

Marcus & Millichap



Representative Photo

DOLLAR GENERAL LAUREL HILL

18720 IDA MILL RD, LAUREL HILL, NC 28351

FINANCIAL ANALYSIS

DOLLAR GENERAL LAUREL HILL

PROPERTY ADDRESS	18720 Ida Mill Rd, Laurel Hill, NC 28351
PRICE	\$805,000
CAP RATE	7.01%
PRICE/SF	\$89.31
YEAR BUILT	2007
BUILDING SIZE	9,014+/- SF
LOT SIZE	1.07+/- Acres
TYPE OF OWNERSHIP	Fee Simple
BASE RENT	\$56,400

YEAR	BASE ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current - 9/30/2024	\$56,400	\$4,700	\$6.26	7.01%
10/1/2024 - 9/30/2027	\$62,040	\$5,170	\$6.88	7.71%
Option 1 (5 Years)	\$68,244	\$5,687	\$7.57	8.48%
Option 2 (5 Years)	\$75,060	\$6,255	\$8.33	9.32%
Option 3 (5 Years)	\$82,572	\$6,881	\$9.16	10.26%
Option 4 (5 Years)	\$90,828	\$7,569	\$10.08	11.28%

TENANT SUMMARY

Tenant Trade Name	Dollar General
Ownership	Fee Simple
Guarantor	Corporate
Lease Type	Double-Net (NN)
Roof and Structure	Landlord
Lease Term	10 Years
Lease Commencement Date	October 1st, 2007
Lease Expiration Date	September 30th, 2027
Increases	10% in 2024 and With Each Renewal Option
Renewal Options	4, 5-Year Options
Headquartered	Goodlettsville, TN
Number of Locations	17,000+ in 46 States
Annual Revenue	\$33.7 Billion
Credit Rating	BBB / Stable
Rating Agency	Standard & Poors
Stock Symbol	DG
Board	NYSE
Web Site	www.dollargeneral.com

INVESTMENT OVERVIEW

INVESTMENT HIGHLIGHTS

- Rare 10% Increase During Current Term
- 6+ Years Remaining on Current Term
- \$350 Per Month for CAM Costs | No Year End Reconciliation
- 25,000 VPD on Highway 74
- History of Strong Store Sales
- Ideal Demographics for Dollar General Business

DOLLAR GENERAL

- Publicly Traded Company on NYSE
- Investment Grade Credit | BBB/Stable on Standard & Poors
- 17,000+ Locations in 46 States
- \$33.7 Billion System-Wide Revenue
- 21.6% Sales Increase from 2019
- Ranked #112 on Fortune 500



Representative Photo

\$33.7B

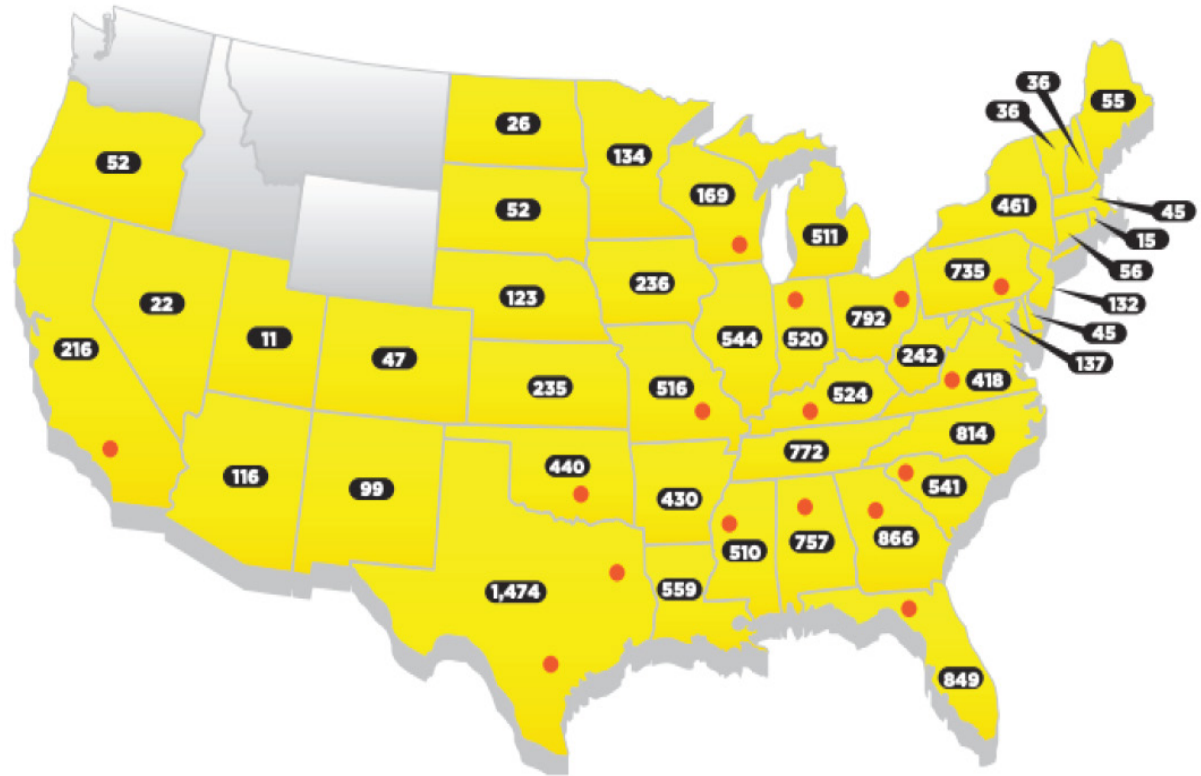
NET SALES
in 2020

17,000+

STORES
in 46 States

112

FORTUNE 500 RANKING
in 2020



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 17,177 stores in 46 states as of January 29, 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.



Map Data © 2021 Google

A map of the Southeastern United States, specifically focusing on North and South Carolina. A large black rectangular overlay with the text "REGIONAL MAP" in white and orange is positioned in the upper left. A circular inset in the center-right shows a photograph of a Dollar General store with a sign that reads "DOLLAR GENERAL". The map includes major highways, cities, and geographical features. The text "Map Data © 2021 Google" is visible in the bottom right corner.

Map Data © 2021 Google

AREA DEMOGRAPHICS

POPULATION AND INCOME	1 MILES	3 MILES	5 MILES
2020 ESTIMATE	895	3,201	14,623
2020 DAYTIME POPULATION	323	1,986	13,601
2020 EST. AVERAGE HOUSEHOLD INCOME	\$50,342	\$48,081	\$53,601
2020 EST. MEDIAN HOUSEHOLD INCOME	\$41,714	\$40,346	\$41,205
2020 EST. PER CAPITA INCOME	\$20,057	\$18,618	\$21,611

2020 HOUSEHOLDS BY INCOME	1 MILES	3 MILES	5 MILES
\$200,000 or More	1.16%	0.69%	1.58%
\$150,000 - \$199,999	0.35%	0.32%	1.27%
\$100,000 - \$149,999	6.95%	7.01%	8.77%
\$75,000 - \$99,999	9.26%	9.99%	9.06%
\$50,000 - \$74,999	20.55%	18.86%	18.23%
\$35,000 - \$49,999	25.25%	22.04%	18.47%
\$25,000 - \$34,999	6.99%	8.53%	8.54%
\$15,000 - \$24,999	14.43%	14.77%	12.44%
\$10,000 - \$14,999	5.77%	7.21%	8.27%
Under \$9,999	9.29%	10.58%	13.37%

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Ben Yelm

North Carolina Broker of Record
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