

Dollar General

1515 Shoemaker Street, Nanty Glo, PA 15943



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The image shows the exterior of a Dollar General store. The building has a grey stone base and a white upper section with vertical siding. A large yellow sign with blue lettering reads "DOLLAR GENERAL". A dark blue semi-transparent overlay covers the right two-thirds of the image, containing white and orange text. In the foreground, a silver car is partially visible on the right, and a blue car is on the left. The sky is blue with light clouds.

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success.

Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

DEMOGRAPHICS

OFFERING SUMMARY



Listing Price
\$594,783



Cap Rate
6.90%



Price/SF
\$59.48

FINANCIAL

Listing Price	\$594,783
NOI	\$41,040
Cap Rate	6.9%
Price/SF	\$59.48
Rent/SF	\$0.34

OPERATIONAL

Lease Type	Double Net
Guarantor	Corporate Guarantee
Lease Expiration	08/31/2030
Rentable SF	10,000 SF
Lot Size	1.3 Acres (56,628 SF)
Year Built	1999



DOLLAR GENERAL

1515 Shoemaker Street , Nanty Glo, PA 15943

INVESTMENT OVERVIEW

Marcus and Millichap is pleased to exclusively offer for sale the Dollar General located at 1515 Shoemaker Street in Nanty Glo, Pennsylvania.

The investment is being offered at \$594,783 which represents a 6.9% cap rate.

The subject property is a 10,000 square foot three sided brick building that was constructed for Dollar General in 1999. There are more than 9 years remaining on the current lease term after tenant just executed an early lease re-cast demonstrating their continued confidence and commitment to this location. There are two, five year options remaining with healthy rental increases. The NN lease structure limits landlord to roof, structure and parking lot responsibilities. Tenant is responsible for the entire cost of minor repairs and routine maintenance that costs up to \$500 per occurrence. Dollar General reimburses landlord up to \$667 per month for CAM which includes snow and ice removal, maintenance of any grass or landscaped areas, as well as lighting, cleaning, security and striping. They also reimburse up to \$10,000 for Real Estate taxes (Annual taxes for 2020 were \$6,834) and the store is part of the National Insurance Program.

The store is positioned on the main road into the borough located less than one mile away from the on and off ramps of Highway 22 which sees more than 10,000 vehicles per day. The site itself yields more than 5,400 vehicles per day driving by as traffic passes in and out of town. The area hosts ideal dollar store demographics with more than 5,500 people and an average household income of approximately \$47,000 within a three mile radius. There is also a competition void, as this is the only Dollar General within a five mile radius and the only dollar store servicing the Nanty Glo community.

INVESTMENT HIGHLIGHTS

NN Lease with 9+ Years Remaining

Recent Early Lease Re-cast Demonstrating Continued Commitment to the Store

Large 10,000 Square Foot Three Sided Brick Building

Two, Five Year Options Remaining with Rental Increases (Option 1 - 14% / Option 2 - 11%)

Over 20 Years of Operating History at this Location

HVAC Units Replaced in 2017

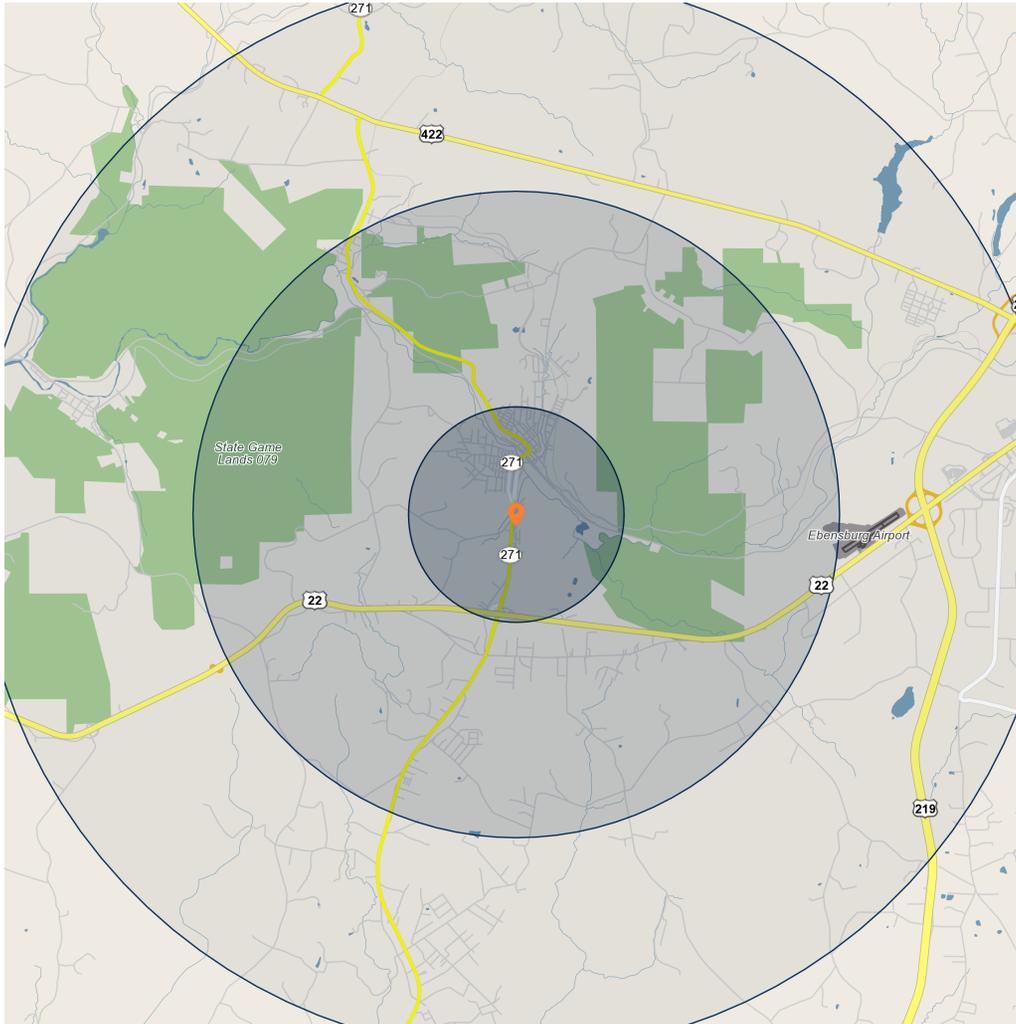
Roof Repaired, Restored and Coated With ICS Commercial Grade Elastomeric Roof Coating in 2018

Dollar General Reimburses up to \$.80 Per Square Foot for CAM

Dollar General Reimburses up to \$1.10 Per Square Foot for Real Estate Taxes

Store is Part of Dollar General's National Insurance Program

Very Low Price Per Square Foot (\$59.48)

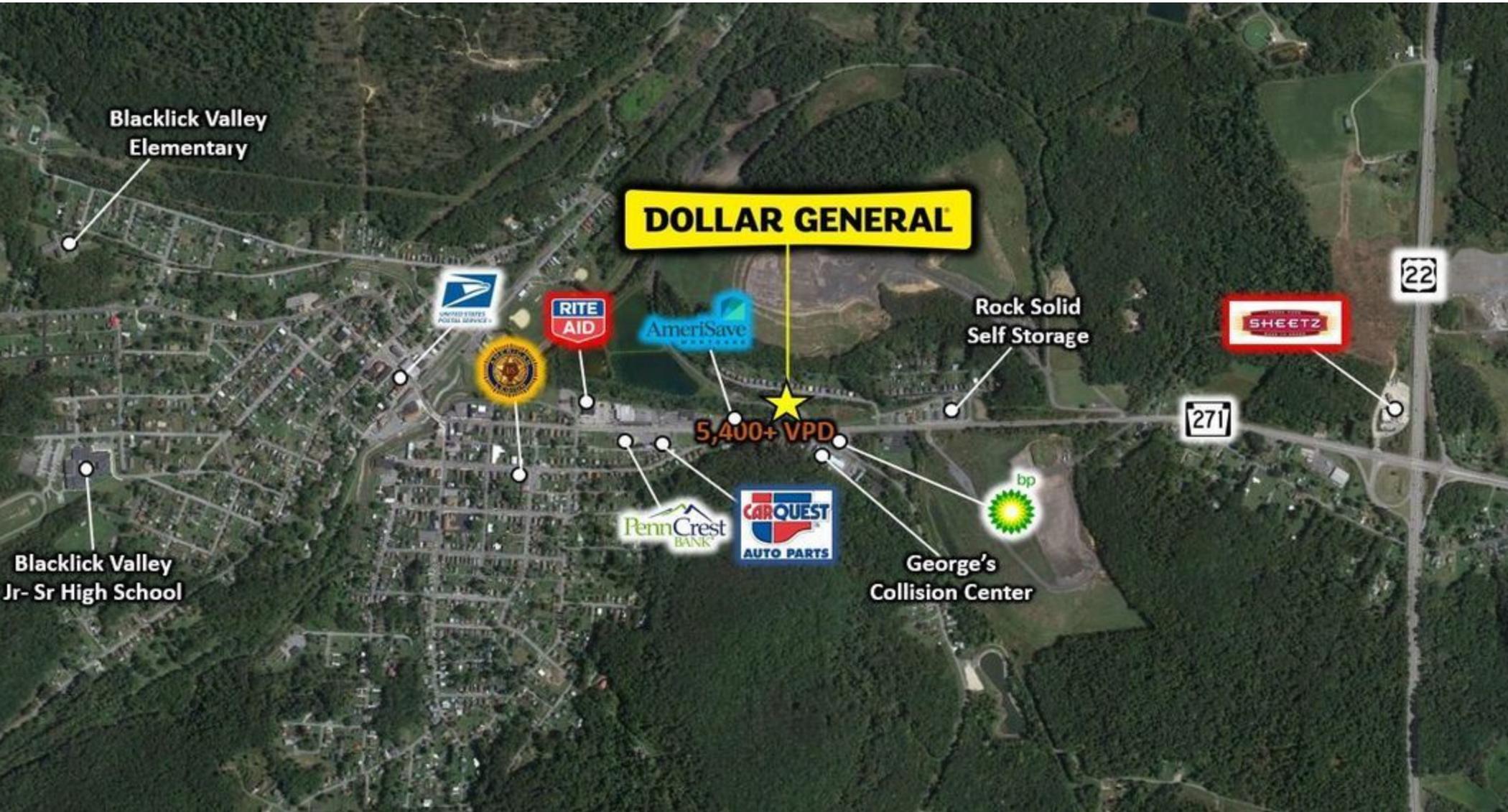


	1 Mile	3 Miles	5 Miles
POPULATION			
2025 Projection	2,377	5,523	10,197
2020 Estimate	2,379	5,545	10,248
2010 Census	2,489	5,827	10,813
2000 Census	2,763	6,466	11,865
HOUSEHOLD INCOME			
Average	\$51,155	\$55,104	\$60,374
Median	\$43,705	\$48,013	\$52,671
Per Capita	\$21,704	\$22,995	\$24,786
HOUSEHOLDS			
2025 Projection	1,016	2,318	4,198
2020 Estimate	1,009	2,313	4,195
2010 Census	1,058	2,439	4,427
2000 Census	1,139	2,584	4,625
HOUSING			
Median Home Value	\$71,873	\$85,200	\$97,167
EMPLOYMENT			
2020 Daytime Population	1,733	4,016	7,810
2020 Unemployment	7.54%	5.91%	5.59%
Average Time Traveled (Minutes)	26	28	27
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	52.40%	51.24%	48.49%
Some College (13-15)	11.72%	11.70%	12.75%
Associate Degree Only	6.43%	11.06%	10.92%
Bachelor's Degree Only	7.79%	7.99%	10.17%
Graduate Degree	6.52%	5.87%	6.52%

SECTION 2

Property Information

RETAILER MAP



SECTION 3

Financial Analysis

FINANCIAL DETAILS

BROKER OF RECORD

THE OFFERING	
Price	\$594,783
Capitalization Rate	6.90%
Price/SF	\$59.48

PROPERTY DESCRIPTION	
Year Built / Renovated	1999
Gross Leasable Area	10,000 SF
Type of Ownership	Fee Simple
Lot Size	1.30 Acres
Guarantor	Corporate Guarantee
Lease Type	Double Net
Lease Commencement	09/01/1999
Lease Expiration	08/31/2030
Renewal Options	Two, Five Year Options
Term Remaining on Lease (Yrs)	9 Years
Landlord Responsibility	Roof, Structure & Parking Lot
Tenant Responsibility	Taxes & Insurance

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$41,040	\$3,420	\$4.10	6.90%
Option 1	\$46,800	\$3,900	\$4.68	7.87%
Option 2	\$52,080	\$4,340	\$5.21	8.76%

FINANCIAL DETAILS // Dollar General

ANNUALIZED OPERATING INFORMATION

INCOME

Base Rental Income	\$41,040
Operating Expense Reimbursement	\$12,204
Gross Income	\$53,244
Operating Expenses	\$12,204
Net Operating Income	\$41,040

OPERATING EXPENSES

Taxes	\$6,974
Snow & Ice Removal	\$4,630
Lawn Care	\$600
Total Expenses	\$12,204
Total Expenses/SF	\$1.22

1: Assumes Total Expenses remain constant. Please see agent for details.

Dollar General // FINANCIAL DETAILS

CAP RATE	PRICE	PRICE/SF	INITIAL CASH-ON-CASH
6.90%	\$594,783	\$59.48	8.22%
OPERATING INFORMATION			
Year 1 Net Operating Income			\$41,040
Rent/SF			\$4.10 /SF
Gross Leasable Area			10,000 SF
FINANCING			
New Acquisition Financing			\$416,348
Amortization Period			25
Loan Term			5
Loan Constant			6.33%
Annual Debt Service Payment			(\$26,372)
Debt Service Coverage			-1.56
Debt Yield			9.86%
Net Cash Flow After Debt Service			\$67,412

LEASE SUMMARY	
Tenant:	Dollar General
Guarantor:	Corporate Guarantee
Credit Rating:	BBB
Rent Commencement:	9/1/1999
Lease Expiration:	8/31/2030
Options:	\$46,800 \$52,080
Lease Type:	Double Net
Base Rent:	\$4.10 /SF \$833.33 /SF/Month \$41,040 Annual Rent
Rent Increases:	10%+ Rental Increases in Options

BROKER OF RECORD

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