

SINGLE TENANT NN LEASED

Investment Opportunity

**DOLLAR
GENERAL®**

(S&P: BBB)



6725 SE Maricamp Road

OCALA FLORIDA

ACTUAL SITE

 **SRS** | NATIONAL
NET LEASE
GROUP

EXCLUSIVELY MARKETING BY

DG

WINSTON GUEST

Associate

SRS National Net Lease Group

winston.guest@srsre.com

D: 949.698.1105 | M: 908.894.0244

610 Newport Center Drive, Suite 1500

Newport Beach, CA 92660

CA License No. 02046877

MATTHEW MOUSAVI

Managing Principal

SRS National Net Lease Group

matthew.mousavi@srsre.com

D: 949.698.1116 | M: 714.404.8849

610 Newport Center Drive, Suite 1500

Newport Beach, CA 92660

CA License No. 01732226

PATRICK R. LUTHER, CCIM

Managing Principal

SRS National Net Lease Group

patrick.luther@srsre.com

D: 949.698.1115 | M: 480.221.4221

610 Newport Center Drive, Suite 1500

Newport Beach, CA 92660

CA License No. 01912215



Qualifying Broker: John Artope, SRS Real Estate Partners-Southeast LLC | FL License No. BK3172617

5

INVESTMENT SUMMARY

Offering Summary
Investment Highlights

9

PROPERTY OVERVIEW

Aerials
Site Plan
Location Map

15

AREA OVERVIEW

Demographics

17

FINANCIALS

Rent Roll
Pricing Summary
Brand Profile

PROPERTY PHOTO





SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NN leased, investment grade (S&P: BBB), Dollar General investment property located in Ocala, FL. The tenant, Dolgencorp, LLC., recently exercised their first option to extend leaving just under 4 years remaining in their initial term with 2 (5-year) options, demonstrating their commitment to the site. The lease features 10% rental increases at the beginning of each option period, growing NOI and hedging against inflation. The lease is signed by the corporate entity (S&P: BBB) and is NN with limited landlord responsibilities making it an ideal, low-management investment opportunity for a passive investor. Dollar General is a nationally recognized, established discount store currently operating more than 17,200 locations.

Dollar General is located at the hard corner intersection of SE Maricamp Road and SE 5th Place. SE Maricamp Rd is one of the primary retail corridors serving the city of Ocala, and averages 14,300 vehicles passing by daily. Moreover, Dollar General is located within close proximity to nearby on/off ramp access to State Hwy 35 (19,200 VPD) and State Hwy 464 (33,300 VPD), two major commuter throughfares connecting Ocala with major markets throughout Florida. The site benefits from excellent visibility via significant street frontage and a large pylon sign. Furthermore, Dollar General is located nearby to Heather Island Plaza, a 71,000 SF grocery anchored shopping center, and numerous other national/credit tenants including Walmart Supercenter, Save A Lot, ALDI, and more. Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure for Dollar General. The 5-mile trade area is supported by more than 66,000 residents and 14,000 daytime employees with an average household income of \$71,926.

PROPERTY PHOTOS



OFFERING SUMMARY

DG



OFFERING

Pricing	\$1,166,000
Net Operating Income	\$69,960
Cap Rate	6.00%
Guaranty	Lease Signature is Corporate
Tenant	Dolgencorp, LLC. (S&P: BBB)
Lease Type	NN
Landlord Responsibilities	Roof, Structure, Utility Lines, CAM, HVAC (Above \$750)
Sales Reporting	No

PROPERTY SPECIFICATIONS

Rentable Area	8,000 SF
Land Area	2.78 Acres
Property Address	6725 SE. Maricamp Road Ocala, Florida 34472
Year Built	2005
Parcel Number	9019-0001-01
Ownership	Fee Simple (Land & Building Ownership)

Recently Exercised Option | Rental Increases | Lease Signature is Corporate (S&P: BBB)

- Tenant recently executed their first option to extend leaving just under 4 years remaining in their initial term with 2 (5-year) options
- The lease features 10% rental increases at the beginning of each option period, growing NOI and hedging against inflation
- The lease is signed by the corporate entity (S&P: BBB)
- Dollar General is a nationally recognized, established discount store currently operating more than 17,200 locations

NN Leased | Fee Simple Ownership | Limited Landlord Responsibilities

- Landlord responsibilities limited to roof, structure, utility lines, CAM, HVAC
- Ideal, low-management investment for a passive investor

Strong Demographics In 5-mile Trade Area

- More than 66,000 residents and 14,000 employees support the trade area
- \$71,926 average household income

Hard Corner Intersection | Direct Ramp Access | Excellent Visibility

- Located at the hard corner intersection of SE Maricamp Road and SE 5th Place
- Within close proximity to nearby on/off ramp access to State Hwy 35 (19,200 VPD) and State Hwy 464 (33,300 VPD), two major commuter throughfares connecting Dollar General to major markets throughout Florida
- The site benefits from excellent visibility via significant street frontage and a large pylon sign

Nearby Retail | Strong Tenant Synergy

- Dollar General is located nearby to Heather Island Plaza, a 71,000 SF grocery anchored shopping center, and numerous other national/credit tenants including Walmart Supercenter, Save A Lot, ALDI, and more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure

PROPERTY OVERVIEW



Location



Ocala, Florida
Marion County

Parking



There are approximately 27 parking spaces on the owned parcel.
The parking ratio is approximately 3.38 stalls per 1,000 SF of leasable area.

Access



SE. Maricamp Rd: 1 Access Point
SE. 55th Pl: 1 Access Point

Parcel



Parcel Number: 9019-0001-01
Acres: 2.78
Square Feet: 121,096

Traffic Counts



SE. Maricamp Rd: 14,300 Vehicles Per Day
SE. 58th Ave/State Hwy 35: 19,200 Vehicles Per Day

Construction



Year Built: 2005

Improvements



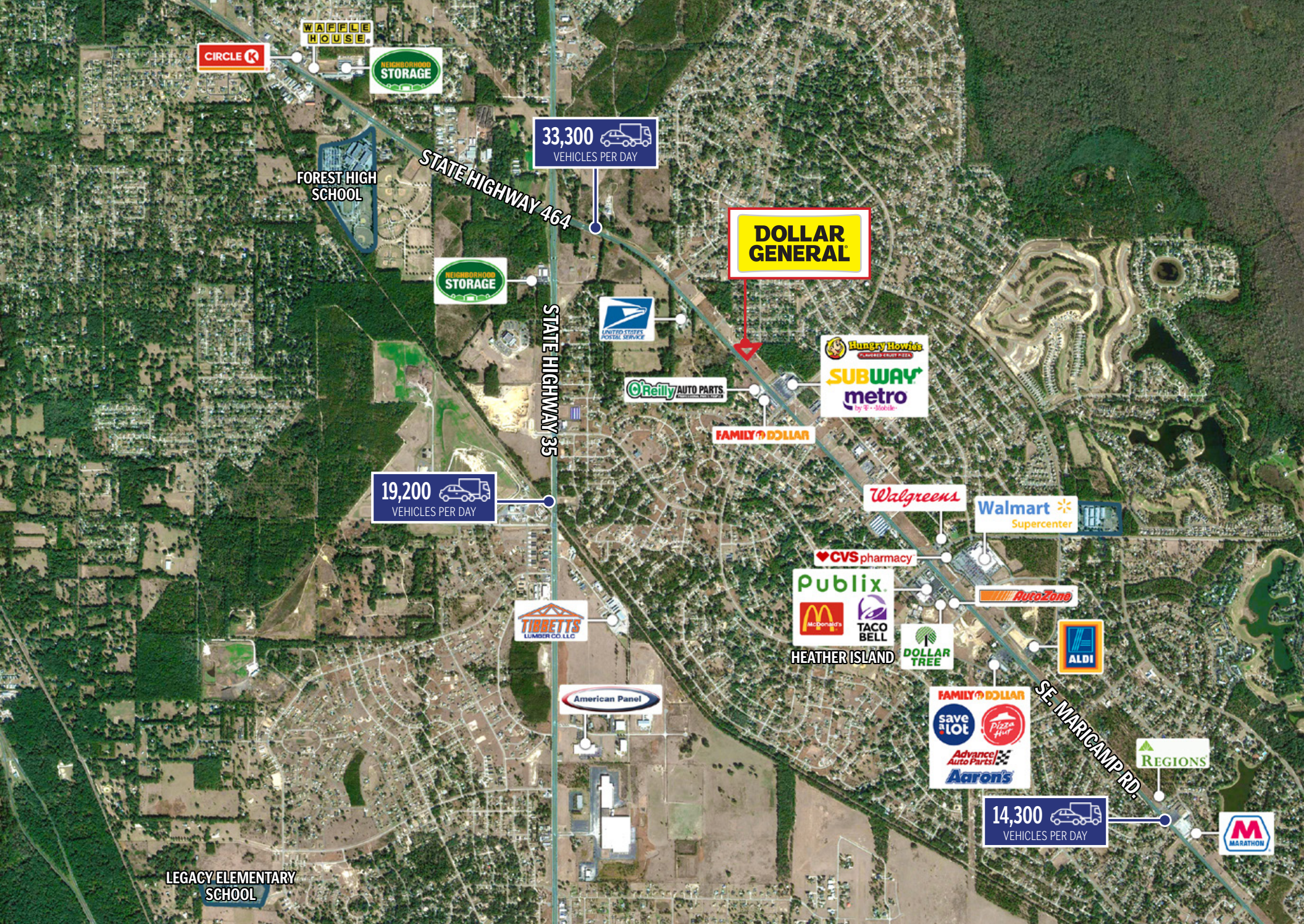
There is approximately 8,000 SF of existing building area

Zoning



Commerical





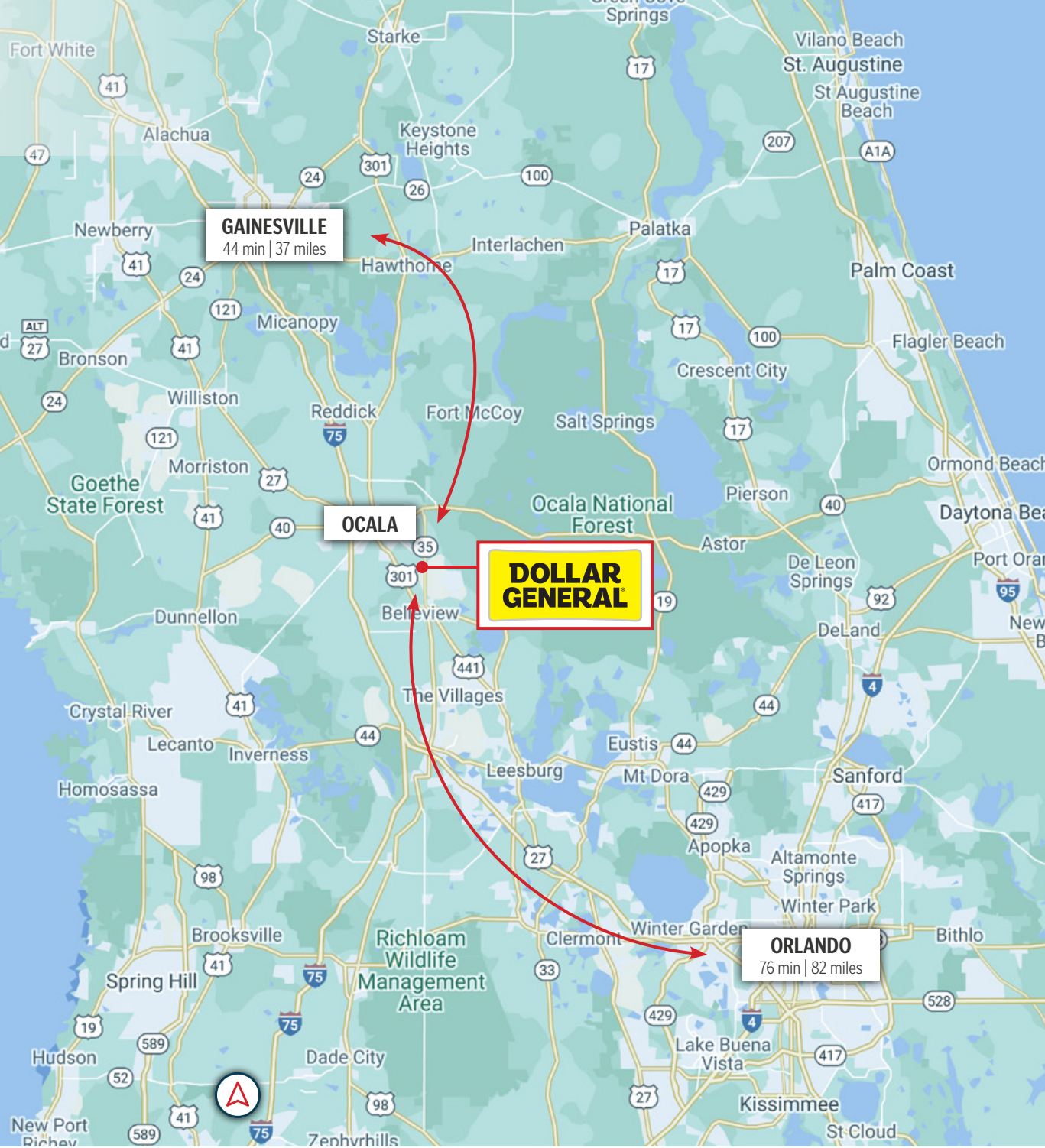


PROPERTY PHOTO



LOCATION MAP

2020 ESTIMATED POPULATION	
1 Mile	6,139
3 Miles	34,750
5 Miles	66,491
2020 AVERAGE HOUSEHOLD INCOME	
1 Mile	\$62,788
3 Miles	\$63,838
5 Miles	\$71,926
2020 ESTIMATED TOTAL EMPLOYEES	
1 Mile	623
3 Miles	3,911
5 Miles	14,511





OCALA, FLORIDA

Ocala is located in Marion County. Ocala is located in north central Florida approximately 67 miles northwest of Orlando and approximately 40 miles east of the Gulf of Mexico near the site of Ocale, a major Timucua village and chiefdom during the 16th century. There are approximately 47 square miles of land included within the corporate boundaries of the city. The city is well known for its hundreds of thoroughbred horse farms. Ocala and Marion County are known as the “horse capital of the world.” The City of Ocala had a population of 61,652 as of July 1, 2020.



In recent years, Ocala has become a center for manufacturing, logistics, and distribution companies, and continues to market the Ocala International Airport Business Park. The tourist industry also has a significant impact on the economy, with the Silver Springs and Rainbow Springs attractions, and the Ocala National Forest nearby. The Ocala area is home to a \$2.6 billion equine industry and the World Equestrian Center under construction in western Ocala will continue to attract additional interest in the community. The City has also invested in a few smaller scale economic development projects that focused on business expansion and the reactivation of long-term vacant structures.



The largest industries in Ocala, FL are Health Care & Social Assistance, Retail Trade, and Accommodation & Food Services and the highest paying industries are Finance & Insurance and Real Estate & Rental & Leasing.

Major Attractions in the city are Hundreds of thoroughbred horse farms, Crystal River Archaeological State Park is a pre-Colombian Native American site situated near a large coastal marsh area, The Appleton Museum of Art features a variety of art work and is a regional landmark, Brick City Park & Discovery Science Center, Coehadjoe Park, Silver River State Park, The Circle Square Cultural Center features well known entertainers, Don Garlit's Museum of Drag Racing and The prominent Horse Shows in the Sun.

AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Estimated Population	6,139	34,750	66,491
2025 Projected Population	6,606	37,028	70,608
2010 Census Population	5,371	30,925	59,739
Projected Annual Growth 2020 to 2025	1.48%	1.28%	1.21%
Historical Annual Growth 2010 to 2020	1.36%	1.18%	1.08%
HOUSEHOLDS & GROWTH			
2020 Estimated Households	2,012	12,452	25,230
2025 Projected Households	2,158	13,206	26,715
2010 Census Households	1,788	11,321	22,981
Projected Annual Growth 2020 to 2025	1.41%	1.18%	1.15%
Historical Annual Growth 2010 to 2020	1.21%	0.97%	0.94%
RACE & ETHNICITY			
2020 Estimated White	61.64%	70.11%	77.62%
2020 Estimated Black or African American	23.55%	19.69%	14.65%
2020 Estimated Asian or Pacific Islander	2.13%	2.30%	2.25%
2020 Estimated American Indian or Native Alaskan	0.54%	0.45%	0.47%
2020 Estimated Other Races	6.84%	5.15%	3.95%
2020 Estimated Hispanic	26.32%	19.75%	16.28%
INCOME			
2020 Estimated Average Household Income	\$62,788	\$63,838	\$71,926
2020 Estimated Median Household Income	\$48,537	\$48,426	\$51,489
2020 Estimated Per Capita Income	\$20,758	\$23,058	\$27,237
DAYTIME POPULATION			
2020 Estimated Total Businesses	85	587	1,732
2020 Estimated Total Employees	623	3,911	14,511



LEASE TERM						RENTAL RATES					
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
Dolgencorp, LLC.	8,000	4/1/2003	4/30/2025	Current	-	\$5,830	\$0.73	\$69,960	\$8.75	NN	2 (5-Year)

(Corporate Signature)

¹Tenant reimburses \$375/Month for Landlord's maintenance and repair needs on parking lot and common area (landscaping and mowing)

²Lessee to maintain minor HVAC repairs under \$750 per occurrence

FINANCIAL INFORMATION

Price	\$1,166,000
Net Operating Income	\$69,960
Cap Rate	6.00%
Lease Type	NN

PROPERTY SPECIFICATIONS

Year Built	2005
Rentable Area	8,000 SF
Land Area	2.78 Acres
Address	6725 SE. Maricamp Road Ocala, Florida 34472



For financing options and loan quotes:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com



DOLLAR GENERAL

dollargeneral.com

Company Type: Public (NYSE: DG)

2021 Employees: 158,000

2021 Revenue: \$33.75 Billion

2021 Net Income: \$2.66 Billion

2021 Assets: \$25.86 Billion

2021 Equity: \$6.66 Billion

Credit Rating: S&P: BBB

Dollar General Corporation has been delivering value to shoppers for more than 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 everyday low prices in convenient neighborhood locations. Dollar General operated 17,266 stores in 46 states as of February 26, 2021. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo. Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. Dollar General Corporation was founded in 1939.



SRS

NATIONAL
NET LEASE
GROUP

THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS

275+

RETAIL
PROFESSIONALS

25+

OFFICES

#1

LARGEST REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

1.7K+

RETAIL
TRANSACTIONS
company-wide
in 2020

500+

NET LEASE
PROPERTIES SOLD
in 2020

\$1.9B

NET LEASE
TRANSACTION VALUE
in 2020

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