



The ESS Group, Inc.



NET LEASE INVESTMENT PROPERTY | OFFERING MEMORANDUM

RELOCATION "PLUS" DOLLAR GENERAL

110 CEDAR STREET | MONTEVALLO, ALABAMA 35115

DISCALIMER

DOLLAR GENERAL

110 CEDAR STREET, MONTEVALLO, ALABAMA 35115

The Offering Memorandum contains select information pertaining to the business and affairs of Dollar General ("Property"). It has been prepared by The ESS Group, Inc. We have obtained the information from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. You and your tax and legal advisors should conduct your own investigation of the Property and transaction. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents 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 and conduct their own due diligence.

Owner and The ESS Group, Inc. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to the prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executive Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or The ESS Group, Inc. or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

BY ACCEPTING THIS CONFIDENTIAL OFFERING MEMORANDUM, YOU AGREE TO RELEASE THE ESS GROUP, INC. AND HOLD IT HARMLESS FROM ANY KIND OF CLAIM, COST, EXPENSE, OR LIABILITY ARISING OUT OF YOUR INVESTIGATION AND/OR PURCHASE OF THIS NET LEASED PROPERTY. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

EXECUTIVE SUMMARY

DOLLAR GENERAL

110 CEDAR STREET, MONTEVALLO, ALABAMA 35115

The ESS Group is pleased to exclusively market for sale a single tenant net leased Dollar General PLUS investment located in Montevallo, Alabama. The investment features a brand new 2021 construction building leased to Dollar General with a corporate guarantee. The initial lease term is for 15 years with rent commencement in March 2021. There are 5 options to extend, each is 5 years long and each triggers a 10% rent increase. There are no termination rights and the lease is an absolute NNN with no landlord responsibilities, being a completely passive real estate investment. This is a rare 10,640 SF Relocation PLUS store, which replaces an older store with high sales volume in a proven market. The additional space is used for more frozen foods and a larger grocery section.

Montevallo is a city located in the Southwestern section of Shelby County, Alabama. As of the 2010 census, the population of the city of Montevallo was 6,323. Montevallo lies within a short 45-minute driving distance to Birmingham, Alabama's largest metropolitan area, and a 50-minute driving distance to Montgomery, Alabama's Capital City. A college town, it is home to the University of Montevallo, the state's only public liberal-arts university, with approximately 3,000 students. The property is strategically located on the main highway, with traffic counts close to 13,000 VPD. Additionally, it is located within close proximity to a large University, multiple residential communities and national businesses such as CVS, Tractor Supply, Huddle House, McDonald's and Taco Bell, among many others.

Dollar General is an essential business and a recession-proof investment. It delivers 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 Dollar General's high-quality private brands. Dollar General is an investment grade rated company and is publicly traded on the New York Stock Exchange (Symbol: DG) with a market capitalization in excess of \$52 billion. Dollar General operates over 17,177 stores in 46 states.

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL

110 CEDAR STREET, MONTEVALLO, ALABAMA 35115

BRAND NEW 2021 CONSTRUCTION WITH 15 YEARS LEASE

Brand new 2021 construction featuring a corporately guaranteed lease with 15 years remaining and five (5) years options to renew

ZERO LANDLORD RESPONSIBILITIES

This is an absolute NNN lease with zero landlord responsibilities or expenses

RARE RELOCATION PLUS PROTOTYPE

This is a Relocation PLUS store, with proven market sales and a higher store size to accommodate high demand for fresh and frozen foods

WALKING DISTANCE FROM THE UNIVERSITY OF MONTEVALLO

Montevallo is home to the University of Montevallo, Alabama's only public liberal-arts university, with over 3,000 students

HIGH TRAFFIC COUNTS

This Dollar General is ideally located on the main highway with traffic counts of 12,782 VPD

SURROUNDED BY NATIONAL TENANTS

This Dollar General is surrounded by multiple national tenants including Foodland, AutoZone, Huddle House, Tractor Supply, CVS, KFC, Jack's, McDonald's, Taco Bell and many others

INVESTMENT SUMMARY

DOLLAR GENERAL

110 CEDAR STREET, MONTEVALLO, ALABAMA 35115

PRICE	\$2,131,469.43
CAP RATE	5.30%
NET OPERATING INCOME	\$112,967.88
BUILDING SIZE	10,640 SF
LOT SIZE	1.787 Acres
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	None
YEAR BUILT	2021
LEASE TERM	15 Years
RENT COMMENCEMENT DATE	March 25, 2021
RENT EXPIRATION DATE	March 31, 2036
RENT EXTENSION OPTIONS	5 x 5
RENT INCREASES	10% During Options
OWNERSHIP TYPE	Fee Simple
TENANT	Dollar General
LEASE GUARANTOR	Corporate



SITE AERIAL

DOLLAR GENERAL

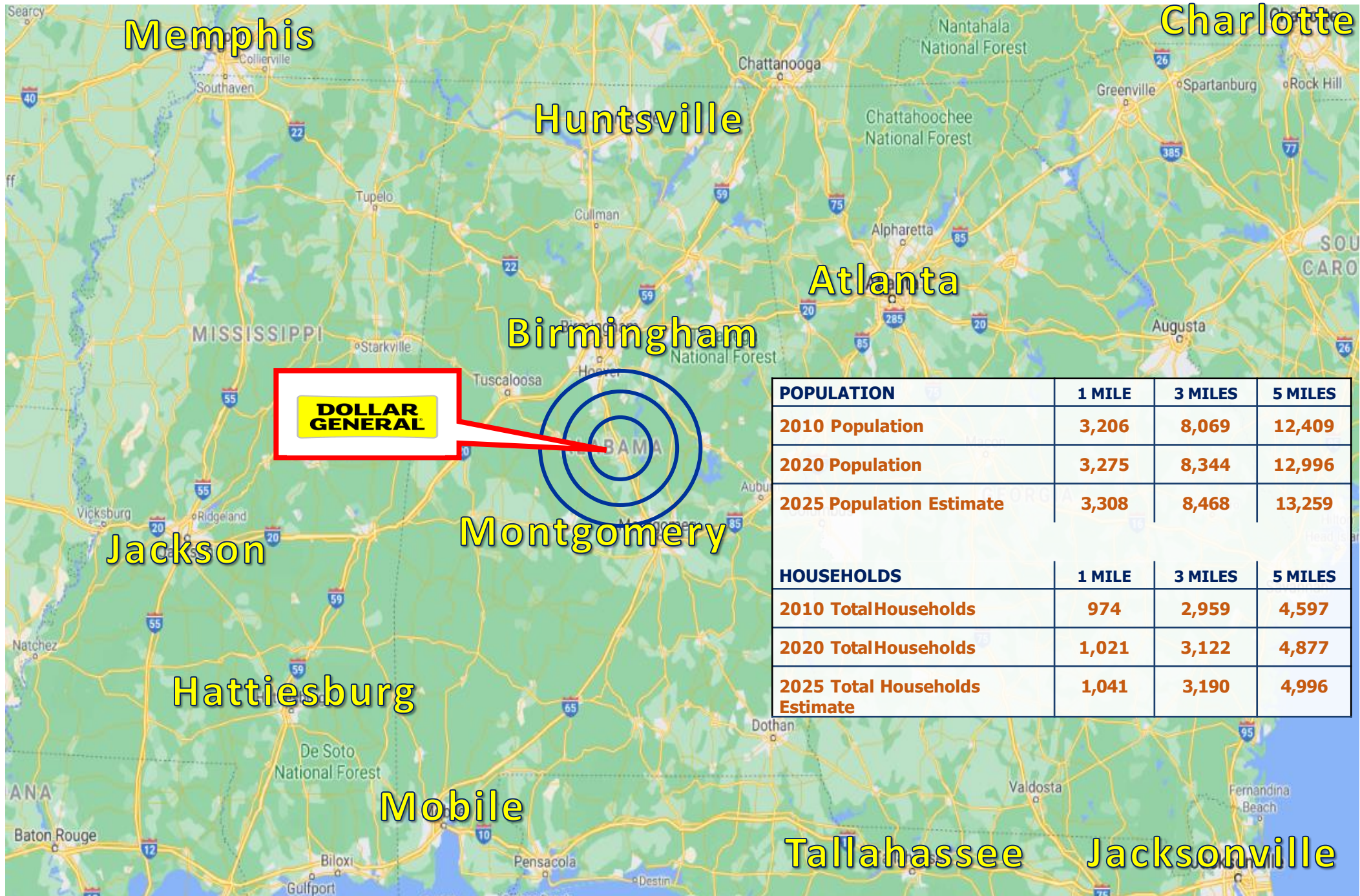
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DEMOGRAPHICS

DOLLAR GENERAL

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LOCATION OVERVIEW

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Montevallo is a city located in the Southwestern section of Shelby County, Alabama. As of the 2010 census, the population of the city of Montevallo was 6,323. Montevallo offers a small-town quality of life, but it lies within a short 45-minute driving distance to Birmingham, Alabama's largest metropolitan area, and a 50-minute driving distance to Montgomery, Alabama's Capital City.

A college town, it is home to the University of Montevallo, the state's only public liberal-arts university, with approximately 3,000 students.

In Montevallo, there is rarely a week without a concert, a play, an art exhibit, or a collegiate-level athletic event. With the growing population, Montevallo is quickly becoming the center for shopping in the southwestern corner of Shelby County. Merchants are finding a successful home in this community comprised of local folks, university students and visitors, tourists of the American Village, commuters who travel through Montevallo daily and those from a wide area surrounding Montevallo. Montevallo also has an Industrial Park which offers a direct route to Interstate 65 and heavy railroad transportation services.



TENANT PROFILE

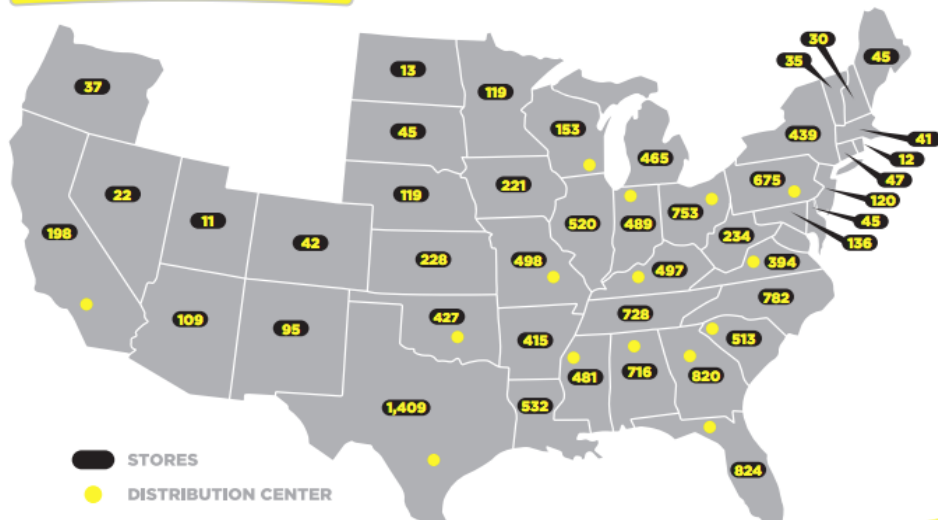
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TENANT TRADE NAME	Dollar General
TENANT OWNERSHIP	Public
STOCK SYMBOL	NYSE: DG
TENANT	Corporate Store
NUMBER OF STORES	17,000+
CREDIT RATING	BBB
REVENUE	\$27.8B+
MARKET CAP	\$52B

Dollar General (NYSE: DG) is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of December 2020, Dollar General operated 17,177 stores in 46 states. Dollar General offers products that are frequently used on a day by day basis, such as food, household items, cleaning supplies, clothing for the family and housewares low prices. Dollar General sells high quality private brands and products from America's most trusted and well-known manufacturers. Dollar General is the largest dollar store chain retailer. Fortune 500 recognized Dollar General in 1999 and in 2019 it reached #119. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching \$27.8 billion in 2019. Fiscal year 2018 represented Dollar General's 29th consecutive year of same-store sales growth. Dollar General believes that this growth, regardless of economic conditions, suggests that Dollar General has a less cyclical model than most retailers and is a result of their compelling value and convenience proposition. Dollar General's ability to effectively deliver both value and convenience allows them to succeed in small markets with limited shopping alternatives, as well as to profitably coexist alongside retailers in more competitive markets, making Dollar General an attractive option for investors and financial institutions, as an essential business and especially in recession times.

DOLLAR GENERAL® IN 44 STATES



EXCLUSIVELY MARKETED BY:

THE ESS GROUP, INC.

NNN SINGLE TENANT INVESTMENTS



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