

DOLLAR GENERAL

107 S US HIGHWAY 1 OAK HILL, FLORIDA 32759

OFFERING MEMORANDUM



ACTUAL STORE PHOTO

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

The Hurd Net Lease Group with Marcus and Millichap is pleased to exclusively offer for sale the Dollar General located at **107 S US Highway 1 Oak Hill, Florida**. This investment is being offered at \$1,952,000 which represents a 6.9 percent capitalization rate.

The subject property is a 9,100 square foot building that was built to suit for Dollar General in 2009 and subject to an original 15 year lease agreement. The current lease runs through October of 2024 with three, five year renewal options. Landlord responsibilities are limited to roof and structure. The tenant pays the landlord \$300 per month towards their estimated contribution for common area maintenance, which is reconciled annually. Dollar General is responsible for maintenance, repair and replacement of HVAC units. Furthermore, the tenant fully reimburses for real estate taxes and the store is part of Dollar General's National Insurance Program.

Oak Hill is located just 30 minutes south of Daytona Beach and 40 minutes north of Port Canaveral. This store is positioned on the corner of a four way signalized intersection along US Highway 1, which is the main thoroughfare in and out of town. Us Highway 1 benefits from strong traffic counts of more than 7,200 vehicles passing the site daily. The surrounding area has experienced steady and continual growth since 2000, with projections to continue this trend through 2026. There are currently 6,240 residents living within a five mile radius and the average household income is exceeding \$63,000 annually.

INVESTMENT HIGHLIGHTS

2009 Built to Suit Prototype

Tenant Contributes \$300/Month Towards CAM

Three, Five Year Renewal Options (10 Percent Rent Increases)

Tenant Fully For Actual Cost of Repairs & Maintenance

No HVAC Responsibilities

Tenant Fully Reimburses for Real Estate Taxes

Store is Part of Dollar General's National Insurance Program

TENANT OVERVIEW

MARKET CAP

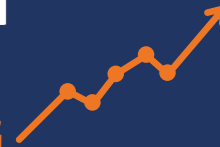
\$48B



TRADED ON

NYSE

TICKER: **DG**



17,177 STORES IN 46 STATES
AS OF 1/29/2021



REVENUE

\$7.8B



1000+ NEW

STORES TO

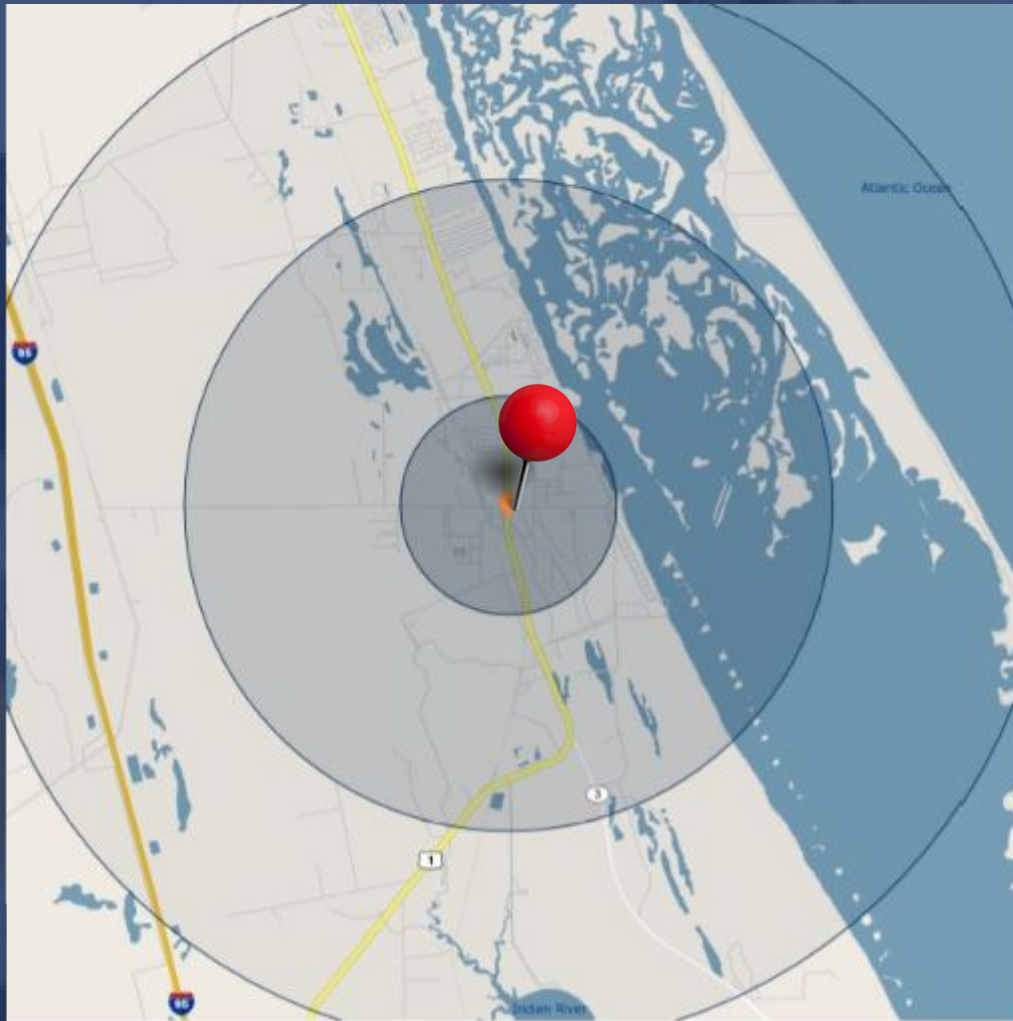
OPEN IN 2021



Marcus & Millichap
HURD NET LEASE GROUP

DEMOGRAPHICS

(1-3-5 MILE RADIUS)



POPULATION	1 Mile	3 Miles	5 Miles
2025 Projection	1,677	3,814	6,422
2020 Estimate	1,643	3,726	6,244
2010 Census	1,465	3,322	5,568
2000 Census	2,279	4,494	5,476
HOUSEHOLD INCOME			
Average	\$62,819	\$63,220	\$63,844
Median	\$44,054	\$44,243	\$44,518
Per Capita	\$25,049	\$29,886	\$31,058
HOUSEHOLDS			
2025 Projection	681	1,833	3,168
2020 Estimate	655	1,761	3,037
2010 Census	582	1,564	2,698
2000 Census	917	2,072	2,519
HOUSING			
Median Home Value	\$157,893	\$153,713	\$146,005
EMPLOYMENT			
2020 Daytime Population	1,394	3,205	5,505
2020 Unemployment	3.93%	3.92%	3.90%
Average Time Traveled (Minutes)	37	36	36
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	38.64%	39.36%	40.61%
Some College (13-15)	29.34%	28.71%	27.61%
Associate Degree Only	6.76%	6.74%	6.70%
Bachelor's Degree Only	9.12%	9.35%	9.76%
Graduate Degree	2.65%	2.77%	3.01%

MARKET OVERVIEW

DAYTONA BEACH

Sunshine, miles of sandy beaches and motor sports are among the many features that draw visitors to the Daytona Beach metro, making tourism the largest economic driver. The region's growing manufacturing sector and a vibrant healthcare sector also provide jobs. A more affordable cost of living than larger nearby metros attracts businesses and retirees. The Daytona Beach metro comprises all of Volusia and Flagler counties. The city of Daytona Beach itself is located 55 miles northeast of Orlando and 95 miles southeast of Jacksonville.



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS



HIGHER EDUCATION

Daytona State College, Embry-Riddle Aeronautical University and Bethune-Cookman University contribute to a skilled labor pool.



HEALTHCARE

Florida Hospital Memorial Medical Center, Halifax Health and other healthcare organizations employ thousands of workers in the region.



TOURISM INDUSTRY

Visitors are drawn to the region for its beaches and outdoor activities, along with the yearly Daytona 500 NASCAR race, which brings millions of dollars to the local economy.

ECONOMY

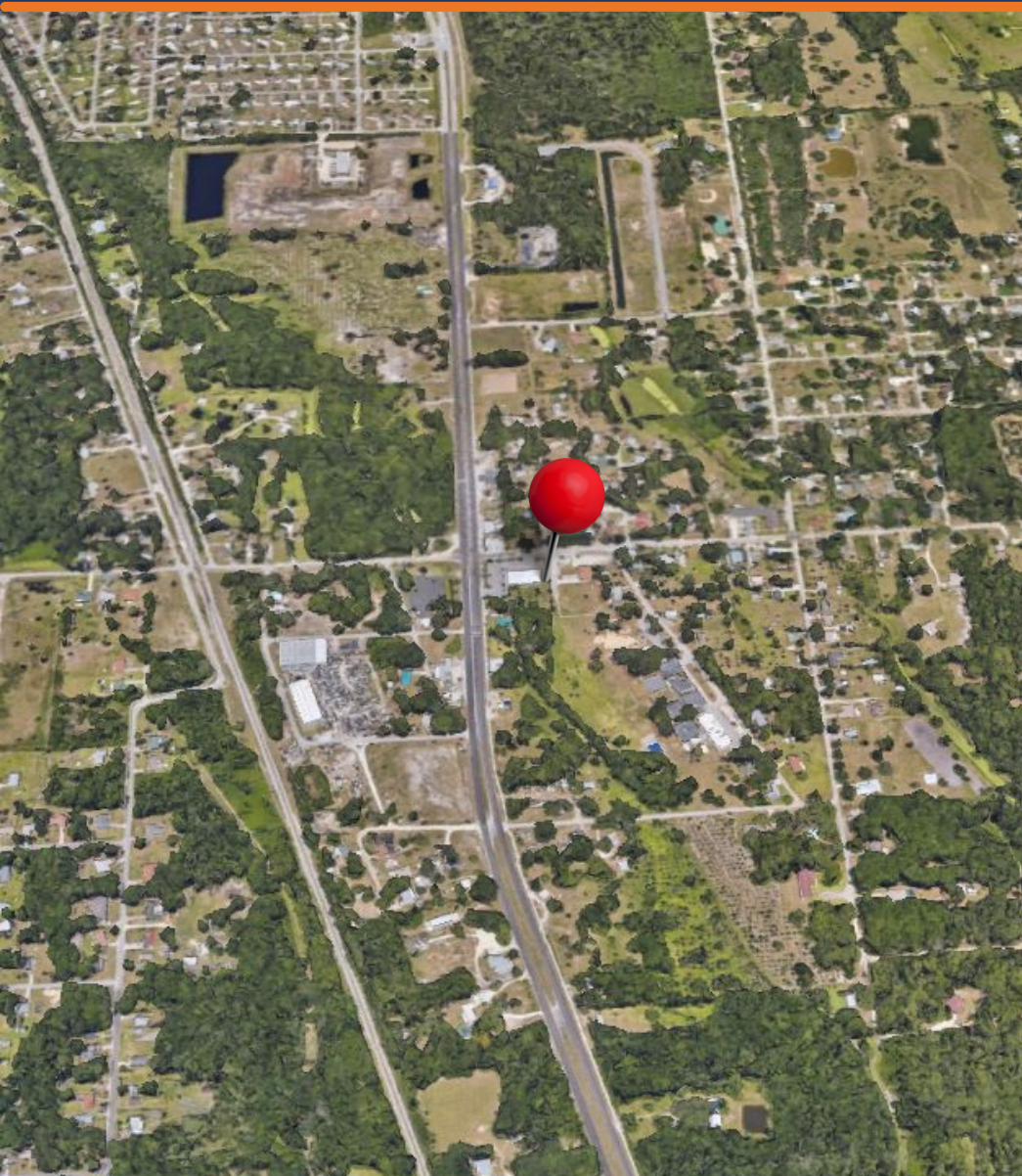
- Daytona Beach is home to the oldest and largest aviation and aerospace university, Embry-Riddle Aeronautical University, providing an abundance of opportunities for individuals interested in the aviation industry.
- Roughly one-fourth of the population is age 65 or older, generating demand for goods and services and bolstering healthcare employment.
- A number of residents are employed in the retail, healthcare and manufacturing sectors. Major employers in these industries include Publix, Walmart, Lowes, Winn Dixie, Brunswick Corp., Sparten Electronics and Cardinal Health.

DEMOGRAPHICS

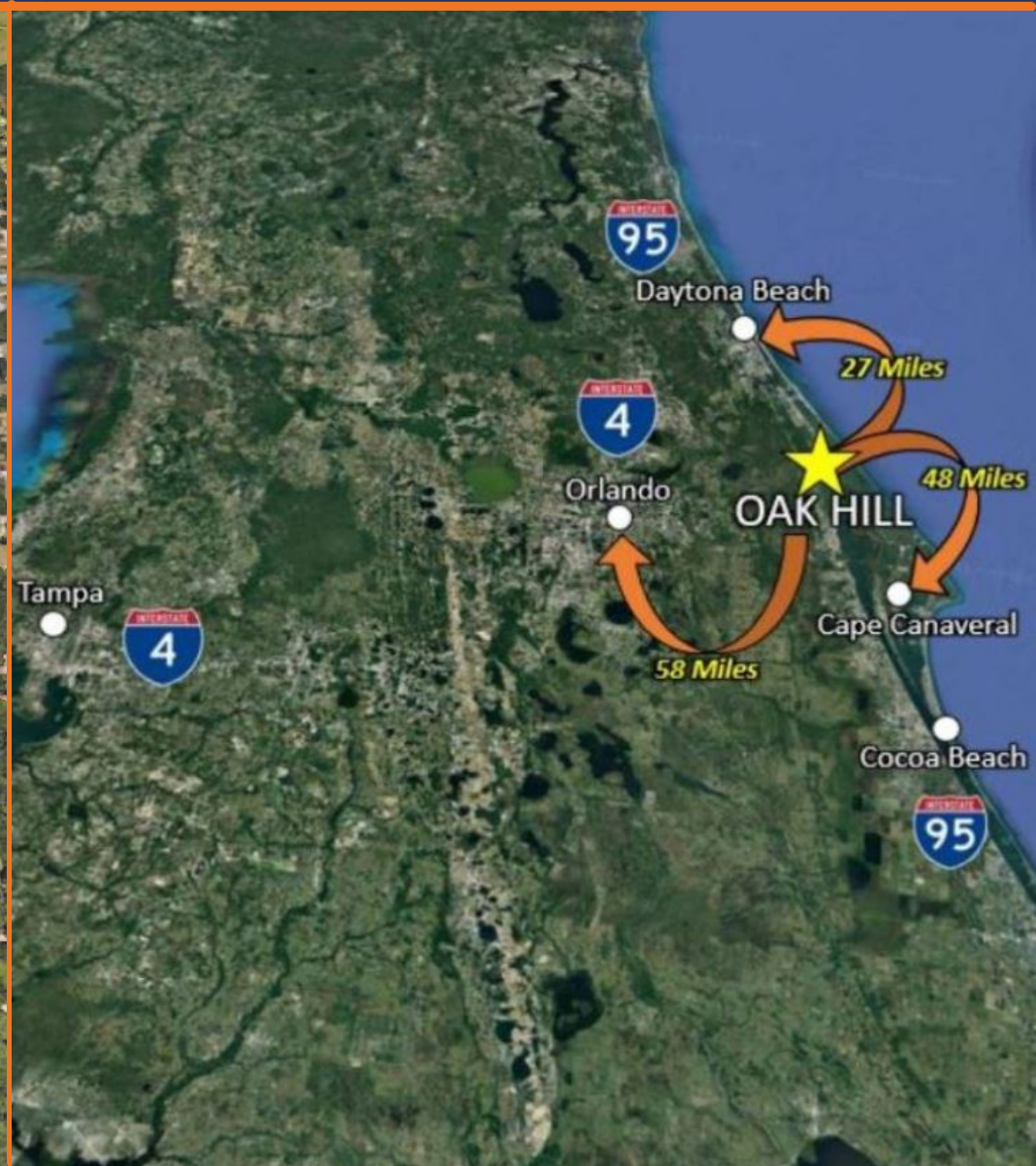


LOCATION OVERVIEW

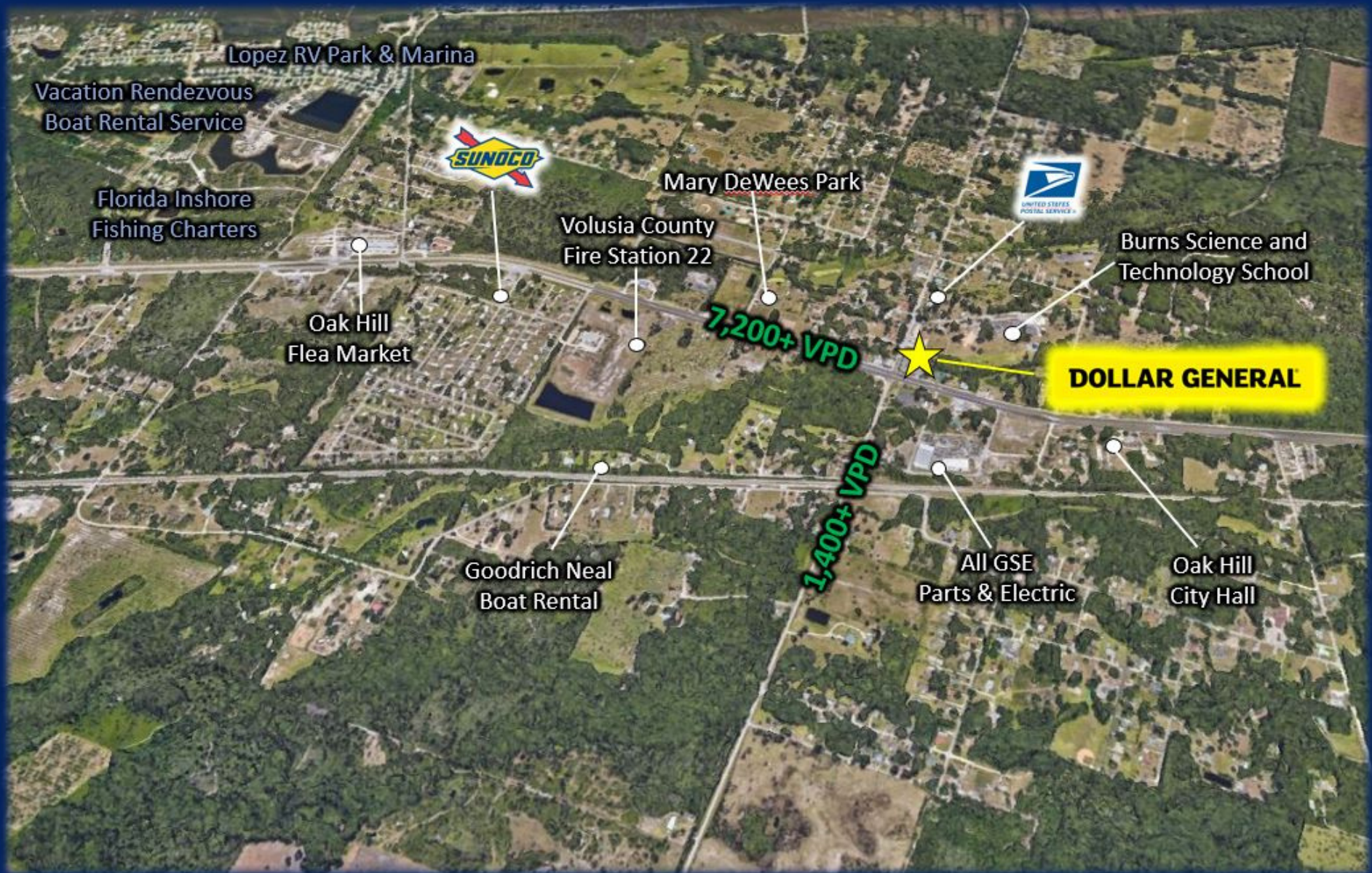
LOCAL AERIAL MAP



REGIONAL MAP



RETAILER MAP



FINANCIAL DETAILS

THE OFFERING

Price	\$1,952,000
Capitalization Rate	6.90%
Price/SF	\$214.50

PROPERTY DESCRIPTION

Year Built / Renovated	2009
Gross Leasable Area	9,100 SF
Type of Ownership	Fee Simple
Lot Size	1.56 Acres

LEASE SUMMARY

Tenant	Dollar General
Rent Increases	10%
Guarantor	Corporate Guarantee
Lease Type	NN+
Term Remaining	3.25 Years
Lease Commencement	10/16/2009
Lease Expiration	10/31/2024
Renewal Options	Three, Five Year Options
Landord Responsobility	Roof & Structure
Tenant Responsibility	CAM, Taxes, & Insurance

RENT SCHEDULE

Year	Annual Rent	Monthly Rent	Rent/SF	Cap Rate
Current	\$134,640	\$11,220	\$14.80	6.90%
Option 1	\$148,104	\$12,342	\$16.28	7.59%
Option 2	\$162,915	\$13,576	\$17.90	8.34%
Option 3	\$179,206	\$14,934	\$19.69	9.18%

FINANCING

New Acquisition Financing	\$1,464,000
Loan to Value	75%
Interest Rate	3.75%
Amortization Period	25 Years
Loan Term	5 Years
Annual Debt Service Payment	\$91,253
Cash on Cash Return	8.89%

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