



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Dollar General
7889 U.S. Highway 70
Bartlett, TN 38133

EXCLUSIVELY MARKETED BY:



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In Cooperation With Sands Investment Group
Tennessee, LLC - Lic. #263973

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 9,100 SF Dollar General Located at 7889 U.S. Highway 70 in Bartlett, Tennessee. This Deal Includes a Corporate Guaranteed Lease With Rare 3% Increases in the Primary Term, Providing For a Secure Investment.

OFFERING SUMMARY

| | |
|--------------|-------------|
| PRICE | \$1,575,000 |
| CAP | 5.86% |
| NOI | \$92,338 |
| PRICE PER SF | \$173.08 |
| GUARANTOR | Corporate |

PROPERTY SUMMARY

| | |
|---------------|--|
| ADDRESS | 7889 U.S. Highway 70 Bartlett, TN 38133 |
| COUNTY | Shelby |
| BUILDING AREA | 9,100 SF |
| LAND AREA | 1.32 AC |
| BUILT | 2013 |



HIGHLIGHTS

- Corporate Guarantee Lease
- Rare 3% Increase in Primary Term of Lease
- Excellent Demographics With a Population of Over 54,023 Residents Making an Above Average Household Income of \$99,459 Within a 3-Mile Radius
- Minutes From the Bon Lin Elementary and Middle School Complex, Appling Middle School and the Bartlett Recreation Center – a 155,000 SF Facility That Includes a Swimming Pool, Racquetball and Basketball Courts, Tracks and Workout Rooms
- Less Than 3-Miles From the Bartlett Corporate Park Which is Home to the Brother International, U.S. Agricultural Department, SCP Distributors and to the St. Francis Hospital-Bartlett
- Bartlett is a Northeast Suburb of Memphis With Downtown Just 25 Minutes Away; The International Airport is Just 30 Minutes South
- The City Was the 10th Largest City in Tennessee in 2019 and Had 8%+ Population Growth From the Start of 2010 to Current Date
- Nearby Tenants Include: Kroger, Supercuts, Sonic, Saba Automotive, Exxon, Z Market, AutoZone, FedEx, Taco Bell and Stewart Brothers Hardware



ACTUAL PROPERTY IMAGE

LEASE SUMMARY

| | |
|------------------------|---|
| TENANT | Dollar General |
| PREMISES | A Building of Approximately 9,100 SF |
| LEASE COMMENCEMENT | July 15, 2013 |
| LEASE EXPIRATION | July 31, 2028 |
| LEASE TERM | 7+ Years Remaining |
| RENEWAL OPTIONS | 5 x 5 Years |
| RENT INCREASES | 3% In Year 11 and 10% Increases at Options |
| LEASE TYPE | Double Net (NN+) |
| PERMITTED USE | Dollar Stores |
| PROPERTY TAXES | Tenant's Responsibility |
| INSURANCE | Tenant's Responsibility |
| COMMON AREA | Shared (Repairs Are Reimbursed, Replacement of Parking Lot is Not) |
| ROOF & STRUCTURE | Landlord Responsibility |
| REPAIRS & MAINTENANCE | Landlord Responsibility |
| HVAC | Tenant's Responsibility |
| UTILITIES | Tenant's Responsibility |
| RIGHT OF FIRST REFUSAL | No |

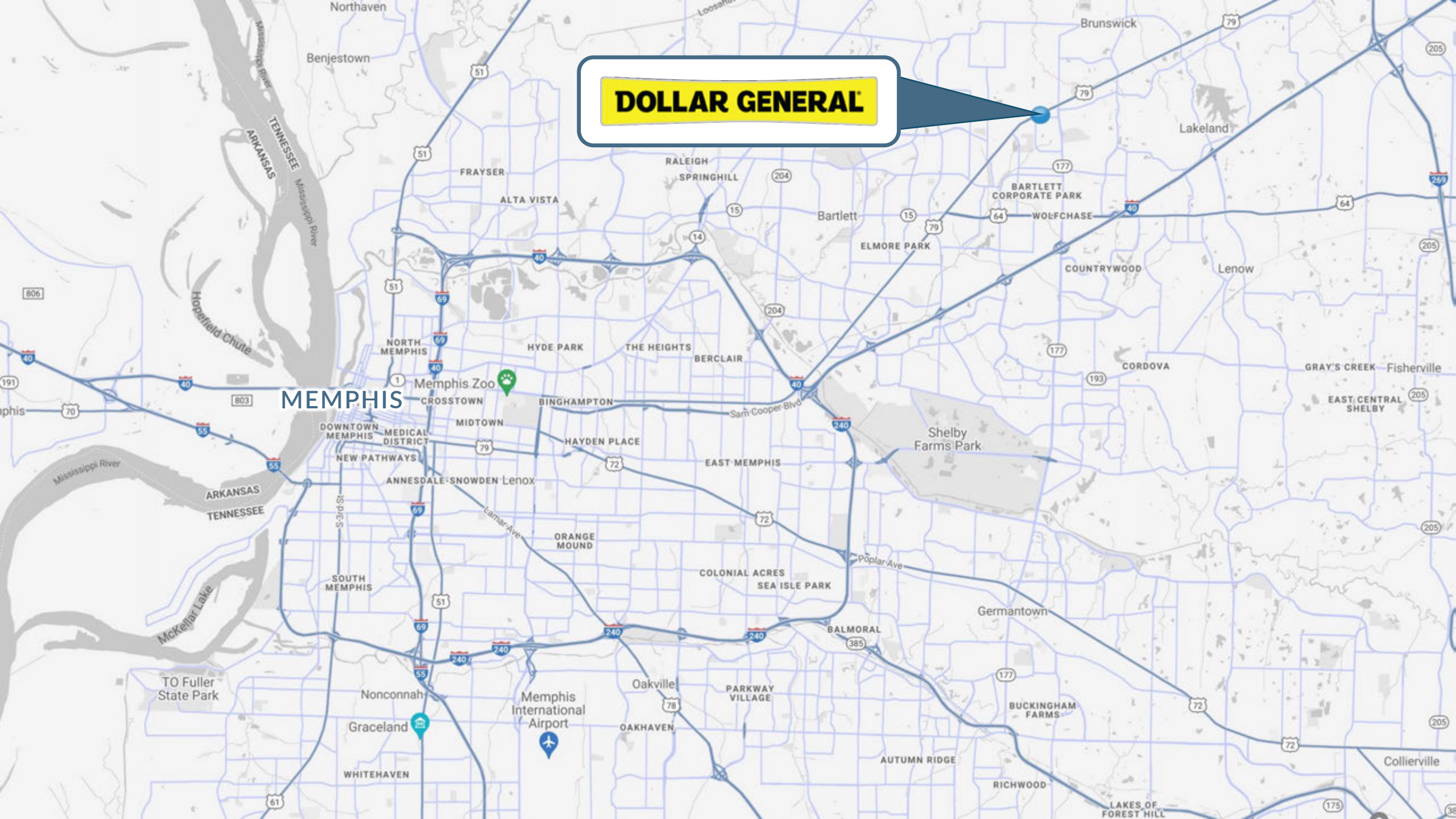
| SQUARE FOOTAGE | ANNUAL BASE RENT | RENT PER SF |
|-------------------|---------------------|----------------|
|-------------------|---------------------|----------------|

| | | |
|----------|----------|---------|
| 9,100 SF | \$92,338 | \$10.15 |
|----------|----------|---------|



DOLLAR GENERAL

MEMPHIS





Cocina Mexicana
Bar & Grill



Plant Place

Bartlett Fire
Station #3

A.E. Beaty Park



Summer Ave

Memphis Arlington Rd



DOLLAR GENERAL

Bon Lin
Elementary School

Bon Lin
Middle School

Faith Baptist
Church

Legacy Church
Bartlett



Four-Way
Insurance



Summer Ave

A.E. Beaty Park

Bartlett Fire
Station #3



Memphis Arlington Rd



DOLLAR GENERAL

Doll
Best

SONIC

First Citizens Bank

DOLLAR TREE

Walgreens
AutoZone

DOLLAR GENERAL

BARTLETT
RECREATION CENTER

DOLLAR GENERAL CVS pharmacy

cicis pizza Great Clips

McALISTER'S
DELICIOUS

cricket

FIVE GUYS
BURGERS and FRIES

79

HOBBY LOBBY MATTRESS FIRM

burn boot camp

WAFFLE
HOUSE

McDonald's

Hampton

toby

Arby's

SUBWAY

CIRCLE K

MALCO

COOK OUT

LOWE'S

Walmart
Supercenter

Panera
BREAD

sam's club

BancorpSouth

LONGHORN
STEAKHOUSE

CALIBER COLLISION

64

O'Reilly
AUTO PARTS

Walgreens

BancorpSouth

ALDI

target

BEST BUY

PET SMART
CVS pharmacy

Office DEPOT
OfficeMax

ihop

DAVE & BOSTER'S

AMERICAN EAGLE

DOLLAR TREE

NEW YORK & COMPANY

SKECHERS

CATO

Chick-fil-A

AT&T

HAVERTYS

DAVID'S

BRIDAL

TACO BELL

SEPHORA

Rainbow

WORKSHOP

Starbucks

K. J. AMERICAN FREIGHT
FURNITURE - MATTRESS

SALLY BEAUTY

zumiez

Pizza Hut

BR

F45

TORRID

Starbucks

THE HOME DEPOT

Michael's

BIG LOTS!

Academy
SPORTS+OUTDOORS

CLUBS

Burlington

OLD NAVY

CITITRENDS

MEN'S WEARHOUSE

JOE'S

CRAB BRACE

SALLY BEAUTY

LA Z BOY

DSW

HYATT PLACE

carter's

five BELOW

ON THE BORDER

INTERSTATE
40

Ashley
FURNITURE

KOHL'S

COSTCO
WHOLESALE

KIRKLAND'S

ETHAN ALLEN

DICK'S

ROSS

MICROTREL

ULTA

verizon

SportClips

T

ME

Massage Envy

Comfort

TORRID

MATTRESS FIRM

LANE BRYANT

COUNTRY

PEI WEI

MASSAGE ENVY

COMFORT

TORRID

PEI WEI

BARTLETT | SHELBY COUNTY | TENNESSEE

Bartlett is a city in Shelby County, Tennessee, United States, located northeast of Memphis. The City currently occupies a land area of 32.30 square miles. The City of Bartlett had a population of 59,287 as of July 1, 2020. The city was officially incorporated in 1866. Bartlett is a rapidly-growing, full-service city, adjoining Memphis in the southwest corner of Tennessee. The city is readily accessible from five exits off of Interstate-40, and nearby I-240 provides quick access to Memphis International Airport and Sports and Entertainment Attractions and Convention Facilities of Downtown Memphis. The city is part of the Memphis metro area.

Today, Bartlett can rightfully claim to be the epicenter of the Memphis medical device industry, which has the second largest concentration of orthopaedic manufacturers in the nation. Due to the city's proximity, Memphis's economy also affects Bartlett. Memphis is ideally located for commerce in the transportation and shipping industry. Its access by water was key to its initial development, with steamboats plying the Mississippi river. The city has a growing economy due to location and low tax structure and right to work status. Three Fortune 500 companies, FedEx, AutoZone and International Paper Co. call Memphis home. These significant businesses have brought a large manufacturing industry. Because Memphis has been such an important city for transportation and shipping, it is attractive to businesses, especially those producing goods shipped nationwide. Memphis is home to headquarters and hub for FedEx, Ups, USPS as well as over 350 trucking companies. Memphis International Airport is the global "SuperHub" of FedEx Express and has the second largest cargo operations by volume of any airport worldwide, surpassed by Hong Kong International Airport.

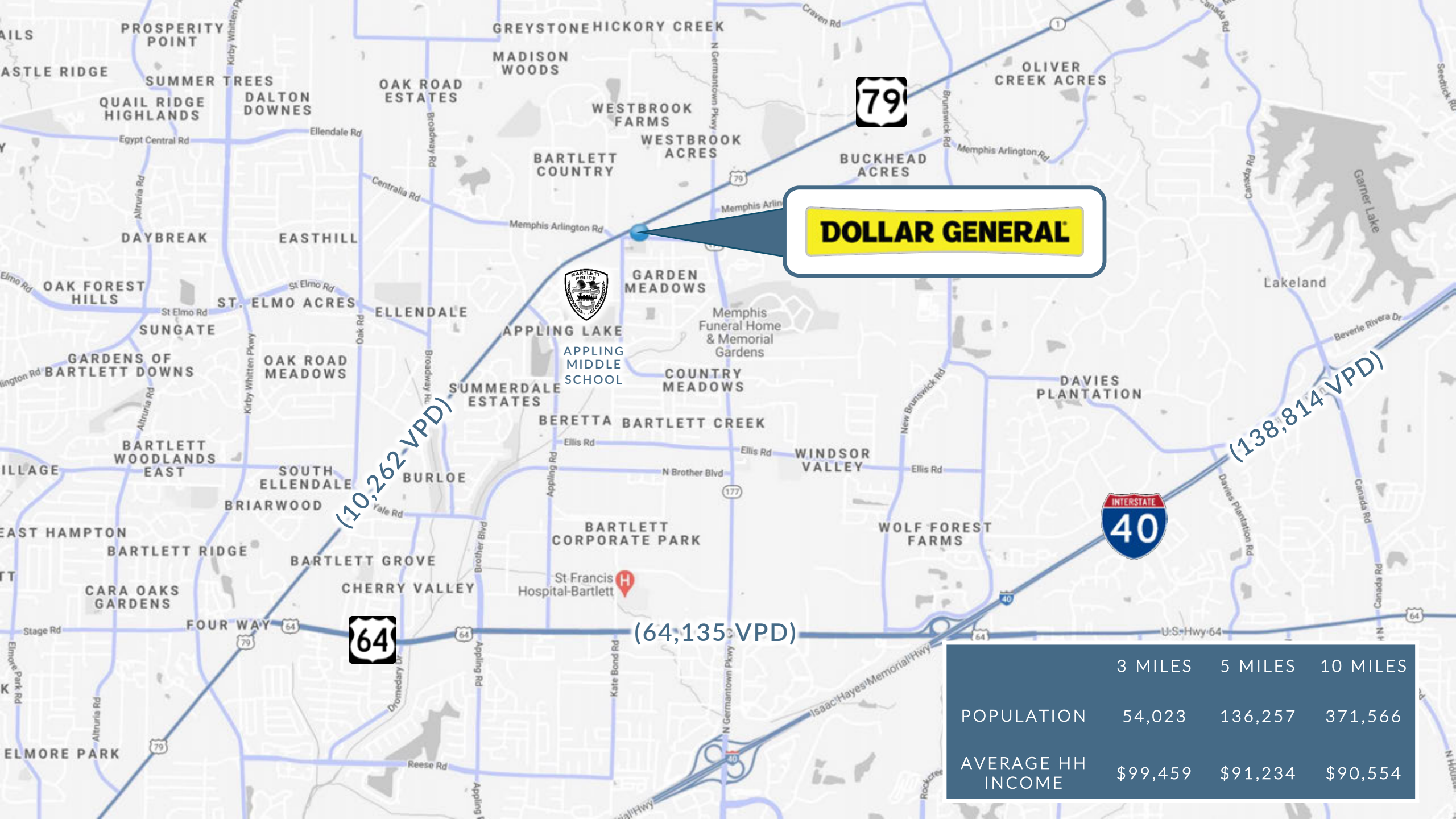
The Bartlett Museum, located in the Gotten House, contains historical displays that serve to help the citizens learn about the rich heritage of their community and its former citizens. Visitors can plan a day trip to the Memphis Zoo. Golfers can enjoy a round at the Quail Ridge Golf Course. Local churches include the Saint Anne Church, Fullview Church, Curry Memorial Church and the Alliance Bible Church. History buffs may visit museums like the Pink Palave Museum, the Children's Museum of Memphis and the National Civil Rights Museum. The Bartlett Recreation Center exists to provide quality recreational and fitness programs, services, and special events for the citizens of Bartlett and their surrounding communities. The annual Pickin' Picnic Bluegrass Festival which honors the legacy of Lucy Opry and bluegrass music, takes place in the spring.



MEMPHIS INTERNATIONAL AIRPORT



THE BARTLETT RECREATION CENTER



DOLLAR GENERAL



APPLING MIDDLE SCHOOL

(64,135 VPD)

(138,814 VPD)

| | 3 MILES | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| POPULATION | 54,023 | 136,257 | 371,566 |
| AVERAGE HH INCOME | \$99,459 | \$91,234 | \$90,554 |

TENANT PROFILE

Dollar General Corporation (NYSE: DG) was founded in 1939 and has been delivering value to shoppers for over 75 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 low everyday prices in convenient neighborhood locations. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

As of February 26, 2021, Dollar General Corporation operated 17,266 stores in 46 states in the United States. For fiscal 2019, Dollar General executed approximately 2,600 real estate projects comprised of 1000 new stores, 1,500 store remodels and 80 store relocations. For the 52-week fiscal year ending January 29, 2021 ("fiscal year 2020"), the company plans to execute nearly 2,600 real estate projects, including 1,000 new store openings, 1,500 mature store remodels, and 80 store relocations. The company continues to expect capital expenditures in the range of \$775 million to \$825 million.



COMPANY TYPE
NYSE: DG



FOUNDED
1939



OF LOCATIONS
17,266+



HEADQUARTERS
Goodlettsville, TN



WEBSITE
dollargeneral.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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