

DOLLAR GENERAL®

4405 STOCKTON HILL RD | KINGMAN, AZ 86409



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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KINGMAN, AZ 86409**

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INVESTMENT HIGHLIGHTS

- Corporate guaranteed lease by Dollar General (S&P BBB)
- 9.85 years remaining on the current term with Three, 5-Year Options
- Attractive 6.80% cap rate on a stabilized investment
- Double-Net Lease (NN)
- 1.30 Acre Parcel
- Tenant pays an additional \$375.58/mo towards Parking Lot Maintenance (PLM)
- Situated on Main Retail Corridor in Kingman with 23,000+ VPD
- RARE 12.00% rental increases in the Options
- Ideal 1031 exchange property for an investor seeking a reliable source of passive income
- 2004 built to suit construction for Dollar General
- 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. 16,750 location and plans to continue their expansion for the foreseeable future
- Dollar General boats 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 & STRUCTURE	Landlord Responsible
ORIGINAL LEASE TERM	±15 Years
RENT COMMENCEMENT	2/12/2014
LEASE EXPIRATION DATE	5/31/2031
TERM REMAINING	±9.85 Years
INCREASES	12.00% Increases in Options
OPTIONS	Three, 5-Year Options



\$1,061,471

LIST PRICE



6.80%

CAP RATE



\$72,180

ANNUAL RENT



±9,002 SF

GLA



2004

YEAR BUILT

ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	CAP
Base Term	\$6,015	\$72,180	6.80%
Option 1	\$6,735	\$80,820	7.61%
Option 2	\$7,545	\$90,540	8.53%
Option 3	\$8,450	\$101,400	9.55%

**Please contact a Matthews™ Capital Markets agent
for financing options:**

Patrick Flanagan
(214) 550-1939
patrick.flanagan@matthews.com

70%
LTV

3.75% - 4.15%
Interest Rate Range

25 Years
Amortization

8 Year
Term



TENANT OVERVIEW

COMPANY NAME

Dollar General

OWNERSHIP

Public

YEAR FOUNDED

1939

INDUSTRY

Discount Retail

HEADQUARTERS

Goodlettsville, TN

NO. OF LOCATION

±17,000

NO. OF EMPLOYEES

±115,000

DOLLAR GENERAL®

Dollar General is the fastest-growing retailer which currently boasts roughly 17,000 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.





AREA OVERVIEW

Kingman is a city in, and the county seat of, Mohave County, Arizona. Kingman is the heart of Route 66, with frequent classic car events, glowing neon signs, and an overall retro vibe that embraces the city’s vibrant past. Today, Kingman is still the perfect launching point for Route 66 road trips, as well for day trips to bucket-list caliber attractions in northern Arizona, including the Grand Canyon. But there is plenty to see and do in town, as well. The Historic Route 66 Museum and Mohave Museum are all worth a stop. The surrounding Mojave Desert also provides scenic hiking, biking and horseback riding nearby.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2026 Projection	4,098	27,652	49,866
2021 Estimate	3,839	25,630	45,796
2010 Census	3,985	24,873	43,100
Growth 2021-2026	6.76%	7.89%	8.89%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2026 Projection	1,767	11,558	20,206
2021 Estimate	1,748	11,302	19,585
2010 Census	1,708	10,326	17,394
Growth 2021-2026	1.11%	2.26%	3.17%
INCOME	1-MILE	3-MILE	5-MILE

Average Household Income	\$55,316	\$53,963	\$60,640
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CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located at **4405 Stockton Hill Rd, Kingman, AZ** ("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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Apollo OM Template Section

ANNUALIZED OPERATING DATA

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