

OFFERING MEMORANDUM

- CORPORATE GUARANTEED LEASE
- HIGH-PERFORMING LOCATION
- 2 ½ HOURS FROM SAN FRANCISCO
- DESTINATION REGION (GOLD COUNTRY, HIGH SIERRA, YOSEMITE)
- \$290M SPENT BY VISITORS YEARLY

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



DOLLAR GENERAL®

20670 SOULSBYVILLE RD, SONORA, CA 95370

*Actual Site



*Actual Site

DOLLAR GENERAL®

20670 SOULSBYVILLE RD, SONORA, CA 95370

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Exclusively Marketed By

ANDREW T. VU

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The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. Touchstone Commercial Partners however makes no guarantee, representation or warranty, expressed or implied, about the accuracy or completeness of the information provided. All buyers must conduct full due diligence and independently verify the accuracy and completeness of the information contained herein and bear all risk for any inaccuracies. Touchstone Commercial Partners encourages all interested buyers to seek advice from tax, financial and legal advisors before making any real estate purchase and transaction.

INVESTMENT SUMMARY

Dollar General // Sonora, CA

TOUCHSTONE COMMERCIAL PARTNERS is pleased to offer for sale a single tenant net leased Dollar General Store located in Sonora, California. This property has an absolute NNN with zero landlord responsibilities. The tenant has three 5-year renewal options with 10% rent increases for each option. The lease is guaranteed by Dollar General Corporation which operates over 17,300 stores and has a S&P investment-grade rating of BBB. This is an excellent opportunity for a 1031 exchange or passive investor seeking long term, stable cash flow with a national credit tenant.

Sonora is just 2 ½ hours east of the San Francisco Bay Area and has a rich and magnificent history being a gold mining town and located in the heart of Tuolumne county, well-known for its California Gold Rush country, the unforgettable High Sierra outdoor adventures and the iconic Yosemite National Park. The subject property is a few steps from the signalized intersection of Soulsbyville Rd and the California 108 State Route (14,300+ Vehicles Per Day), a breathtaking 120-mile highway corridor connecting the CA Central Valley traversing through the Sonora Pass to near the Nevada state line. The store does exceptionally well with its business (please call Andrew Vu for more info).

Nearby just 5 miles from downtown Sonora, Columbia College is located on 280 acres of forestland in California's historic Mother Lode gold country and has been described as one of the state's most beautiful colleges. Given that Dollar General benefits from the lack of competition, this store should continue to capture a greater wallet share of residents in the greater Sonora and the \$290 million spent by visitors in Tuolumne county yearly.

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INVESTMENT SUMMARY

Dollar General // Sonora, CA

TENANT	DOLLAR GENERAL®
GUARANTOR	Dollar General Corp
PROPERTY ADDRESS	20670 Soulsbyville Rd, Sonora, CA 95370
LEASE COMMENCEMENT	8/27/15
LEASE EXPIRATION	8/31/30
LEASE LENGTH	9+ Years
LEASE TYPE	NNN
RENEWAL OPTIONS	3 Five-Year Options
RENT INCREASES	10% Each Option
LANDLORD MAINTENANCE	None
PROPERTY TAX	Tenant Responsibility
INSURANCE	Tenant Responsibility
REPAIRS & MAINTENANCE	Tenant Responsibility
UTILITIES	Tenant Responsibility

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OFFERING SUMMARY



\$2,744,501
Sale Price



5.60%
Cap Rate



\$153,692
Annual NOI



2015
Year Built



\$301.59
Price / Square Foot



1.43 ACRES
Land Size



*Actual Site

Touchstone Commercial Partners

FINANCIAL OVERVIEW

Dollar General // Sonora, CA

DOLLAR GENERAL®

TENANT

TENANT	SF LEASED	START DATE	END DATE	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/SF	YEARLY RENT/SF
Dollar General	9,100	8/27/15	8/31/30	\$12,807.67	\$153,692	\$1.41	\$16.89

RENT ROLL

OPTION PERIOD	YEAR	RENT INCREASE	MONTHLY RENT	YEARLY RENT	YEARLY RENT/SF	CAP RATE
Option 1	16-20	10%	\$14,088	\$169,062	\$18.58	6.16%
Option 2	21-25	10%	\$15,497	\$185,968	\$20.44	6.78%
Option 3	31-35	10%	\$17,047	\$204,564	\$22.48	7.45%

EXPENSES

YEARLY BUDGET

Property Taxes	\$0
Insurance	\$0
Maintenance	\$0

NET OPERATING INCOME

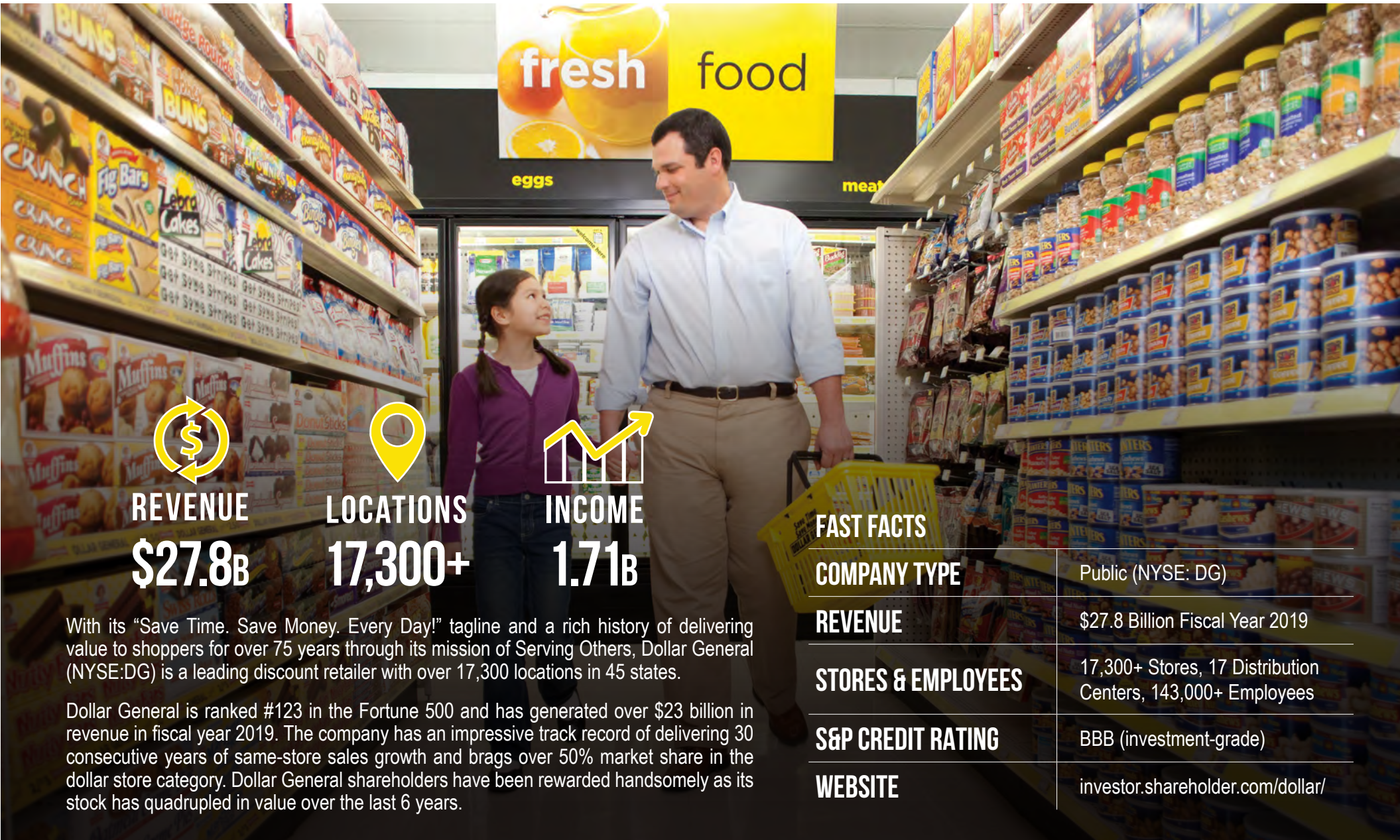
NOI


Income	\$153,692
Expenses	\$0
NOI	\$153,692

TENANT OVERVIEW

Dollar General // Sonora, CA

DOLLAR GENERAL®





REVENUE
\$27.8B



LOCATIONS
17,300+



INCOME
1.71B

FAST FACTS

COMPANY TYPE	Public (NYSE: DG)
REVENUE	\$27.8 Billion Fiscal Year 2019
STORES & EMPLOYEES	17,300+ Stores, 17 Distribution Centers, 143,000+ Employees
S&P CREDIT RATING	BBB (investment-grade)
WEBSITE	investor.shareholder.com/dollar/

With its “Save Time. Save Money. Every Day!” tagline and a rich history of delivering value to shoppers for over 75 years through its mission of Serving Others, Dollar General (NYSE:DG) is a leading discount retailer with over 17,300 locations in 45 states.

Dollar General is ranked #123 in the Fortune 500 and has generated over \$23 billion in revenue in fiscal year 2019. The company has an impressive track record of delivering 30 consecutive years of same-store sales growth and brags over 50% market share in the dollar store category. Dollar General shareholders have been rewarded handsomely as its stock has quadrupled in value over the last 6 years.

SITE PLAN

Dollar General // Sonora, CA

DOLLAR GENERAL®

108
14,300
VEHICLES
PER DAY

**DOLLAR
GENERAL**

SOULSBYVILLE RD

AERIAL MAP

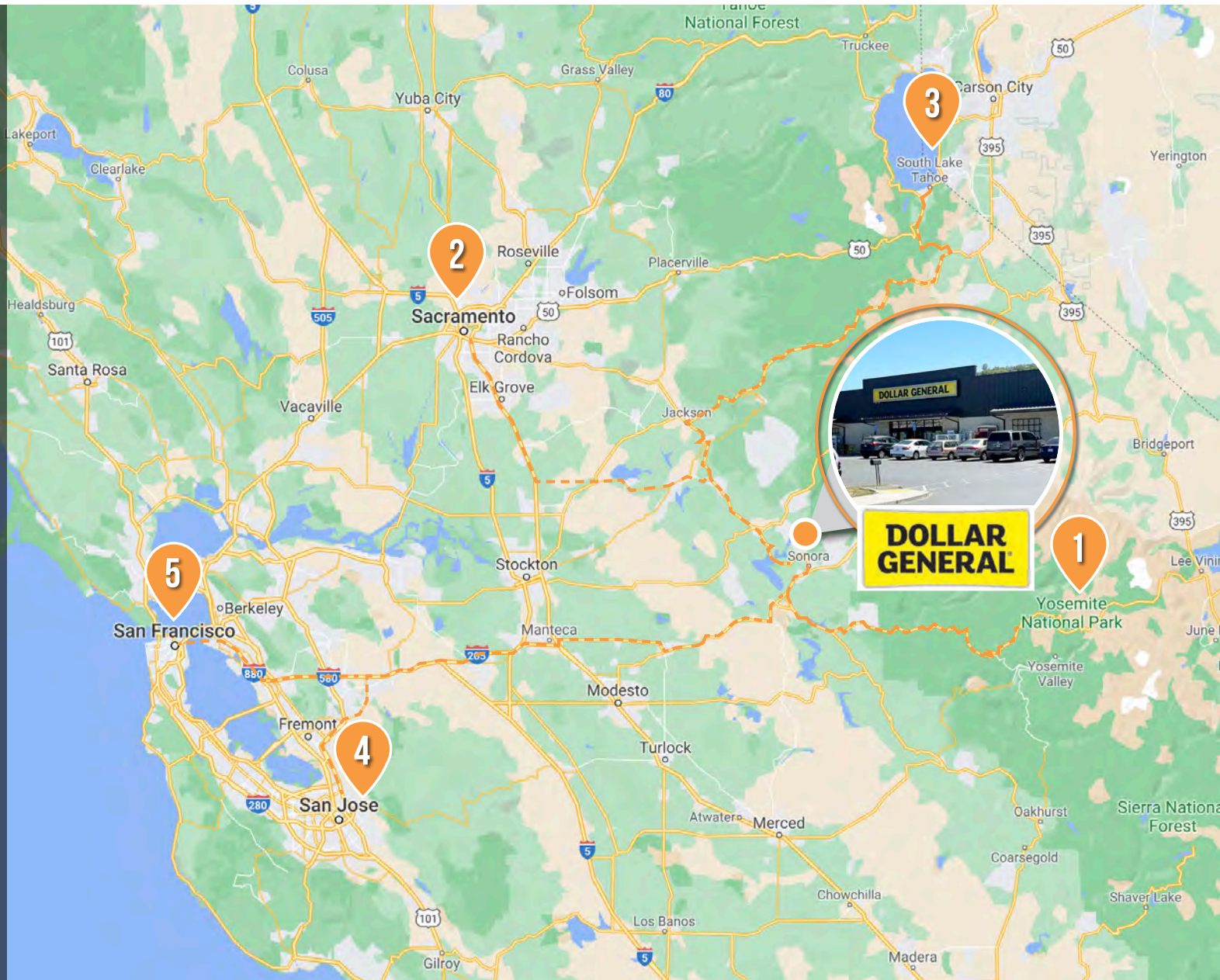
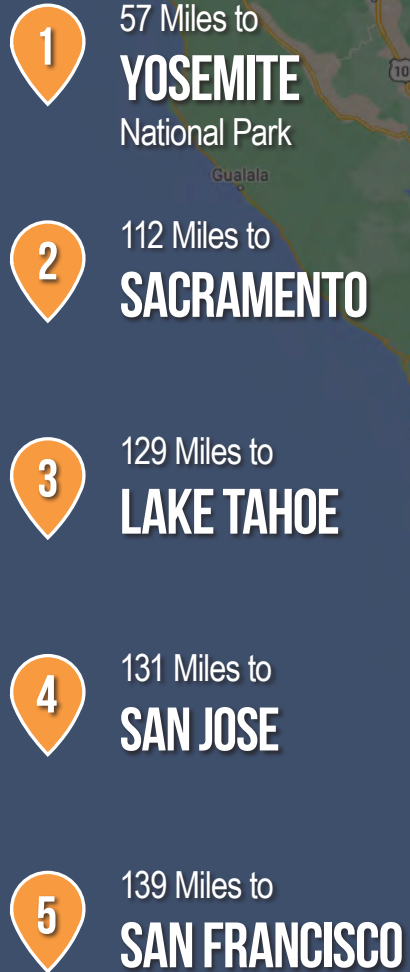
Dollar General // Sonora, CA

DOLLAR GENERAL®



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DOLLAR GENERAL®

CITY OVERVIEW

Dollar General // Sonora, CA

“WHERE IT ALL HAPPENS”

Just 2 ½ hours east of the San Francisco Bay Area and located in the beautiful Sierra Nevada Foothills, Sonora has a rich and magnificent history. Known as the “Queen of the Southern Mines”, this pristine City still holds on to its historic charm with many of its existing buildings dating back to the 1800's.

The Dollar General Sonora store is a few steps from the signalized intersection of Soulsbyville Rd and the California 108 State Route (14,300+ Vehicles Per Day), a breathtaking 120-mile highway corridor connecting the CA Central Valley traversing through the Sonora Pass to near the Nevada state line. The local economy is driven by industries such as healthcare, retail, tourism and casinos. Major employers include Adventist Health, Black Oak Casino, Tuolumne Tribal Council and Columbia College.

Sonora is in the heart of Tuolumne county, well-known for its California Gold Rush country, the famous gold mining towns, the unforgettable High Sierra outdoor adventures and the iconic Yosemite National Park. Tuolumne County also has a film history that dates back to the early 1900's and has remained a popular filming location with over 300 movies and television shows. Nearby just 5 miles from downtown Sonora, Columbia College is located on 280 acres of forestland in California's historic Mother Lode gold country and has been described as one of the state's most beautiful colleges.



DEMOGRAPHICS

Dollar General // Sonora, CA



Vintage Sonora Downtown



Yosemite National Park



Pine Crest Lake



Railtown 1897 State Historic Park

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DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

POPULATION

Estimated Population (2020)	3,130	13,140	23,158
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HOUSEHOLDS

Estimated Households (2020)	1,267	5,465	9,978
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HOUSEHOLD INCOME

Average Household Income (2020)	\$112,193	\$102,920	\$109,343
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10 MILE RADIUS



POPULATION
44,282



HOUSEHOLDS
19,663



INCOME
\$99,196

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SONORA, CA



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