

**\$1,636,224**

**6.25%**

**Essential Service  
Recession-Proof Retail Tenant**

**Corporate Guaranty  
Investment Grade Tenant**

**Absolute NNN Lease  
No Landlord Responsibilities**

**FedEx Drop Box On Site**

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Representative Property

## Dollar General

### Lineville, AL

**Dollar General** is the largest dollar store chain in the United States operating approximately 17,266 stores in 46 states. The company offers products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Founded in 1939 by Cal Turner, Dollar General is headquartered in Goodlettsville, TN and is a Fortune 500 company, ranking #112 as of 2020. Dollar General has a Standard & Poor's investment grade credit rating of BBB/Stable and has reported same-store sales growth for 31 consecutive years. In 2020, Dollar General opened approximately 1,000 new stores to bring their nationwide total to 17,266 stores.

The company plans to open 1,050 new stores, remodel nearly 1,750, and plans to relocate 100 stores. Dollar General reported total revenue of \$33.75 billion (+21.59%), a net income of \$2.65 billion (+55.03%), and has a market cap of \$49.20 billion as of April 7, 2021.

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