

DOLLAR GENERAL®

103 WILLOW STREET | YADKINVILLE, NC 27055



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INVESTMENT HIGHLIGHTS

- Corporate guaranteed lease by Dollar General (S&P BBB)
- 9.00 years remaining on the current term with Five, 5-Year options
- Attractive 6.75% cap rate on a stabilized investment
- Double Net (NN) lease with minimal landlord responsibilities
- Ideal 1031 exchange property for an investor seeking a reliable source of passive income
- 2008 build with upgraded brick construction - Corner entry with windows
- Long term occupancy & Recent Extension - Dollar General has been operating at this location since 2008 & has recently extended the lease term by 5 Years
- Yadkinville, NC is the county seat & largest city in Yadkin County
- Dollar General has been considered an essential retailer and has proven to be one of the most profitable companies throughout the COVID pandemic
- Dollar General has approx. 16,500 location and plans to continue their expansion for the foreseeable future
- Dollar General boasts an investment grade credit rating of BBB (S&P) and has reported 34 consecutive quarters of same store sales growth



DOLLAR GENERAL®

INVESTMENT SUMMARY

TENANT SUMMARY

TENANT TRADE NAME	Dollar General
TYPE OF OWNERSHIP	Fee Simple
LEASE TYPE	Corporate
LEASE GUARANTOR	NN
ROOF AND STRUCTURE	Landlord Responsible
ORIGINAL LEASE TERM	±10 Years
RENT COMMENCEMENT	5/28/2008
LEASE EXPIRATION DATE	5/31/2030
TERM REMAINING	9.00 Years
INCREASES	10% Every 5 Years
OPTIONS	Five, 5-Year Options



\$1,243,097
LIST PRICE



6.75%
CAP RATE



\$83,940
ANNUAL RENT



±9,047 SF
GLA



2008
YEAR BUILT

ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	MONTHLY LOT MAINTENANCE	CAP
Current	\$6,995	\$83,940	\$440	6.75%
Option 1	\$7,695	\$92,334	\$484	7.43%
Option 2	\$8,464	\$101,567	\$532	8.17%
Option 3	\$9,310	\$111,724	\$585	8.99%
Option 4	\$10,241	\$122,896	\$644	9.89%
Option 5	\$11,266	\$135,186	\$709	10.87%

TENANT OVERVIEW

COMPANY NAME

Dollar General

OWNERSHIP

Public

YEAR FOUNDED

1939

INDUSTRY

Discount Retail

HEADQUARTERS

Goodlettsville, TN

NO. OF LOCATION

±16,500

NO. OF EMPLOYEES

±115,000

DOLLAR GENERAL®

Dollar General is the fastest-growing retailer which currently boasts roughly 16,500 neighborhood general stores in 46 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 75% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Proctor & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others. Over the past few years, Dollar General has started to introduce alcohol and tobacco products such as cigarettes into their product mix, which has further driven revenue and increased profitability.

With its small-box store model typically measuring ± 9,100 sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession. The discount retailer boasted its expectation of 29 consecutive years of same-store sales growth in December 2018, attributable to its value and convenience proposition, along with strong consumables and seasonal goods sales.





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PUBLIC LIBRARY

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EL JARRITO
RESTAURANT

YADKIN COUNTY
COURTHOUSE

THE CENTER BISTRO
RESTAURANT

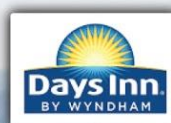
YADKIN CULTURAL
ARTS CENTER

PAPA'S PIZZA TO GO
RESTAURANT



SOUTH STATE STREET





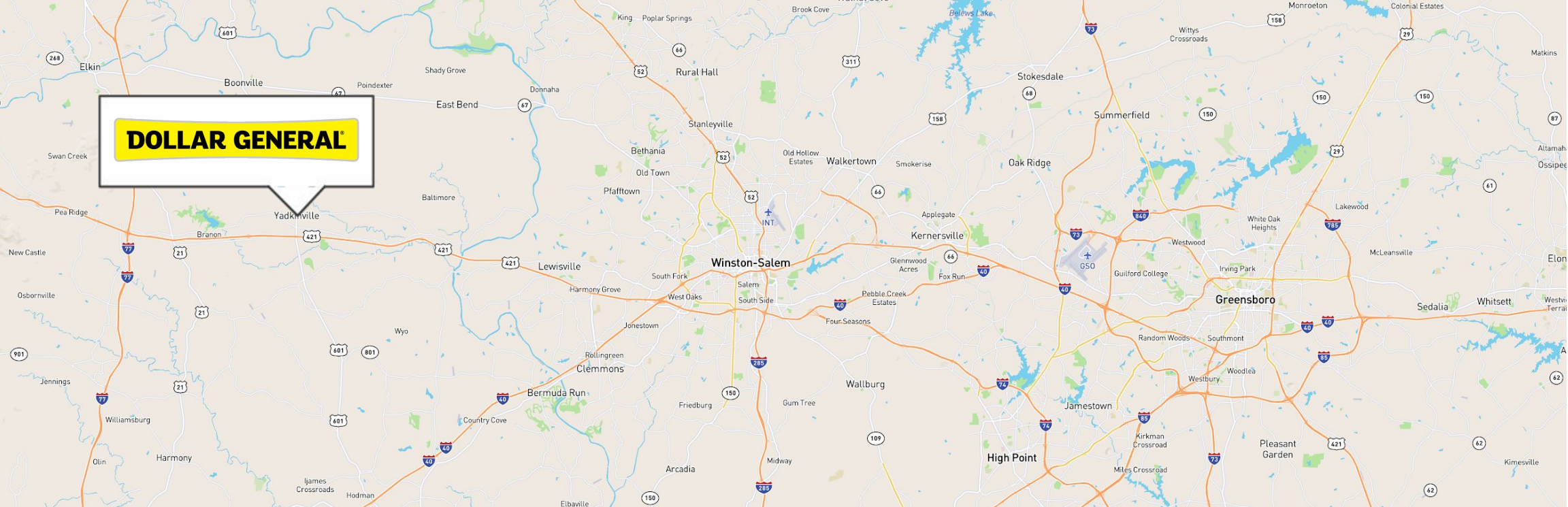
CAROLINA WINE SUPPLY



SOUTH STATE STREET

**DOLLAR
GENERAL**





AREA OVERVIEW

Yadkinville is the county seat and largest city in Yadkin County. In Yadkinville, residents and visitors bask in the good hearted country town atmosphere. The small town is only an hour from the mountains and around within driving distance of Winston-Salem and Greensboro.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	2,613	6,635	10,818
2020 Estimate	2,612	6,610	10,735
2010 Census	2,734	6,753	10,984
Growth 2020-2025	0.02%	0.38%	0.77%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Projection	1,025	2,601	4,272
2020 Estimate	1,034	2,612	4,275
2010 Census	1,064	2,628	4,313
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$72,407	\$69,410	\$69,553

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located at **103 Willow Street Us 601 | Yadkinville, NC 27055** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

Apollo OM Template Section

ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	RENT/SF	CAP
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-