



OFFERING MEMORANDUM

Dollar General | Absolute NNN Investment

1472 E. Kortsen Road, Casa Grande, Arizona 85122

BRAND NEW CONSTRUCTION

\$2,144,563 5.25% CAP

Representative Photo: Same construction style as subject property



For more information, please contact:

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Investment Summary

Offering Price: \$2,144,563
CAP Rate: 5.25%
Annual Rent: \$112,589.57
Building Size: 9,100 SF
Land Area: ± 1.47 acres
Year Built: Under Construction
 (Estimated delivery March 2022)

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Lease Abstract

Property Address	1472 E. Kortsen Road Casa Grande, Arizona 85122
Tenant	DG Retail, LLC
Guarantor	Dollar General Corporation (NYSE:DG)
Lease Term	Fifteen (15) years with Three (3), Five (5) year renewal options
Lease Type	Absolute NNN (zero Landlord responsibility)
Rent increases	10% each option period
Est. Lease Commencement	March 15 th , 2022
Est. Lease Expiration	March 14 th , 2037



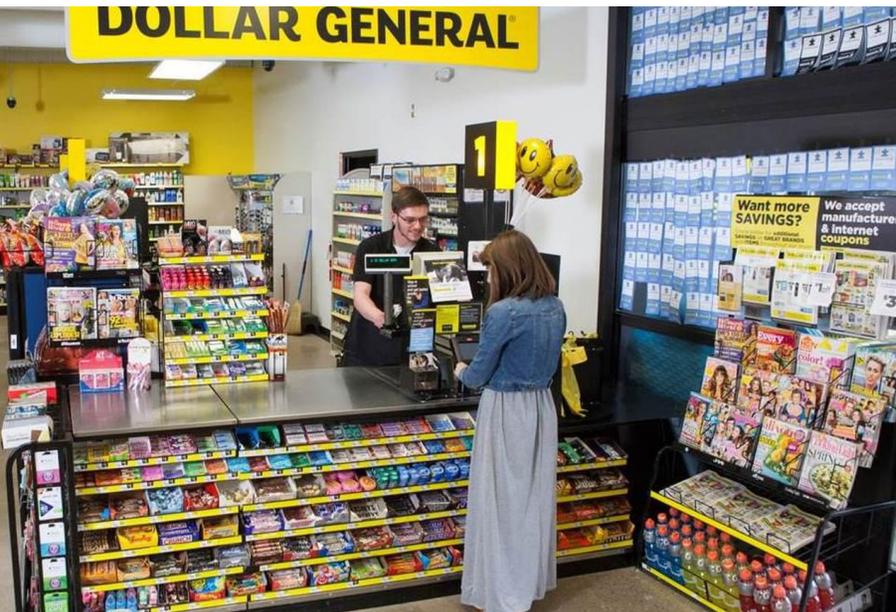
Representative Photo
 Not Subject Property

Tenant Profile

Company Type	Public (NYSE: DG)
Revenue	\$25.6 billion in 2019
Store Count	15,472 as of March 2019
Employees	120,000+
S&P Credit Rating	BBB
Moody's Credit Rating	Baa2
Website	www.dollargeneral.com

- The first Dollar General store opened in Springfield, Kentucky on June 1, 1955.
- Dollar General offers 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 sell products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.
- Dollar General is the only dollar store chain with an investment grade rating from S&P and Moody's.
- Ranked #139 on the *Fortune 500* list as of June 2016.
- Dollar General is the country's largest small box retailer.

Source: www.dollargeneral.com, www.standardandpoors.com, and www.moody.com



Location Overview

Brand new construction located in Casa Grande, Arizona, located halfway between Phoenix and Tucson in the state of Arizona. According to estimates, the population of the city is 61,858 as of 2021 with a projected 2.68% annual growth rate. The population within 10 miles of the site is ±32,267 people, with approximately ±9,269 people within 5 miles of the site.

Demographics

	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Mile Radius
Est. Population 2021	6,488	51,140	61,703	75,051
Avg Household Income	\$60,717	\$60,251	\$62,964	\$63,816

Source: Sites USA, Applied Geographic Solutions 11/2020, TIGER Geography

