclosed shopping and strip malls to the many quaint family-owned specialty shops. People come from all over the United States and Canada to enjoy the pleasant rural rolling farm land setting. From the rivers and waterways to the many church and community festivals, Defiance County offers a great family environment for residents and visitors alike.

	3 MILES	5 MILES	10 MILES
POPULATION			
2020 Estimate	1,804	3,504	21,866
2025 Projection	1,748	3,387	21,554
2010 Census	1,846	3,617	22,700
BUSINESS			
2020 Est. Total Businesses	19	37	614
2020 Est. Total Employees	144	449	7,505
HOUSEHOLDS			
2020 Estimate	703	1,351	8,768
2025 Projection	686	1,316	8,719
2010 Census	702	1,360	8,897
INCOME			
Average Household Income	\$68,842	\$71,086	\$81,960
Median Household Income	\$63,373	\$64,876	\$62,501



21,500+
PEOPLE WITHIN 3 MILES



7,500+
EMPLOYEES WITHIN 3 MILES

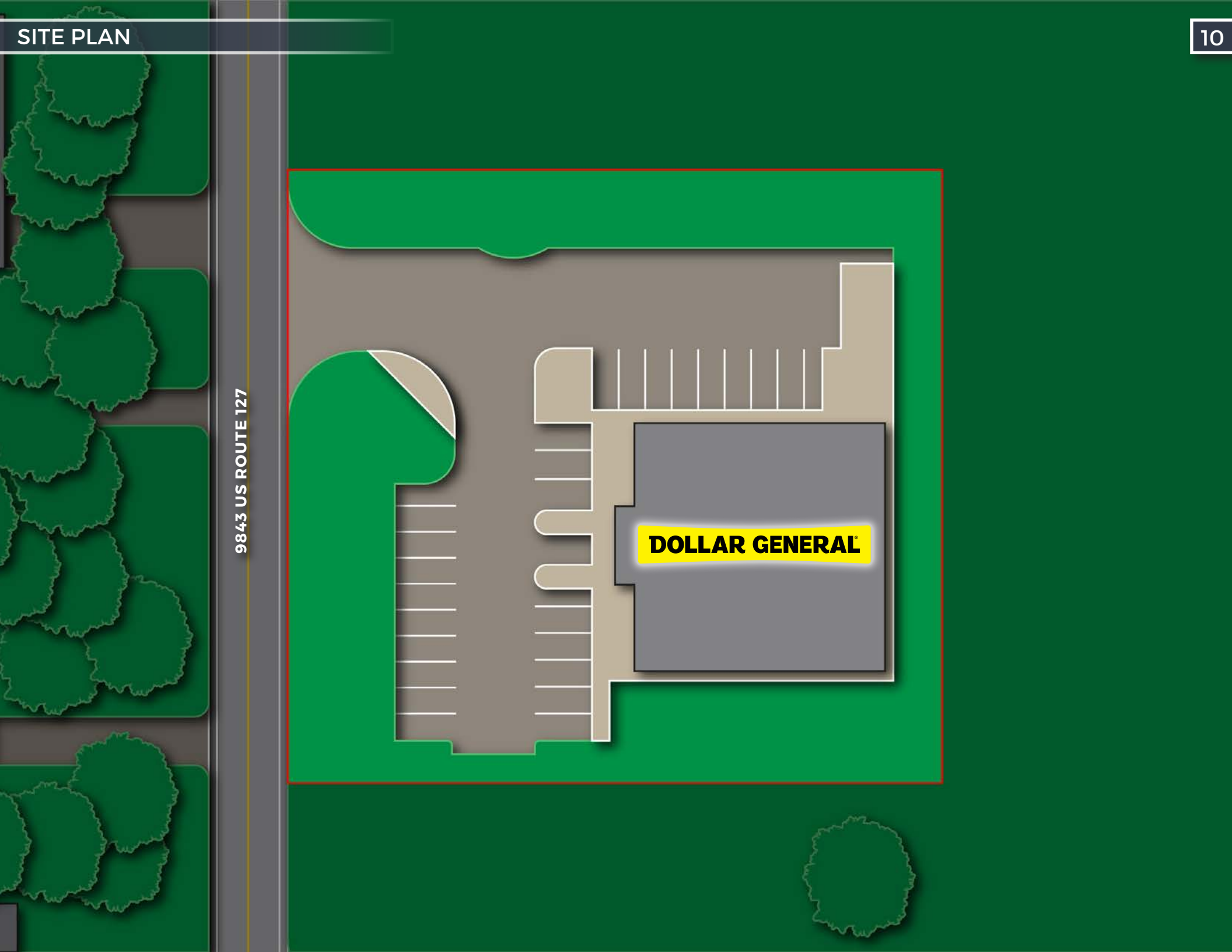


\$81,500+
AVERAGE HOUSEHOLD INCOME





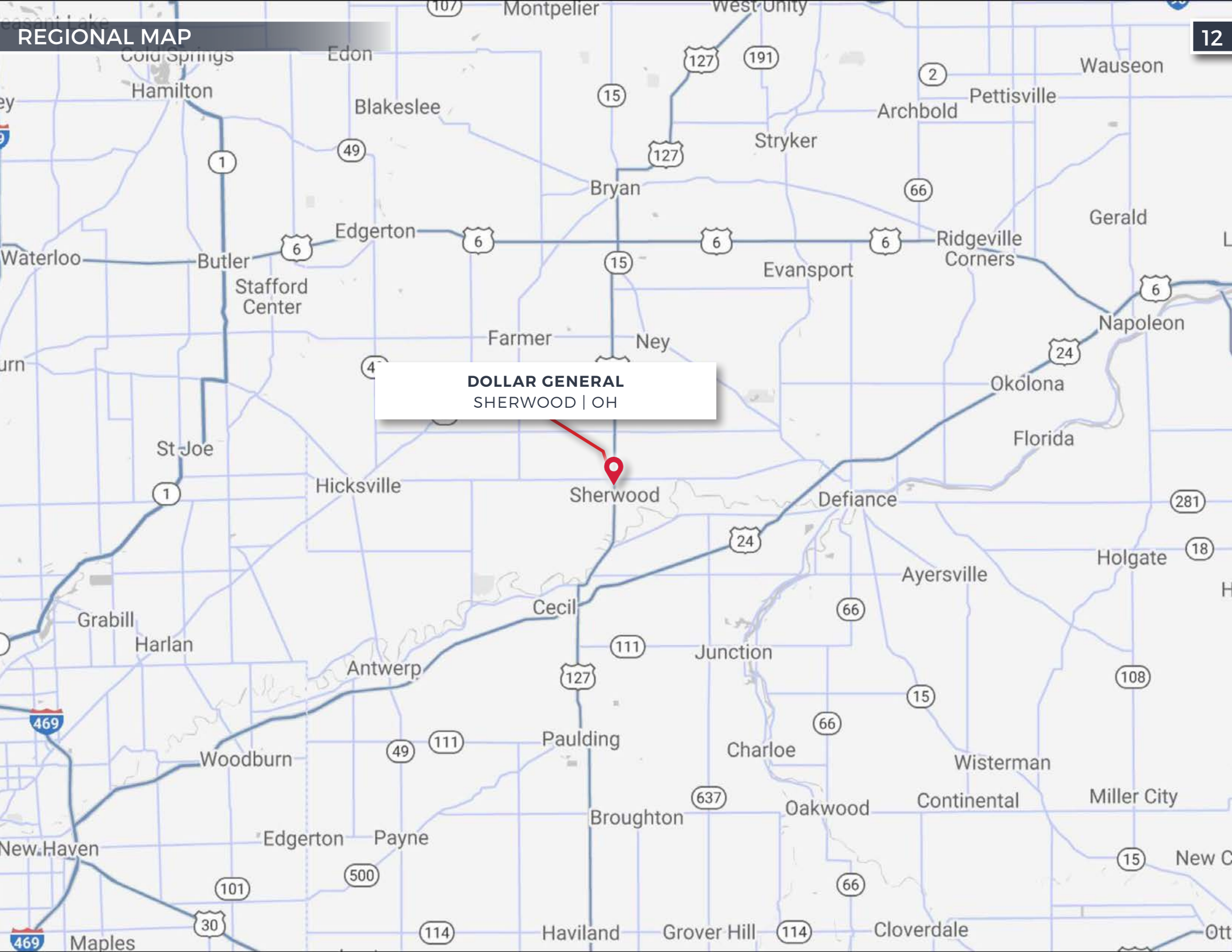




9843 US ROUTE 127

DOLLAR GENERAL





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SHERWOOD | OH

