

DOLLAR GENERAL®

105 S Cliff Ave | Harrisburg, SD 57032



OFFERING MEMORANDUM

MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

LISTED BY

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INVESTMENT HIGHLIGHTS

- Brand new 2021 build-to-suit construction for Dollar General
- 15-Year absolute NNN lease
- Zero landlord responsibilities
- Extremely strong corporate guarantee from Dollar General Corporation
- Five, 5-Year options, all of which include a 10% rent increase
- 5-Mile population of 36,114 residents
- Average household income of \$123,710
- South Dakota in an income tax free state
- Harrisburg is located 8 miles south of Sioux Falls, the most populous city in South Dakota
- Dollar General is an essential retailer and has proven to be one of the most profitable companies throughout the COVID pandemic
- Dollar General has approximately 17,000 locations with plans to continue expansion for the foreseeable future
- Dollar General boasts an investment grade credit rating of BBB (S&P) and has reported 31 years of consecutive growth

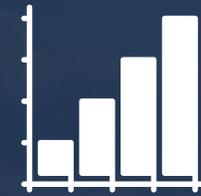




\$1,786,201
LIST PRICE



\$97,347
NOI



5.45%
CAP RATE

BUILDING INFO

Address	105 S Cliff Ave Harrisburg, SD 57032
Year Built	2021
GLA	± 9,026 SF
Lot Size	± 1.09 Acres

DOLLAR GENERAL



TENANT SUMMARY

Tenant Trade Name	Dollar General Corporation
Type of Ownership	Fee simple
Lease Guarantor	Corporate
Lease Type	Abs. NNN
Roof and Structure	Tenant Responsible
Original Lease Term	15 Years
Lease Commencement Date	1/27/21
Lease Expiration Date	1/31/36
Term Remaining on Lease	± 14.50 Years
Increase	10% Every 5 Year In Options
Options	Five, 5-Year Options

ANNUALIZED OPERATING DATA

Lease Years	Monthly Rent	Annual Rent	CAP
Years 1 - 15	\$8,112.33	\$97,347.96	5.45%
Option 1	\$8,923.58	\$107,082.96	6.00%
Option 2	\$9,815.92	\$117,791.04	6.59%
Option 3	\$10,797.50	\$129,570.00	7.25%
Option 4	\$11,877.25	\$142,527.00	7.98%
Option 5	\$13,065.00	\$156,780.00	8.78%



M
MEADOW BARN
at Country Orchards

HARRISBURG
TIGERS
High School
± 1,053 students

Harrisburg
Tennis Courts

Country
Apple Orchard

Freedom
Elementary School

273RD ST
± 5,000 VPD

Casey's

B&G
MILKYWAY
Edward Jones
HARRISBURG
FAMILY DENTAL

SUBWAY
HARRISBURG
EYE-CARE
Neighborhood
Dental

Tiger Tots

DG

Coming Soon
LEWIS SANFORD
Family Drug HEALTH

FAREWAY
MEAT & GROCERY
ACE
Hardware



bp

WILLOW ST
± 5,000 VPD

FUNCTIONAL KIDS
PEDIATRIC THERAPY

S. CLIFF AVE
± 5,000 VPD

Wizard Wash

TENANT PROFILE

COMPANY NAME

Dollar General Corporation

OWNERSHIP

Public

INDUSTRY

Dollar Stores

HEADQUARTERS

Goodlettsville, TN

NO. OF EMPLOYEES

±157,000

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.



17,000+

LOCATIONS



\$27.8B

2020 REVENUE



1939

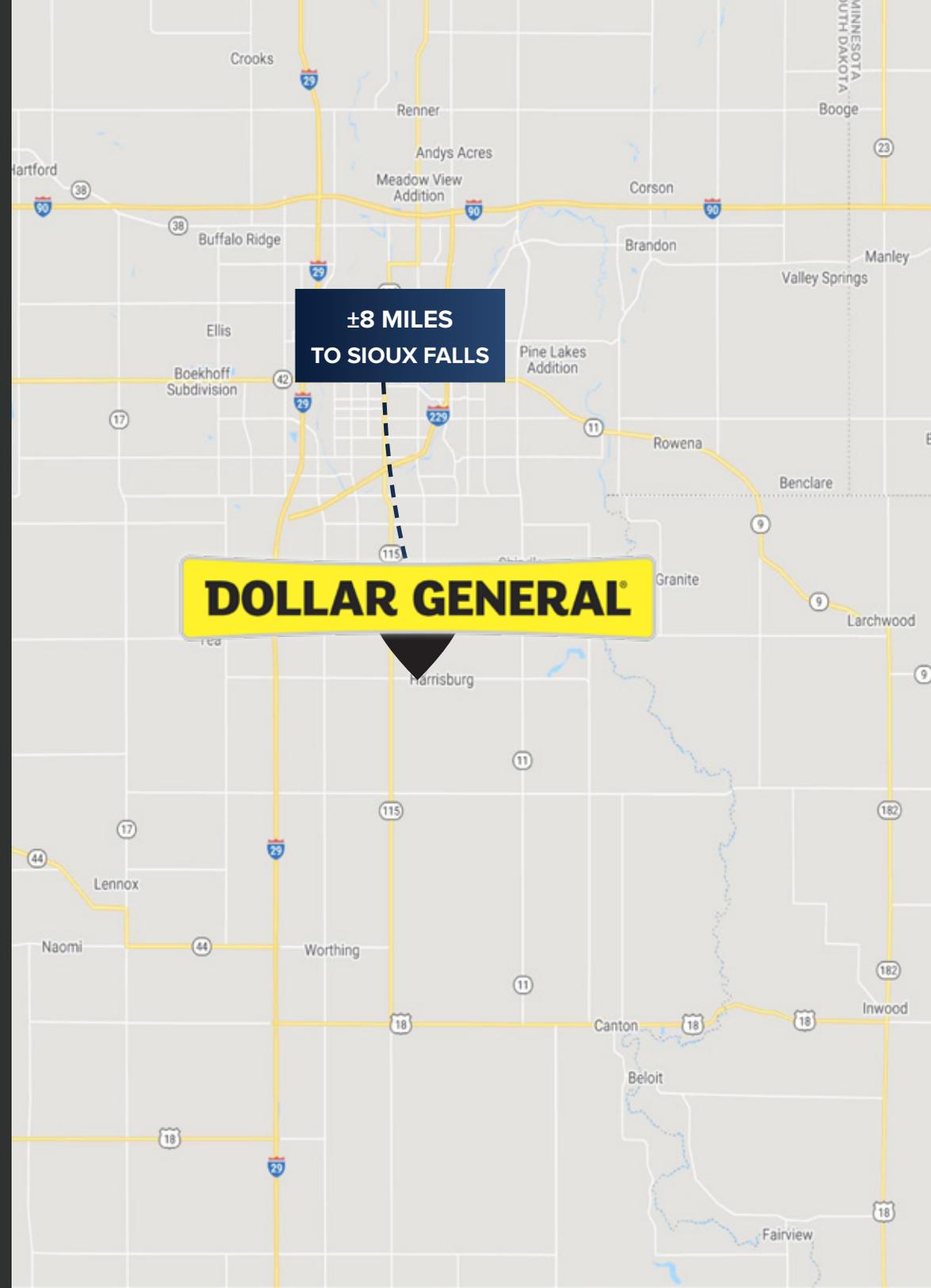
FOUNDED

HARRISBURG, SD

Located in the Lincoln County of South Dakota, Harrisburg is a suburb of Sioux Falls and has a population of nearly 7,000 residents. Harrisburg is home to the oldest park, Hugh Robinson, and is located downtown next to city hall. The city also has the Heartland Country Corn maze which offers scattered passageways with nearly 10 checkpoints loaded with local history questions. Harrisburg is about 20 minutes south of Sioux Falls and is easily accessible using the SD-115.

PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2026 Projection	8,070	10,244	44,792
2021 Estimate	6,416	8,158	36,114
2010 Census	3,606	4,952	22,320
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2026 Projection	2,379	3,025	14,222
2021 Estimate	2,042	2,600	12,447
2010 Census	1,254	1,736	8,258
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$90,524	\$89,715	\$123,710



SIoux FALLS, SD

Sioux Falls “Stone Shatter City” is the most populous city in the U.S. state of South Dakota. It is the county seat of Minnehaha County and extends into Lincoln County to the south, proximate with the Minnesota state line.

As of 2020, Sioux Falls has an estimated population of 195,850 residents. The metropolitan population of 274,914 accounts for more than a quarter of South Dakota’s entire population. Chartered in 1856 on the banks of the Big Sioux River, the city is situated in the rolling hills at the junction of Interstate 90 and Interstate 29.

RANKINGS

- #1 in Best Small Places for Business and Careers (Forbes, 2019)
- #4 in Top 10 Cities for Young Professionals (SmartAsset, 2020)
- #10 in 2020 Top 100 Best Places to Live (Livability, 2020)

ECONOMY

Originally centered on quarrying and agriculturally based industries, the economy of Sioux Falls has become diversified and more service-based over the last half-century, making the city a center of financial services, health care, and retail trade.

MAJOR EMPLOYERS



SHOPPING & DINING

Because of the relatively long distances between Sioux Falls and larger cities, Sioux Falls has emerged as an important regional center of shopping and dining. The Empire Mall, with over 180 stores, anchors one of the primary retail zones in the southwest section of the city. This area, centered mainly around the intersection of 41st Street and Louise Avenue, contains many large national chain stores and restaurants.

In Central Downtown, shops line Phillips Avenue, and in the “EastBank” shops and restaurants fill a boardwalk-style center called “8th and Railroad.” “The Bridges” is an outdoor shopping center at the intersection of 57th Street and Western Avenue on the south side of the city that contains over 30 restaurants, boutiques, and private businesses. Dawley Farm Village is another shopping center on the east side of the city at the intersection of Arrowhead Parkway (SD Highway 42) and Veterans Parkway (SD Highway 11, previously known as Powder House Road).



ATTRACTIONS

Sioux Falls has several tourist attractions. Falls Park, a 123-acre park located north of downtown and along the Big Sioux River, features a variety of waterfalls, an observation tower, the Falls Overlook Café, the Queen Bee Mill, and a variety of sculptures. Washington Pavilion is the cultural, education, and entertainment center of Sioux Falls. It features the Husby Performing Arts Center, the Kirby Science Discovery Center, the Washington Pavilion’s Visual Arts Center, and the Wells Fargo CineDome Theater. Hit the slopes at the Great Bear Recreation Park, the largest park in the Sioux Falls Parks & Recreation Department. The park features over 220 acres of recreational space for winter sports which include 14 downhill trails, a terrain park, the Kirby Family Tubing Park, and cross country and snowshoeing trails. The park is also open during the summer for hiking, bird watching, and picnicking along the 4-mile trail system.



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This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located at **105 S Cliff Ave | Harrisburg, SD 57032** (“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.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

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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 this 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 executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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.

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