



The ESS Group, Inc.



NET LEASE INVESTMENT PROPERTY | OFFERING MEMORANDUM

DOLLAR GENERAL- 2021 BRAND NEW CONSTRUCTION
US 31 | HARTSELLE, ALABAMA 35640

DISCALIMER

DOLLAR GENERAL

US 31, HARTSELLE, ALABAMA 35640

The Offering Memorandum contains select information pertaining to the business and affairs of Dollar General ("Property"). It has been prepared by The ESS Group, Inc. We have obtained the information from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. You and your tax and legal advisors should conduct your own investigation of the Property and transaction. 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. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents 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 and conduct their own due diligence.

Owner and The ESS Group, Inc. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement for the purchase and sale of the Property has been fully executed and delivered.

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 the 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 executive Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or The ESS Group, Inc. or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

BY ACCEPTING THIS CONFIDENTIAL OFFERING MEMORANDUM, YOU AGREE TO RELEASE THE ESS GROUP, INC. AND HOLD IT HARMLESS FROM ANY KIND OF CLAIM, COST, EXPENSE, OR LIABILITY ARISING OUT OF YOUR INVESTIGATION AND/OR PURCHASE OF THIS NET LEASED PROPERTY. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

EXECUTIVE SUMMARY

DOLLAR GENERAL

US 31, HARTSELLE, ALABAMA 35640

The ESS Group is pleased to exclusively market for sale a single tenant net leased Dollar General investment located in Hartselle, Alabama. The investment features a brand new 2021 construction building leased to Dollar General with a corporate guarantee. The initial lease term is for 15 years with rent commencement in November 2021. There are 5 options to extend, each is 5 years long and each triggers a 10% rent increase. There are no termination rights and the lease is an absolute NNN with no landlord responsibilities, being a completely passive real estate investment.

Hartselle is the second largest city in Morgan County, Alabama, United States, about 10 miles (16 km) south of Decatur, and is included in the Decatur Metropolitan Area, and the Huntsville-Decatur Combined Statistical Area. The city is located in the north central part of the state along Interstate 65, which runs from south to north through the easternmost parts of the city, with access from exits 325 and 328. As of the 2010 U.S. Census, the population of the city was 14,255, a big increase of 19% from the city's population in 2000. The property is located on US Hwy 31, with high traffic counts of 13,078 VPD. It is minutes from Hartselle-Morgan CO Regional Airport, and is surrounded by dozens of national retailers, including DQ, Walmart, Subway, CVS, Walgreens, McDonald's, Kroger, Tractor Supply, Advance Auto Parts and Auto Zone, among many others.

Dollar General is an essential business and a recession-proof investment. It delivers everyday low prices on items including food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, seasonal items, paper products and much more from America's most-trusted brands and products, along with Dollar General's high-quality private brands. Dollar General is an investment grade rated company and is publicly traded on the New York Stock Exchange (Symbol: DG) with a market capitalization in excess of \$52 billion. Dollar General operates over 17,177 stores in 46 states. In 2021, Dollar General was ranked 91 among the 2021 Fortune 500 List.

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL

US 31, HARTSELLE, ALABAMA 35640

BRAND NEW 2021 DEVELOPMENT

This is a brand new 2021 construction

CORPORATELY GUARANTEED

The lease is corporately guaranteed by Dollar General, a Fortune 100 Company (ranked 91 in 2021)

LONG TERM LEASE

The lease features a full 15 years lease with multiple options to renew

ZERO LANDLORD RESPONSIBILITIES

This is an absolute NNN lease with zero landlord responsibilities or expenses

DENSE AND GROWING DEMOGRAPHICS

Between 2000 and 2010, the population in Hartselle grew by 19%

HIGH TRAFFIC COUNTS

This Dollar General is ideally located on the main highway with traffic counts of 13,078 VPD

SURROUNDED BY NATIONAL TENANTS

This Dollar General is surrounded by multiple national tenants including Walgreens, Tractor Supply, AutoZone, Advance Auto Parts, CVS, KFC, Jack's, McDonald's, and Taco Bell, among many others

INVESTMENT SUMMARY

DOLLAR GENERAL

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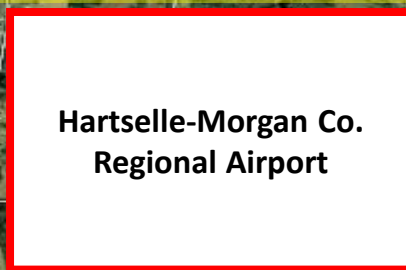
PRICE	\$2,026,358.86
CAP RATE	5.25%
NET OPERATING INCOME	\$106,383.84
BUILDING SIZE	10,640 SF
LOT SIZE	1.43 Acres
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	None
YEAR BUILT	2021
LEASE TERM	15 Years
RENT COMMENCEMENT DATE	November 30, 2021
RENT EXPIRATION DATE	November 30, 2036
RENT EXTENSION OPTIONS	5 x 5
RENT INCREASES	10% During Options
OWNERSHIP TYPE	Fee Simple
TENANT	Dollar General
LEASE GUARANTOR	Corporate



SITE AERIAL

DOLLAR GENERAL

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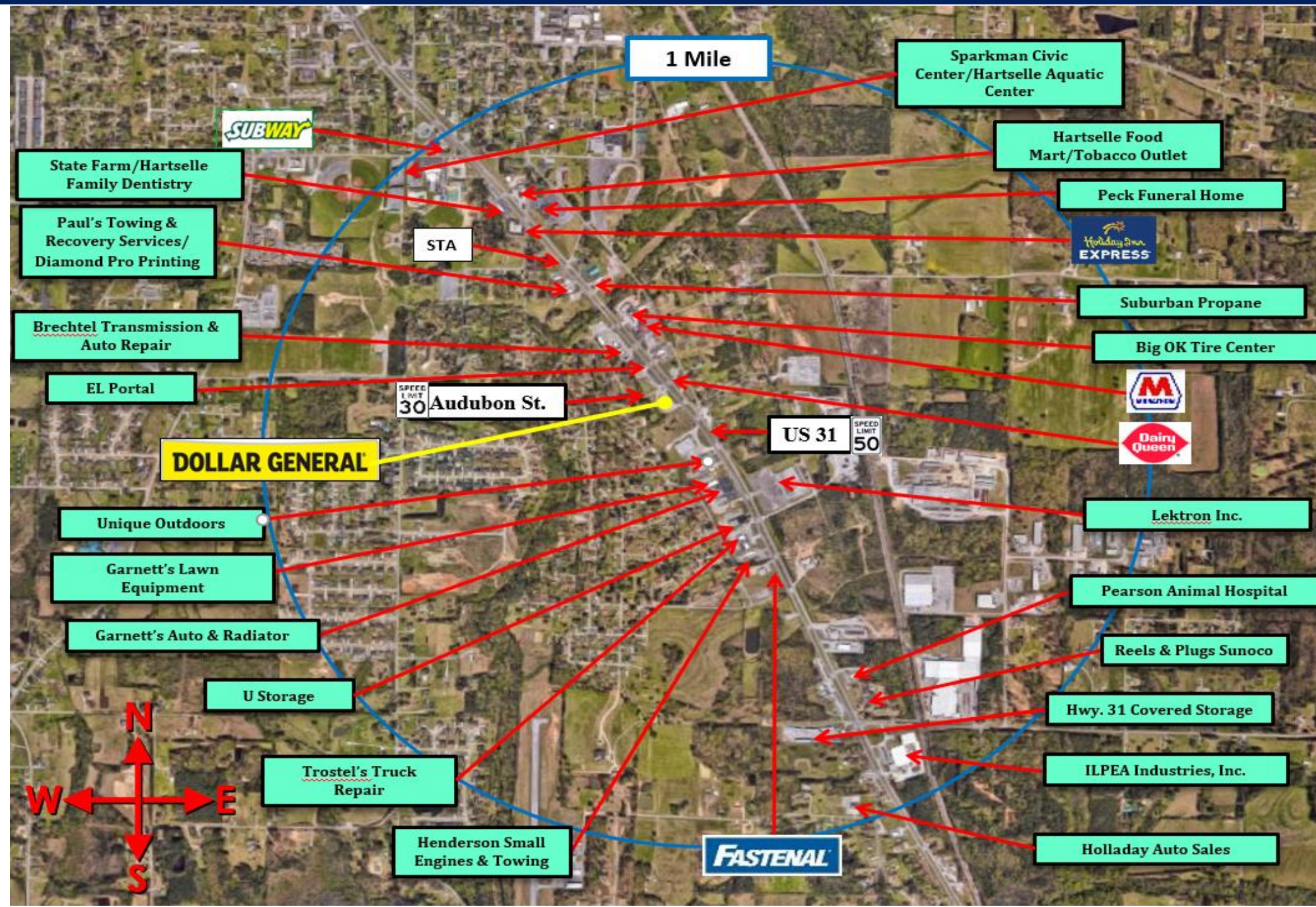


13,078 VPD

LOCATION MAP

DOLLAR GENERAL

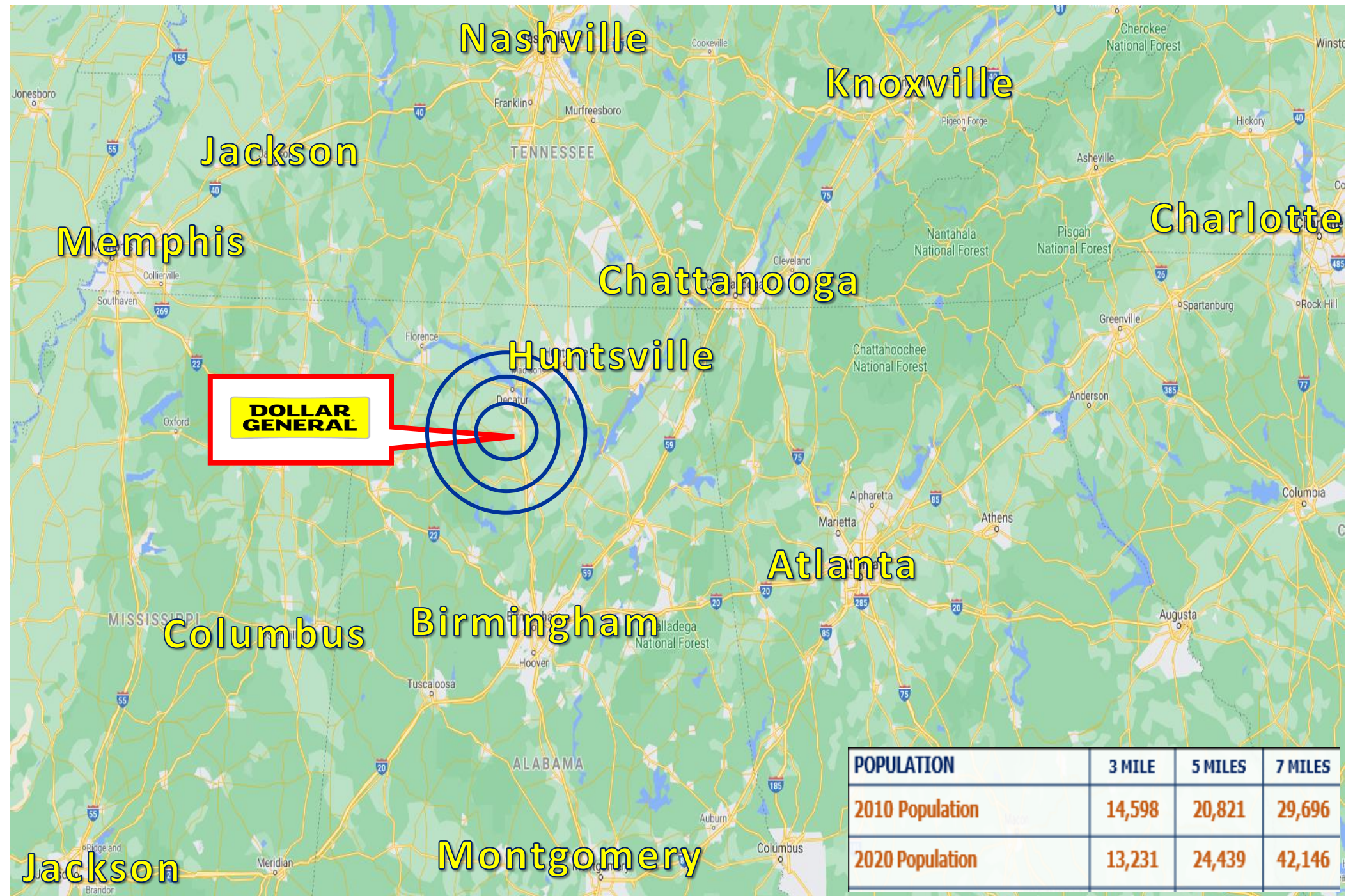
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DEMOGRAPHICS

DOLLAR GENERAL

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LOCATION OVERVIEW

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TENANT PROFILE

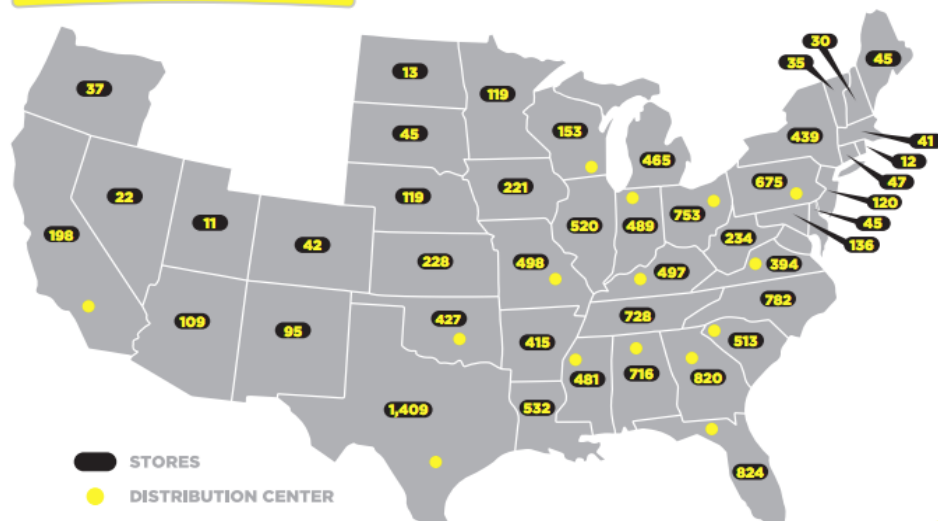
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TENANT TRADE NAME	Dollar General
TENANT OWNERSHIP	Public
STOCK SYMBOL	NYSE: DG
TENANT	Corporate Store
NUMBER OF STORES	17,000+
CREDIT RATING	BBB
REVENUE	\$27.8B+
MARKET CAP	\$52B

Dollar General (NYSE: DG) is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of December 2020, Dollar General operated 17,177 stores in 46 states. Dollar General offers products that are frequently used on a day by day basis, such as food, household items, cleaning supplies, clothing for the family and housewares low prices. Dollar General sells high quality private brands and products from America's most trusted and well-known manufacturers. Dollar General is the largest dollar store chain retailer. Fortune 500 recognized Dollar General in 1999 and in 2019 it reached #119. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching \$27.8 billion in 2019. Fiscal year 2018 represented Dollar General's 29th consecutive year of same-store sales growth. Dollar General believes that this growth, regardless of economic conditions, suggests that Dollar General has a less cyclical model than most retailers and is a result of their compelling value and convenience proposition. Dollar General's ability to effectively deliver both value and convenience allows them to succeed in small markets with limited shopping alternatives, as well as to profitably coexist alongside retailers in more competitive markets, making Dollar General an attractive option for investors and financial institutions, as an essential business and especially in recession times.

DOLLAR GENERAL IN 44 STATES



EXCLUSIVELY MARKETED BY:

THE ESS GROUP, INC.

NNN SINGLE TENANT INVESTMENTS



ELI SATRA SHANS

310.678.4608

eli@tggcorp.com

1171 S. ROBERTSON BLVD., SUITE 179, LOS ANGELES, CA 90035

www.theessgroup.com