

# **DOLLAR GENERAL PORTFOLIO**

*Fifteen Properties: Ohio, Oklahoma, and Pennsylvania*



Representative Photo



## EXCLUSIVELY MARKETING BY:

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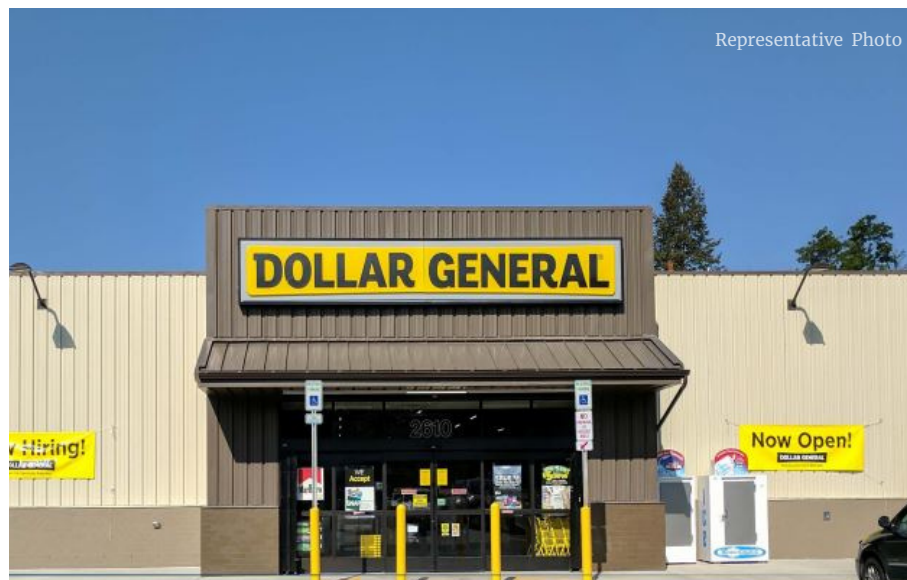


# EXECUTIVE OVERVIEW

SVN | Southland Commercial is pleased to exclusively present this unique fee simple ownership (land and building ownership) opportunity. The portfolio consists of fifteen freestanding Dollar General stores in Ohio, Oklahoma, and Pennsylvania. The fifteen-store portfolio is listed for sale at \$25,250,000.

The portfolio is comprised of over 145,000 square feet with a combined NOI of \$1,516,271.00. As of July 2021, the remaining balance of the in-place debt is \$15,586,485.74 and must be assumed in the purchase.

Each lease is corporately guaranteed by Dollar General, Corporation, an investment grade tenant (S&P: BBB). Five of the fifteen leases include a rare rental increase in year eleven.



List Price	\$25,250,000
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Cap Rate	6.0%
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## ASSUMABLE DEBT INFORMATION

Loan Type	CMBS
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Loan Balance (7/21/21)	\$15,586,485.74
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Loan Maturity Date	4/30/2028
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Rate	4.81%
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## CASH ON CASH RETURN

Required Equity	\$9,650,000
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Annual Rent	\$1,516,271
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Annual Debt Service	\$1,024,008.60
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Cash Flow	\$492,262.40
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Cash-on-Cash	5.10%
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## AMORTIZATION

Amortization Period	30 Years
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Loan Origination Date	12/5/2016
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Annual Debt Service	\$1,024,008.60
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# DOLLAR GENERAL PORTFOLIO LIST



PROPERTY ADDRESS	CITY/STATE	SF	NOI	OPTIONS	LEASE EXPIRATION	RENT INCREASES
301 N Washington St.	New Paris, OH	9,100	\$89,965.80	3-5yr	4/30/2028	None
1535 Madison Ave.	Painesville, OH	12,406	\$89,122.92	3-5yr	5/31/2028	None
1029 Mentor Ave.	Painesville, OH	9,026	\$99,101.64	3-5yr	10/31/2027	3% in year 11
112 Harding Way East	Caledonia, OH	9,100	\$85,241.40	3-5yr	6/30/2028	None
12235 W Pike Rd.	Gratiot, OH	9,100	\$91,988.16	3-5yr	8/31/2028	None
826 Hwy 59 N	Heavener, OK	12,406	\$105,105.48	3-5yr	2/29/2028	3% in year 11
6537 S Cherokee St.	Muskogee, OK	9,026	\$88,621.44	3-5yr	3/31/2028	None
527 W Grand Ave.	Chickasha, OK	12,406	\$143,490.24	3-5yr	2/29/2028	3% in year 11
E Robert S Kerr Blvd.	Wynnewood, OK	9,100	\$117,644.28	3-5yr	2/29/2028	3% in year 11
507 E Wilson St.	Valliant, OK	9,100	\$114,107.04	3-5yr	5/31/2028	None
914 Dallas St.	Talihina, OK	9,100	\$114,053.04	3-5yr	4/30/2028	None
4682 E Lake Rd.	Erie, PA	9,026	\$96,651.96	2-5yr+1 4yr 11mts	7/31/2028	None
2211 Mt Pleasant Rd.	Greensburg, PA	9,014	\$93,399.96	2-5yr+1 4yr 11mts	1/31/2028	3% in year 11
215 13th St.	New Florence, PA	9,014	\$89,587.32	2-5yr+1 4yr 11mts	6/30/2028	None
5212 West Rd.	McKean, PA	9,014	\$98,190.60	2-5yr+1 4yr 11mts	4/30/2028	3% in year 11

**TOTALS / AVERAGES      145,938 SF      \$1,516,271**



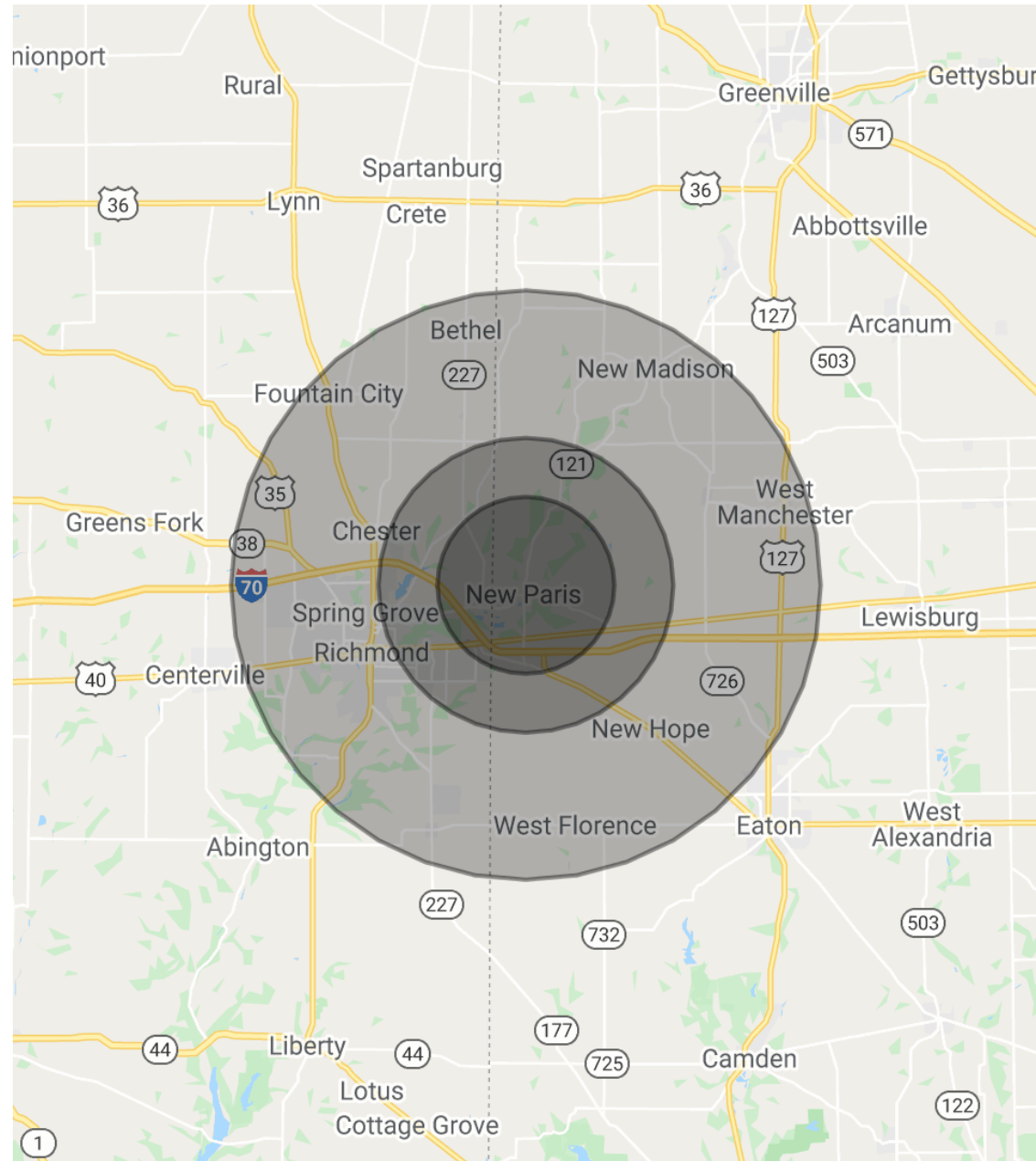
# 301 N. WASHINGTON STREET NEW PARIS, OH, 45347

NOI	\$89,965.80
Lease Type	15 yr NNN
Extension	3- 5 yr
Lease End Date	4/30/2028
Square Feet	9,100
Rent Increases	None

	3-MILE	5-MILE	10-MILE
POPULATION	3,680	14,670	57,777
HOUSEHOLDS	1,510	6,266	23,279

FAMILIES	992	3,895	14,268
AVERAGE HH SIZE	2.38	2.25	2.36

MEDIAN AGE	44.4	45.9	42.4
AVERAGE HH INCOME	\$65,044	\$70,873	\$61,960



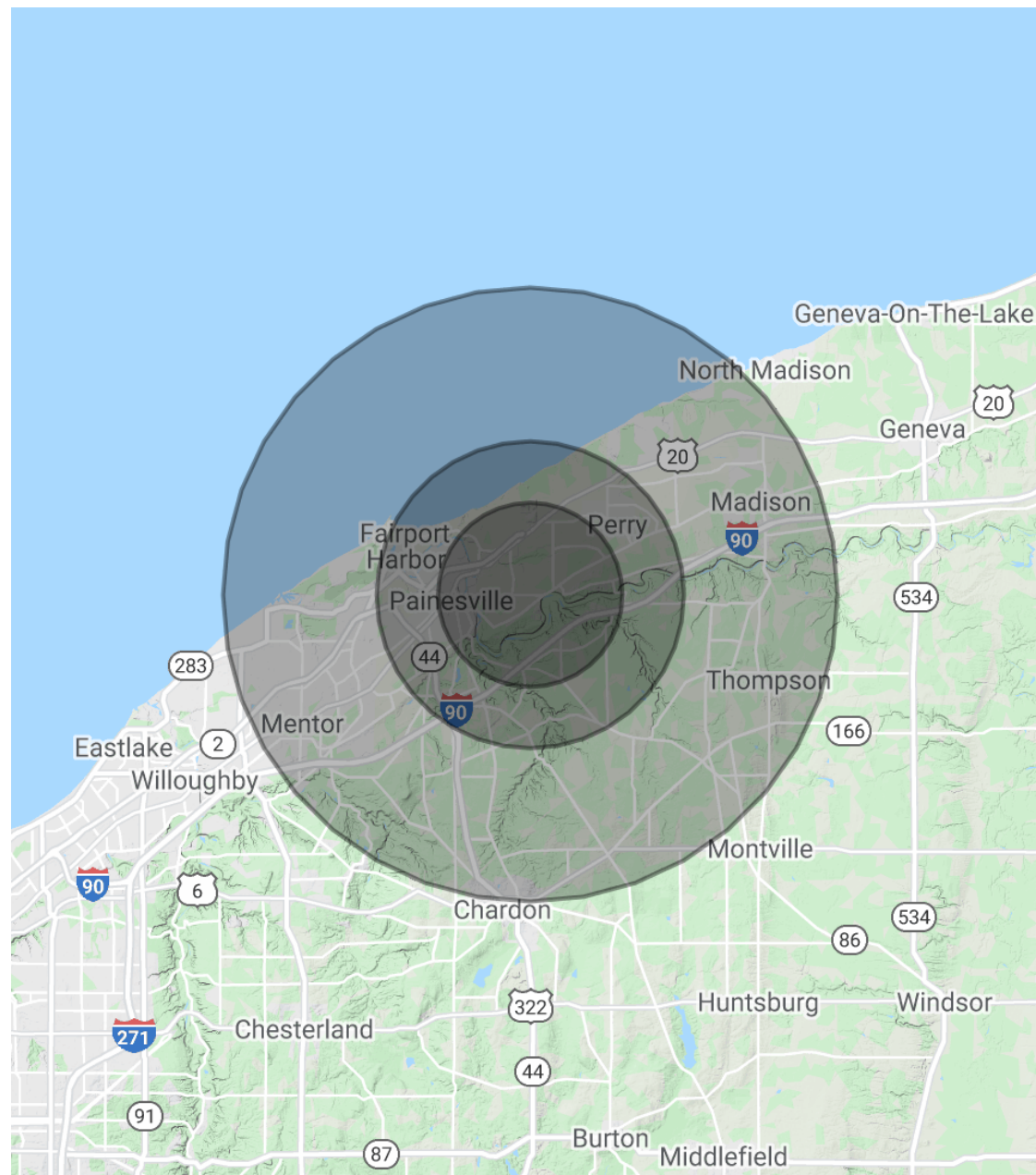
# 1535 MADISON AVENUE PAINESVILLE, OH 44077

NOI	\$89,122.92
Lease Type	15 yr NNN
Options	3- 5 yr
Lease End Date	5/31/2028
Square Feet	12,406
Rent Increases	None

	3-MILE	5-MILE	10-MILE
POPULATION	25,222	57,147	145,733
HOUSEHOLDS	9,343	21,941	57,685

FAMILIES	6,273	3,895	14,268
AVERAGE HH SIZE	2.38	2.25	2.36

MEDIAN AGE	44.4	45.9	42.4
AVERAGE HH INCOME	\$65,044	\$70,873	\$61,960



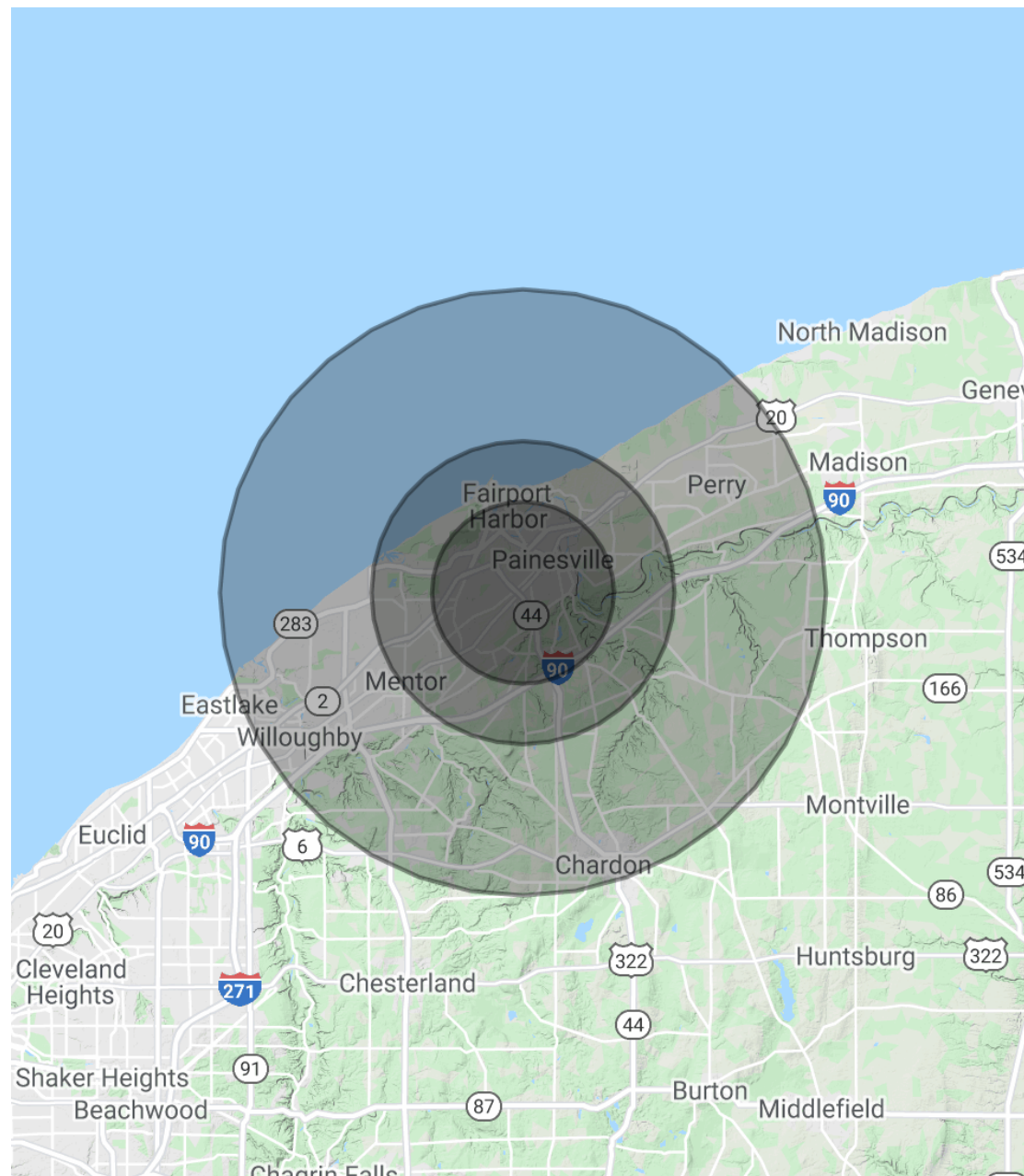
# 1029 MENTOR AVENUE PAINESVILLE, OH 44077

NOI	\$99,101.64
Lease Type	15 yr NNN
Options	3- 5 yr
Lease End Date	10/31/2027
Square Feet	9,026
Rent Increases	3% in year 11

	3-MILE	5-MILE	10-MILE
POPULATION	47,174	93,656	175,667
HOUSEHOLDS	18,380	37,265	71,351

FAMILIES	11,920	25,099	47,403
AVERAGE HH SIZE	2.50	2.48	2.43

MEDIAN AGE	40.0	43.0	44.7
AVERAGE HH INCOME	\$77,579	\$84,908	\$85,282





# 112 HARDING WAY EAST CALEDONIA, OH 43314

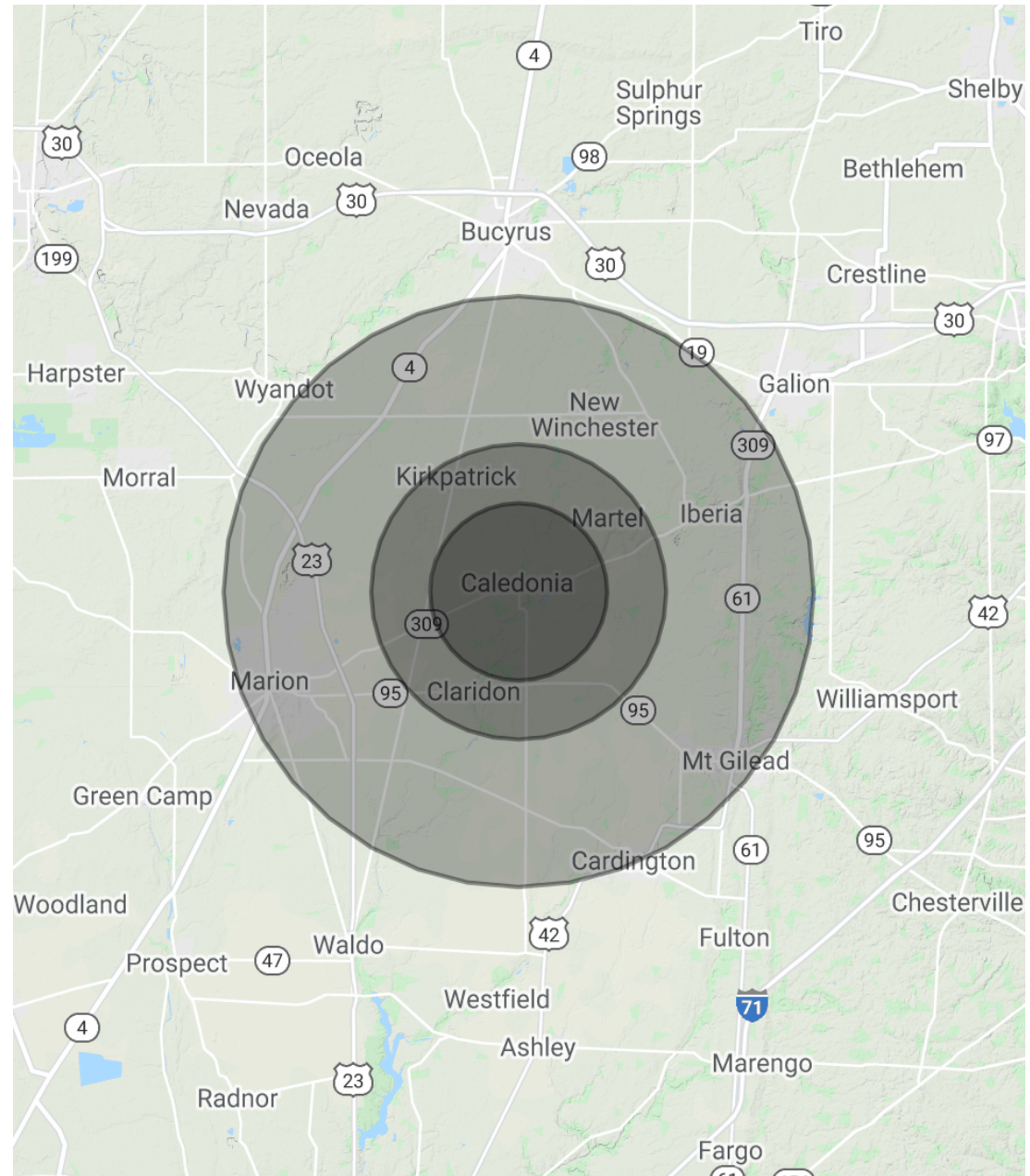


NOI	\$85,241.40
Lease Type	15 yr NNN
Options	3- 5 yr
Lease End Date	6/30/2028
Square Feet	9,026
Rent Increases	None

	3-MILE	5-MILE	10-MILE
POPULATION	2,157	3,294	59,580
HOUSEHOLDS	811	1,496	22,071

FAMILIES	605	1,130	14,316
AVERAGE HH SIZE	2.65	2.60	2.43

MEDIAN AGE	43.0	44.0	41.1
AVERAGE HH INCOME	\$73,100	\$78,170	\$65,868



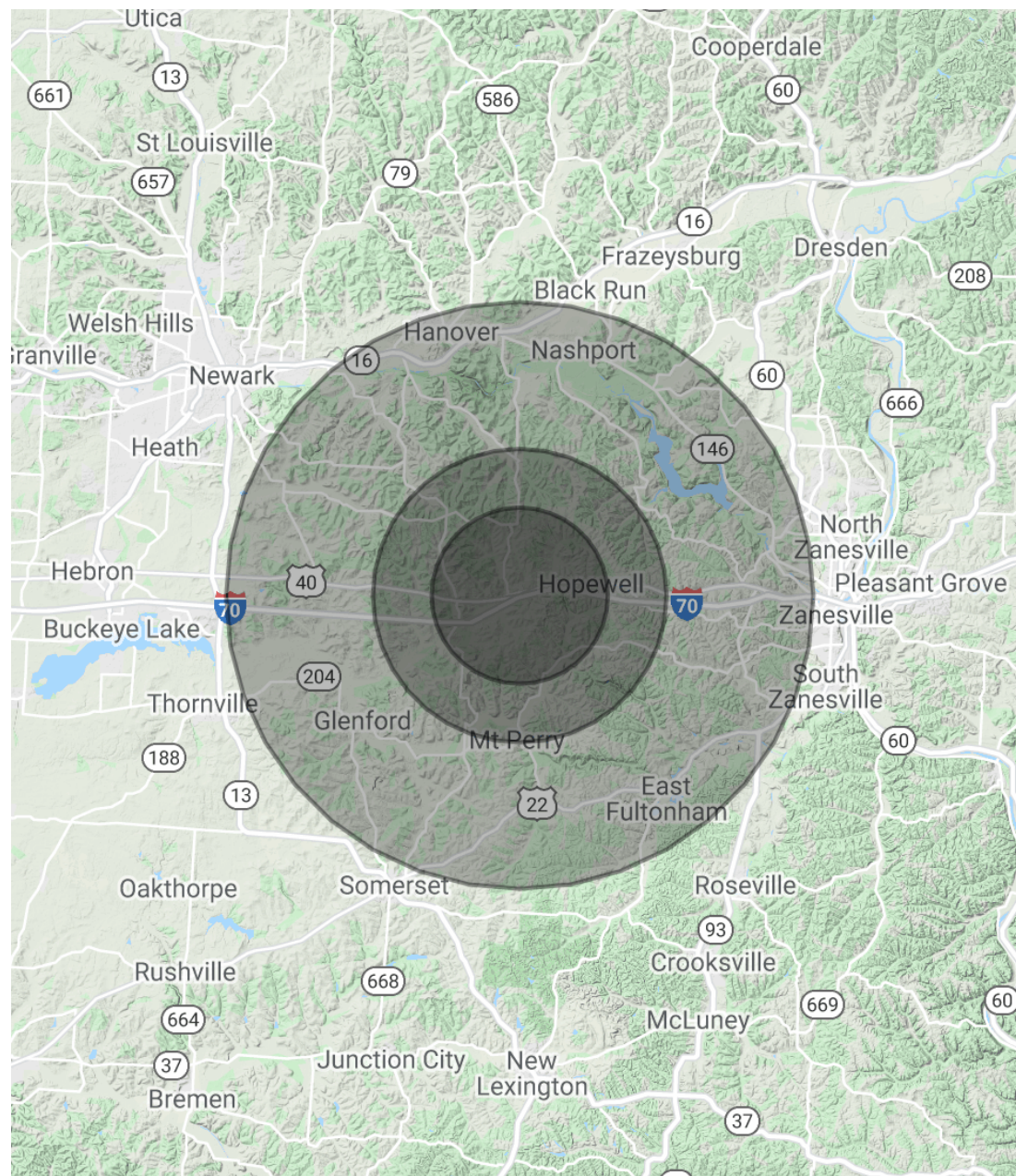
# 12235 WEST PIKE GRATIOT, OH 43740

NOI	\$91,988.16
Lease Type	15 yr NNN
Options	3- 5 yr
Lease End Date	8/31/2028
Square Feet	9,100
Rent Increases	None

	3-MILE	5-MILE	10-MILE
POPULATION	2,149	5,205	32,821
HOUSEHOLDS	838	1,982	12,484

FAMILIES	638	1,502	9,179
AVERAGE HH SIZE	2.56	2.63	2.63

MEDIAN AGE	45.4	44.2	43.2
AVERAGE HH INCOME	\$87,260	\$84,477	\$80,668





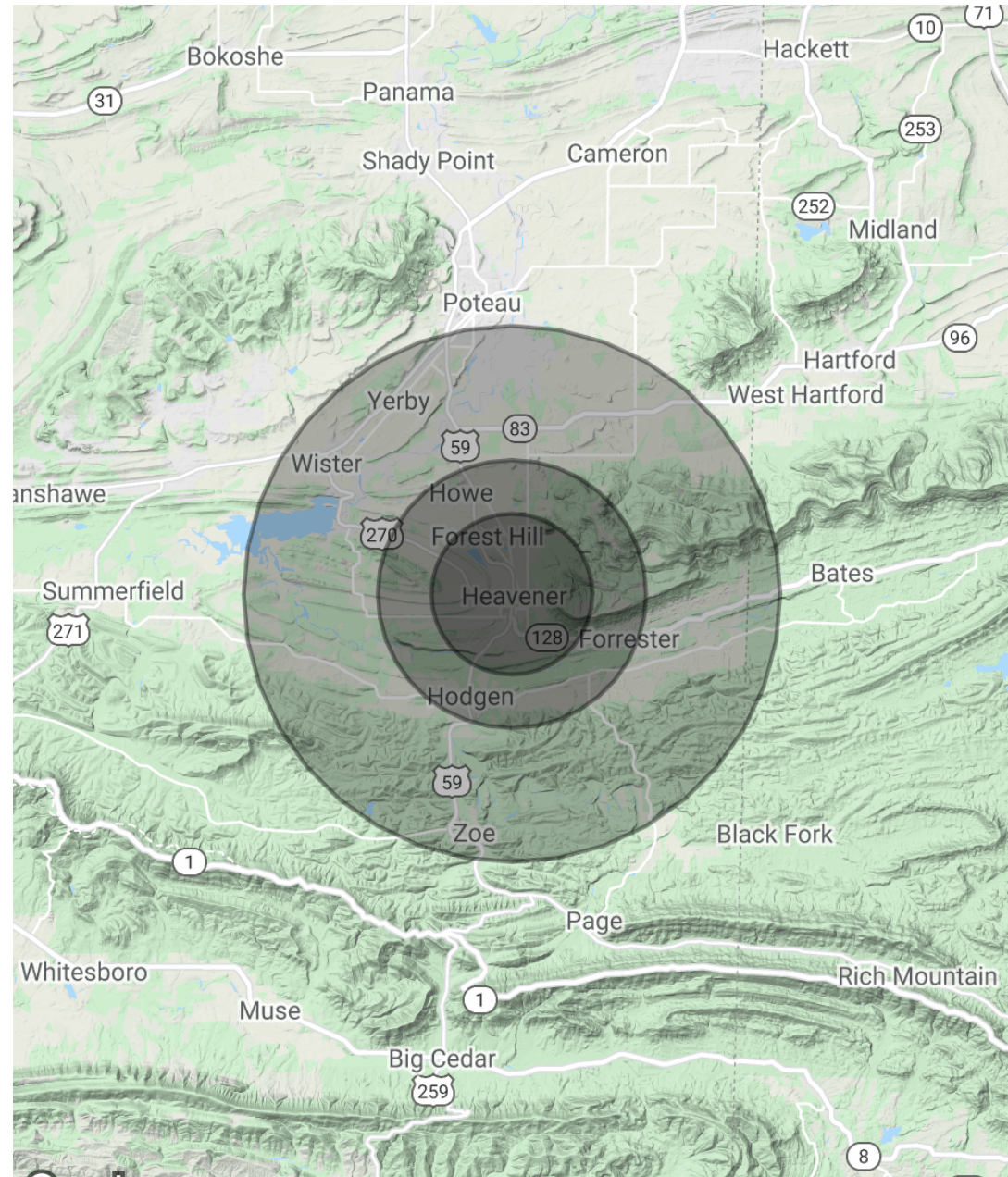
# 826 HIGHWAY 59 NORTH HEAVENER, OK 74937

NOI	\$105,105.48
Lease Type	15 yr NNN
Options	3- 5 yr
Lease End Date	2/29/2028
Square Feet	12,406
Rent Increases	3% in year 11

	3-MILE	5-MILE	10-MILE
POPULATION	4,204	6,198	11,699
HOUSEHOLDS	1,263	1,931	4,011

FAMILIES	969	1,487	3,020
AVERAGE HH SIZE	3.27	3.11	2.81

MEDIAN AGE	33.0	34.5	36.9
AVERAGE HH INCOME	\$48,141	\$50,467	\$55,387





# 6537 S CHEROKEE STREET MUSKOGEE, OK 74403

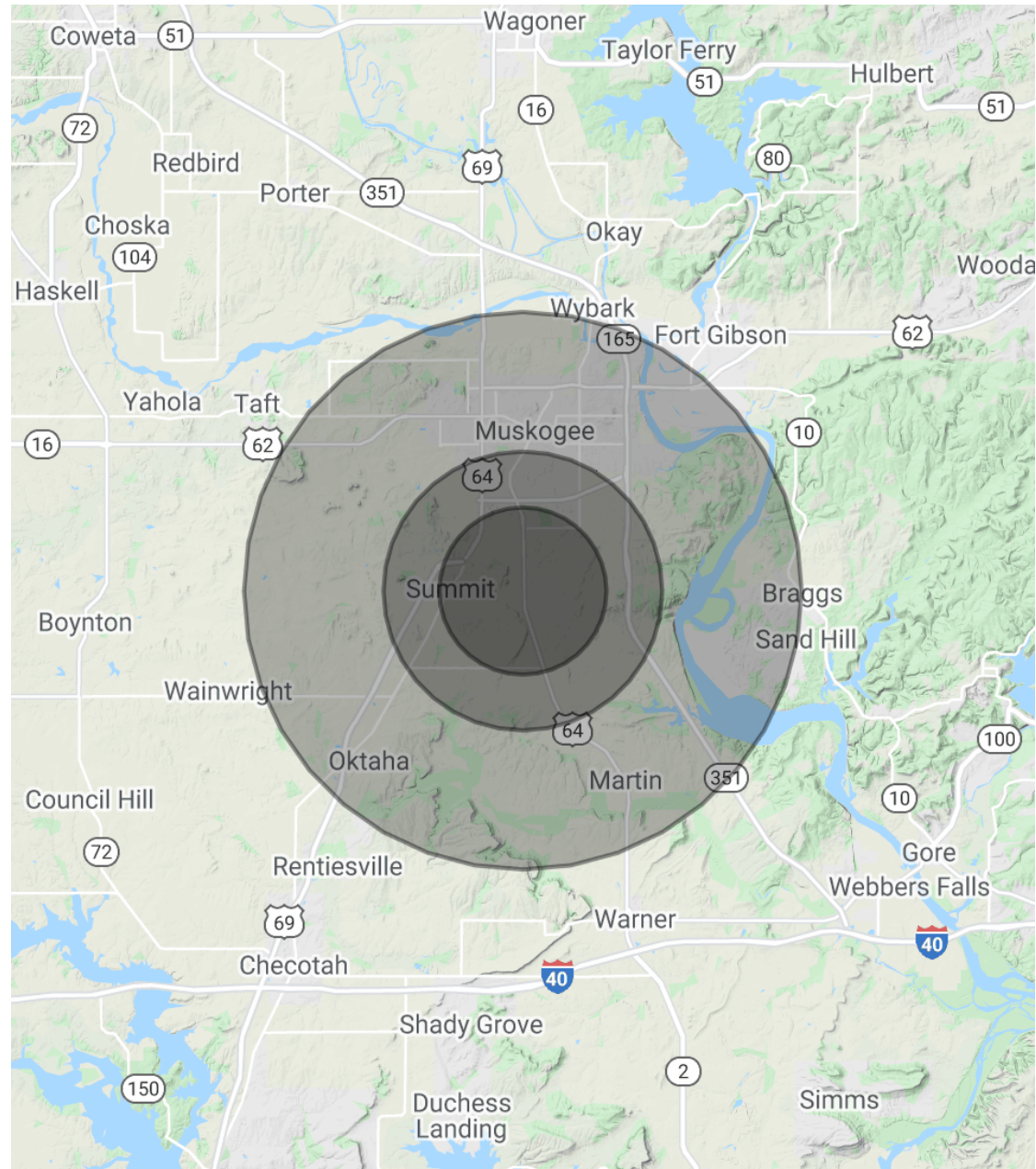


NOI	\$88,621.44
Lease Type	15 yr NNN
Options	3- 5 yr
Lease End Date	3/31/2028
Square Feet	12,406
Rent Increases	None

	3-MILE	5-MILE	10-MILE
POPULATION	4,051	11,426	49,562
HOUSEHOLDS	1,465	4,371	19,416

FAMILIES	1,132	3,084	12,502
AVERAGE HH SIZE	2.77	2.60	2.48

MEDIAN AGE	40.4	40.3	39.5
AVERAGE HH INCOME	\$75,682	\$67,204	\$59,566



# 527 W GRAND AVENUE CHICKASHA, OK 73018

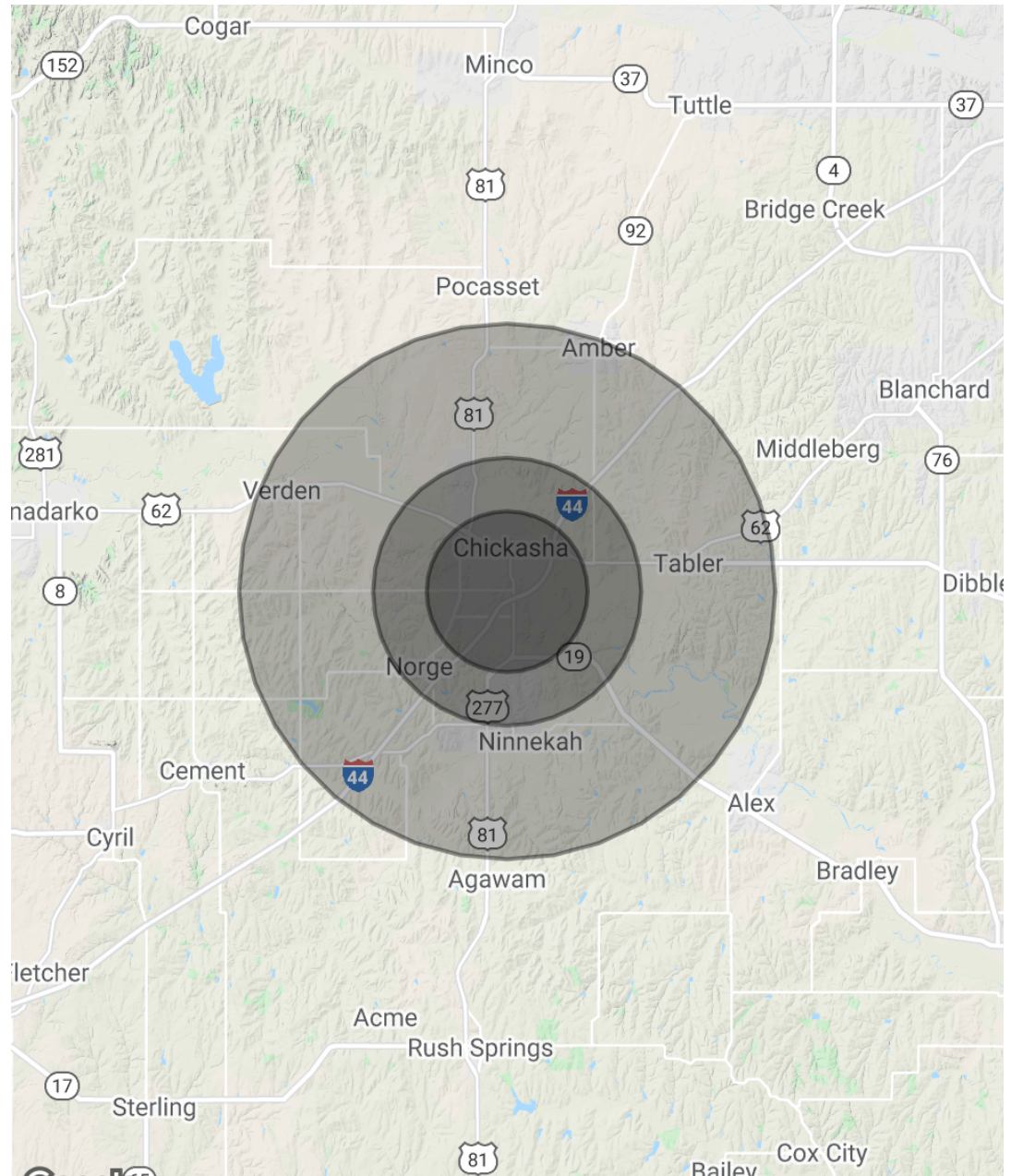


NOI	\$143,490.24
Lease Type	15 yr NNN
Options	3- 5 yr
Lease End Date	2/29/2028
Square Feet	12,406
Rent Increases	3% in year 11

	3-MILE	5-MILE	10-MILE
POPULATION	16,618	18,903	23,958
HOUSEHOLDS	6,568	7,467	9,403

FAMILIES	3,931	4,602	6,060
AVERAGE HH SIZE	2.37	2.39	2.44

MEDIAN AGE	37.9	38.5	39.4
AVERAGE HH INCOME	\$68,090	\$70,073	\$72,547





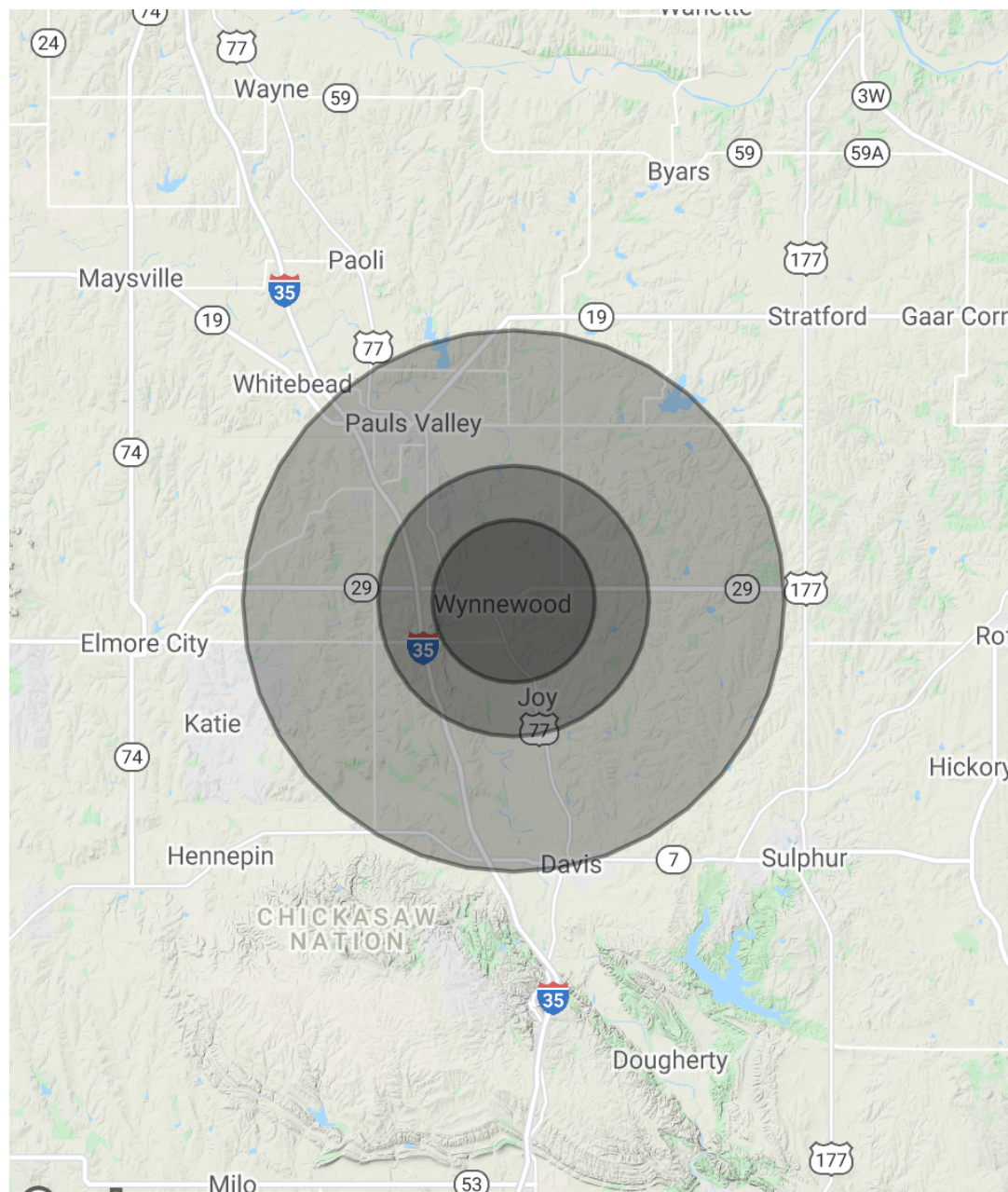
# 1102 E ROBERT S KERR BLVD WYNNEWOOD, OK 73098

NOI	\$117,644.28
Lease Type	15 yr NNN
Options	3- 5 yr
Lease End Date	2/29/2028
Square Feet	9,100
Rent Increases	3% in year 11

	3-MILE	5-MILE	10-MILE
POPULATION	2,884	3,910	14,798
HOUSEHOLDS	1,185	1,571	6,011

FAMILIES	786	1,040	3,903
AVERAGE HH SIZE	2.40	2.44	2.42

MEDIAN AGE	42.3	43.3	42.7
AVERAGE HH INCOME	\$65,884	\$68,192	\$69,342





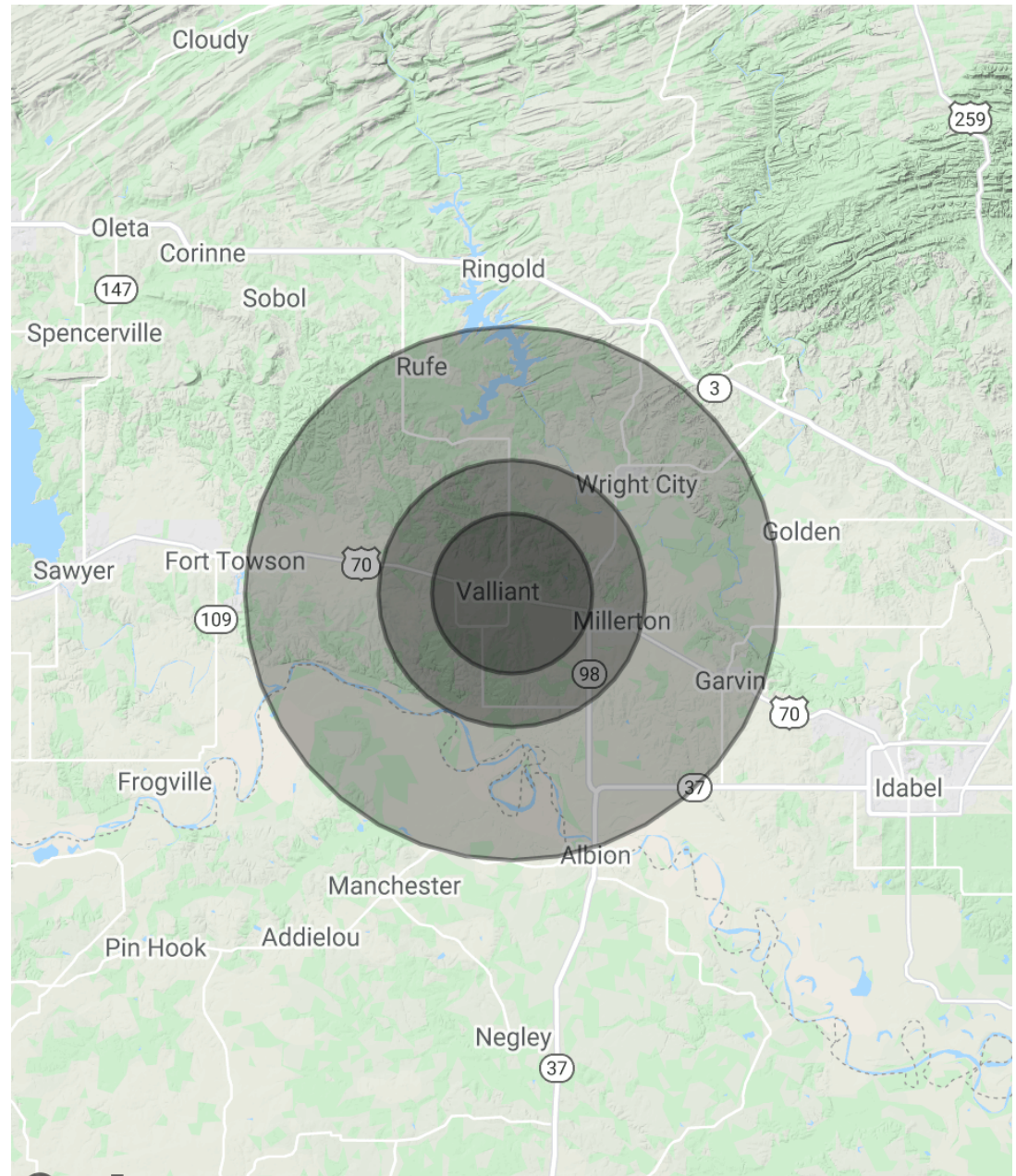
# 507 E WILSON ST. VALLIANT, OK 74764

NOI	\$114,107.04
Lease Type	15 yr NNN
Options	3- 5 yr
Lease End Date	5/31/2028
Square Feet	9,100
Rent Increases	None

	3-MILE	5-MILE	10-MILE
POPULATION	1,692	3,103	6,773
HOUSEHOLDS	665	1,209	2,632

FAMILIES	465	844	1,862
AVERAGE HH SIZE	2.51	2.54	2.56

MEDIAN AGE	40.7	41.6	41.9
AVERAGE HH INCOME	\$55,260	\$54,508	\$56,009





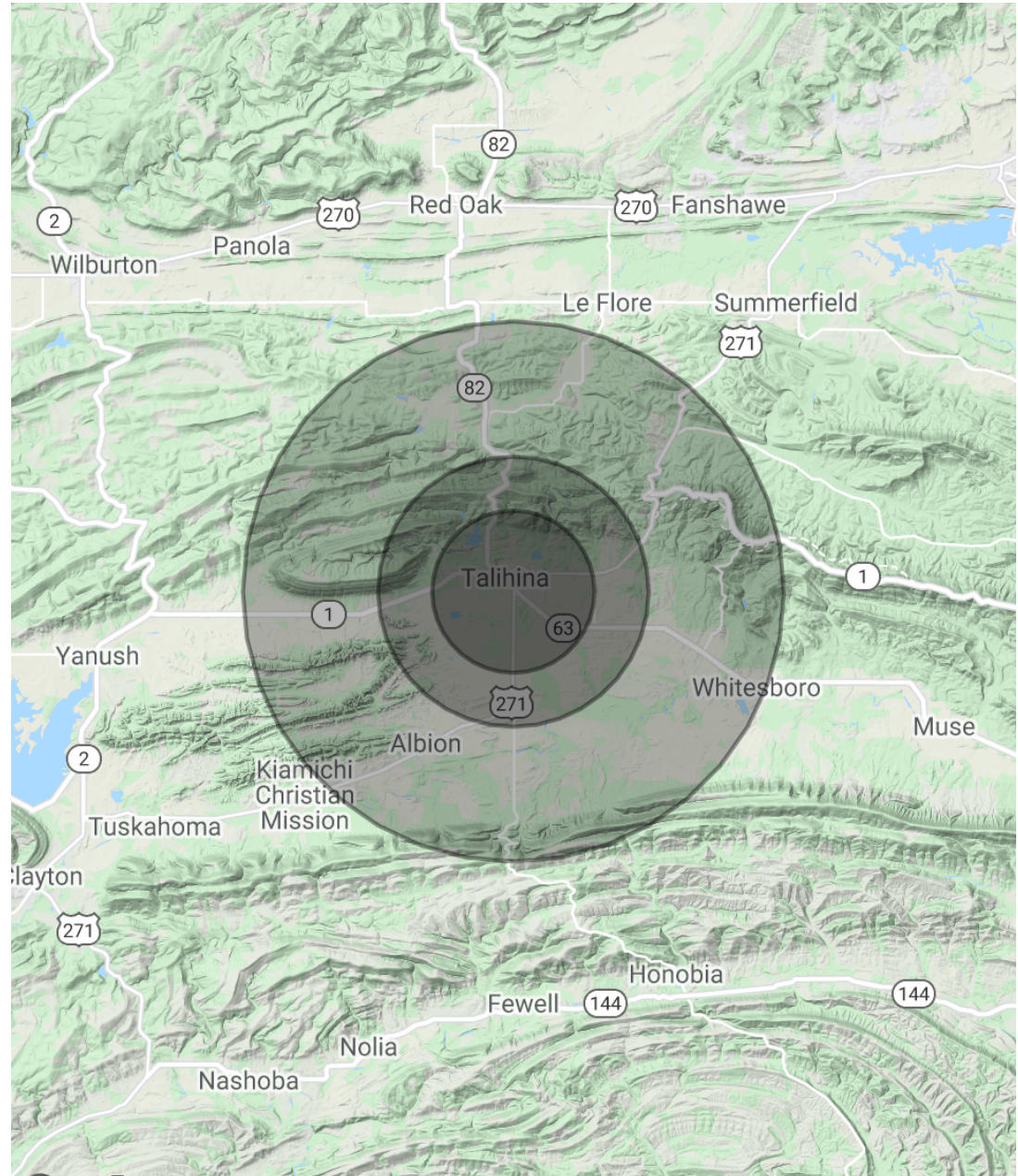
# 914 DALLAS STREET TALIHINA, OK 74571

NOI	\$114,053.04
Lease Type	15 yr NNN
Options	3- 5 yr
Lease End Date	4/30/2028
Square Feet	9,100
Rent Increases	None

	3-MILE	5-MILE	10-MILE
POPULATION	2,329	2,801	4,458
HOUSEHOLDS	844	1,040	1,702

FAMILIES	558	693	1,141
AVERAGE HH SIZE	2.68	2.62	2.56

MEDIAN AGE	42.9	43.5	44.9
AVERAGE HH INCOME	\$57,935	\$58,718	\$59,849



# 4682 EAST LAKE ROAD ERIE, PA 16511

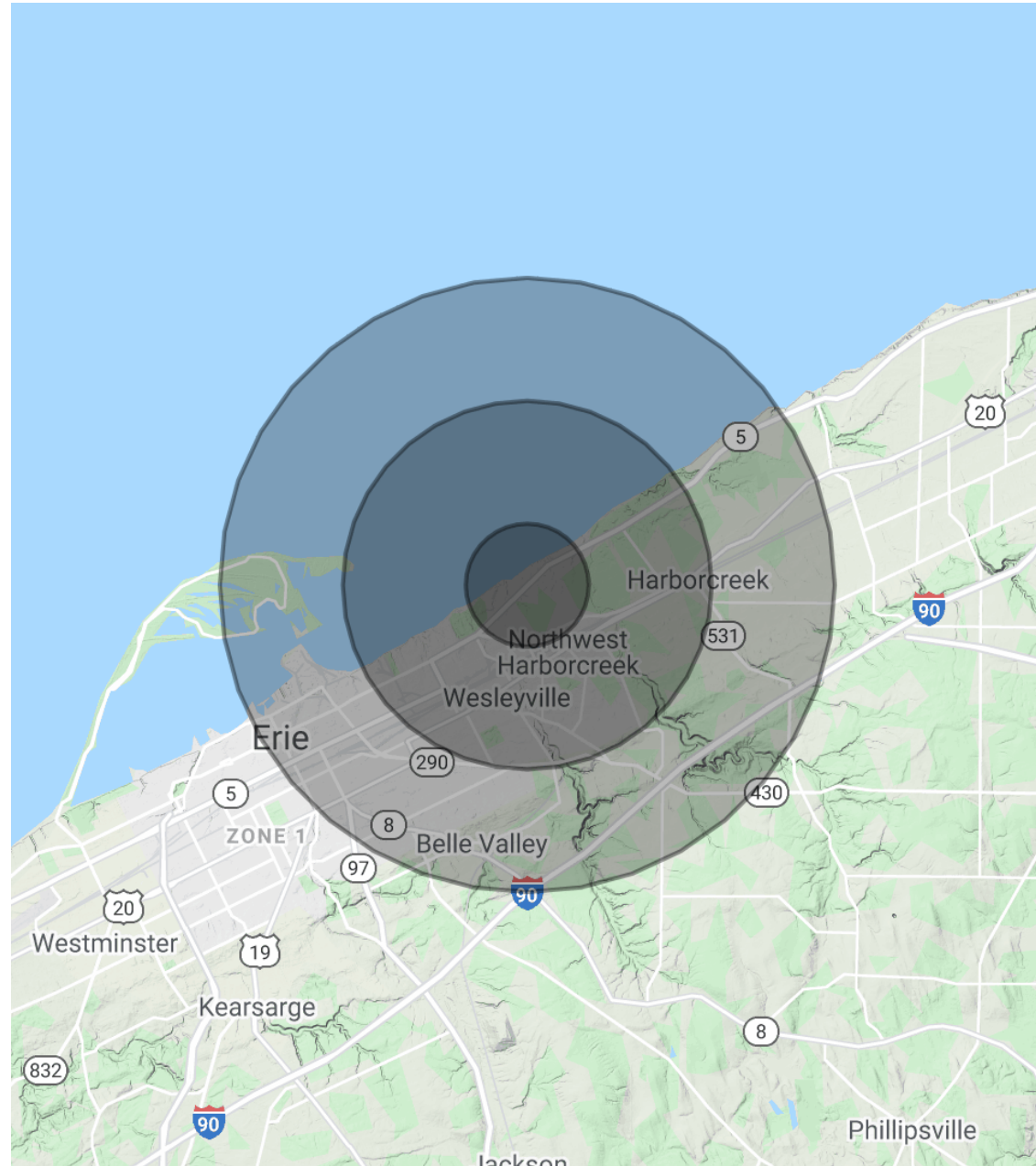


NOI	\$96,651.96
Lease Type	15 yr NNN
Options	2-5 yr + 1 4yr11mts
Lease End Date	7/31/2028
Square Feet	9,026
Rent Increases	None

	1-MILE	3-MILE	5-MILE
POPULATION	4,356	26,111	79,269
HOUSEHOLDS	1,913	10,535	30,001

FAMILIES	1,167	7,065	18,211
AVERAGE HH SIZE	2.19	2.41	2.47

MEDIAN AGE	53.0	41.1	36.4
AVERAGE HH INCOME	\$76,551	\$67,917	\$55,596





# 2211 MT PLEASANT ROAD GREENSBURG, PA 15601

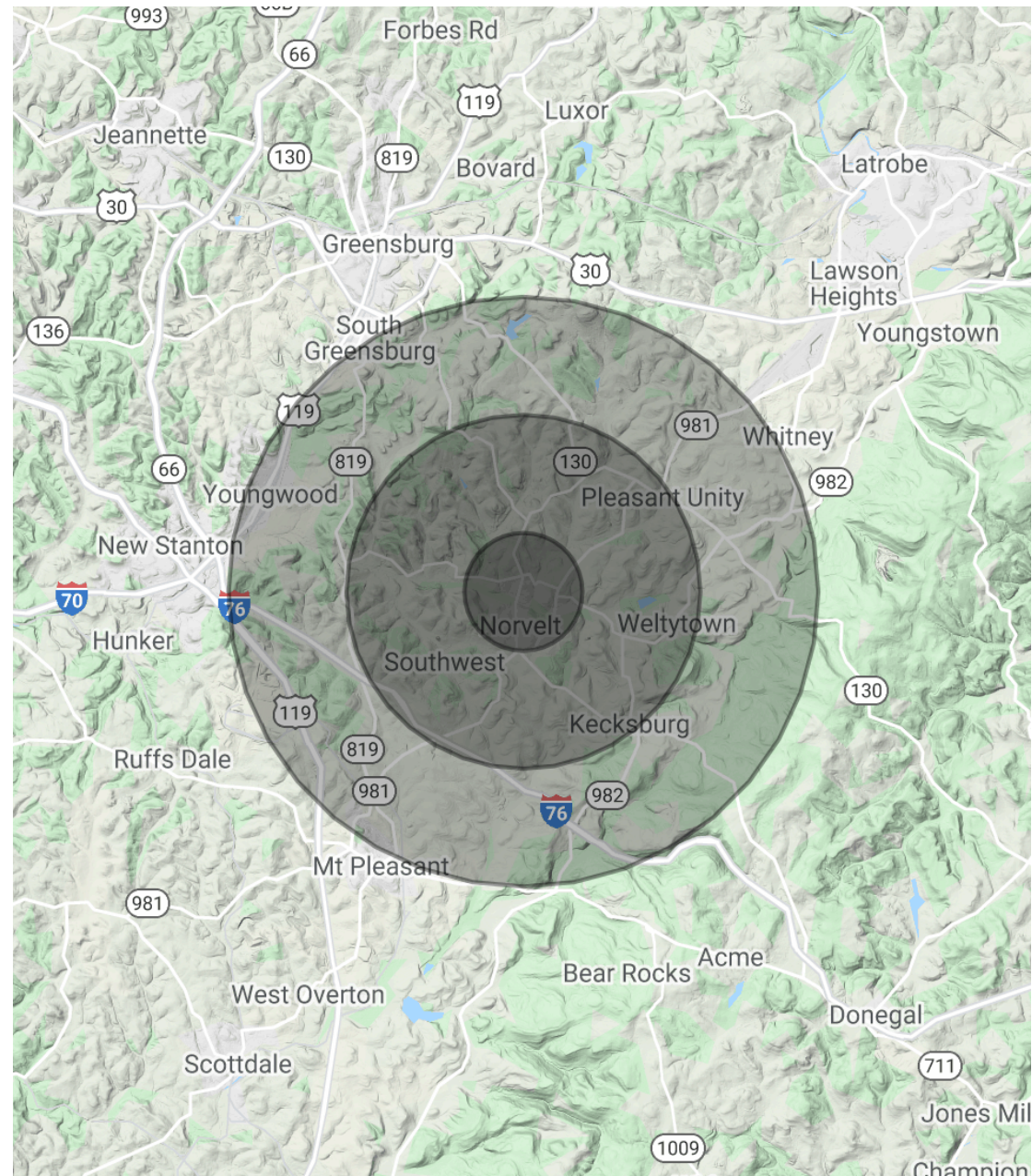


NOI	\$93,399.96
Lease Type	15 yr NNN
Options	2-5 yr + 1 4yr11mts
Lease End Date	1/31/2028
Square Feet	9,014
Rent Increases	3% in year 11

	1-MILE	3-MILE	5-MILE
POPULATION	11,169	41,161	70,086
HOUSEHOLDS	5,475	17,851	30,587

FAMILIES	2,679	10,287	18,415
AVERAGE HH SIZE	1.97	2.13	2.18

MEDIAN AGE	45.2	46.7	47.0
AVERAGE HH INCOME	\$53,916	\$70,687	\$75,293





# 215 13TH STREET NEW FLORENCE, PA 15944

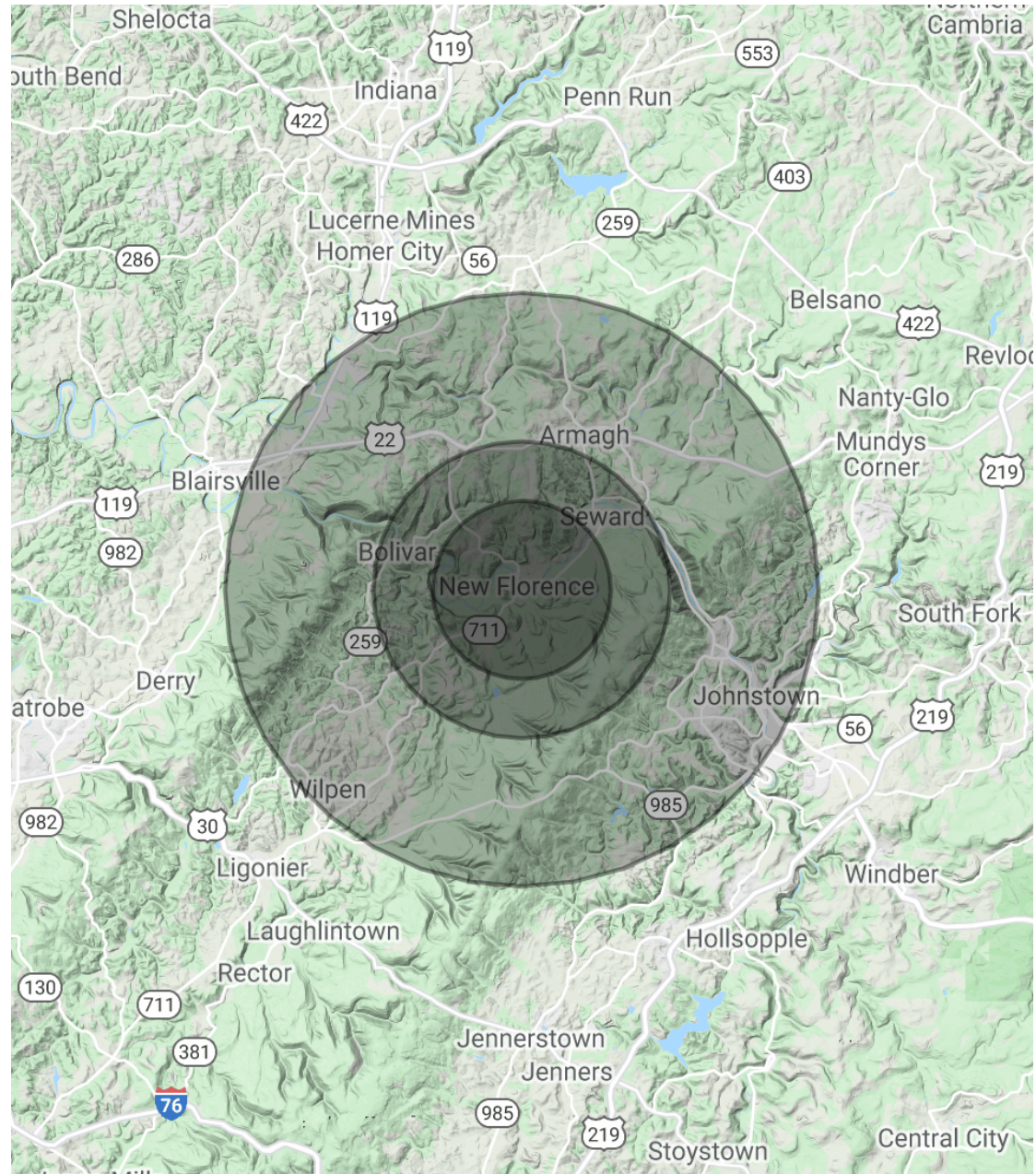


NOI	\$89,587.32
Lease Type	15 yr NNN
Options	2-5 yr + 1 4yr11mts
Lease End Date	6/30/2028
Square Feet	9,014
Rent Increases	None

	3-MILE	5-MILE	10-MILE
POPULATION	1,939	6,301	50,559
HOUSEHOLDS	838	2,695	22,487

FAMILIES	572	1,871	13,578
AVERAGE HH SIZE	2.31	2.33	2.21

MEDIAN AGE	46.6	47.5	47.9
AVERAGE HH INCOME	\$56,166	\$62,299	\$60,031





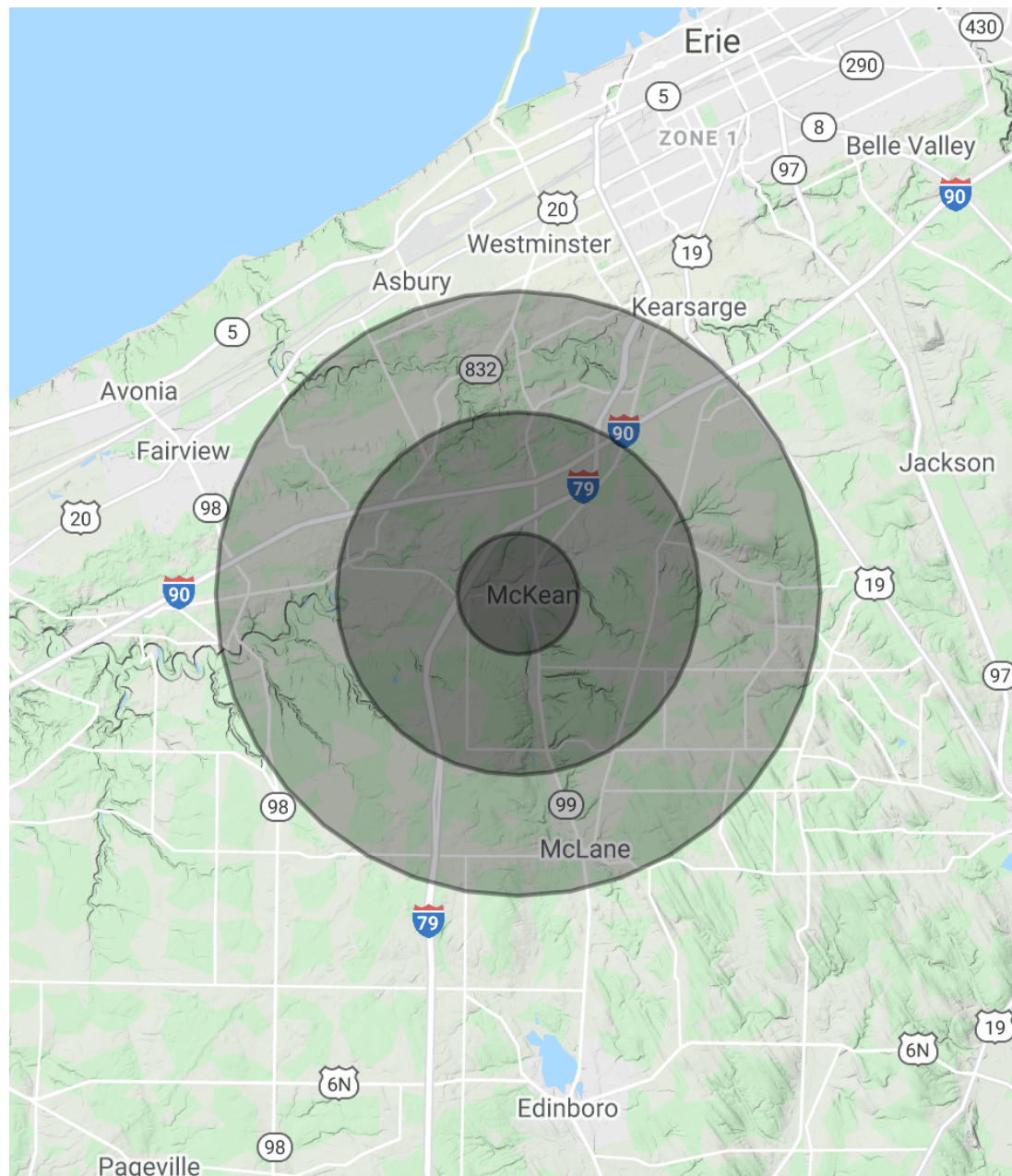
# 5212 WEST ROAD MCKEAN, PA 16426

NOI	\$98,190.60
Lease Type	15 yr NNN
Options	2-5 yr + 1 4yr11mts
Lease End Date	4/30/2028
Square Feet	9,014
Rent Increases	3% in year 11

	1-MILE	3-MILE	5-MILE
POPULATION	1,024	4,565	19,039
HOUSEHOLDS	421	1,804	7,252

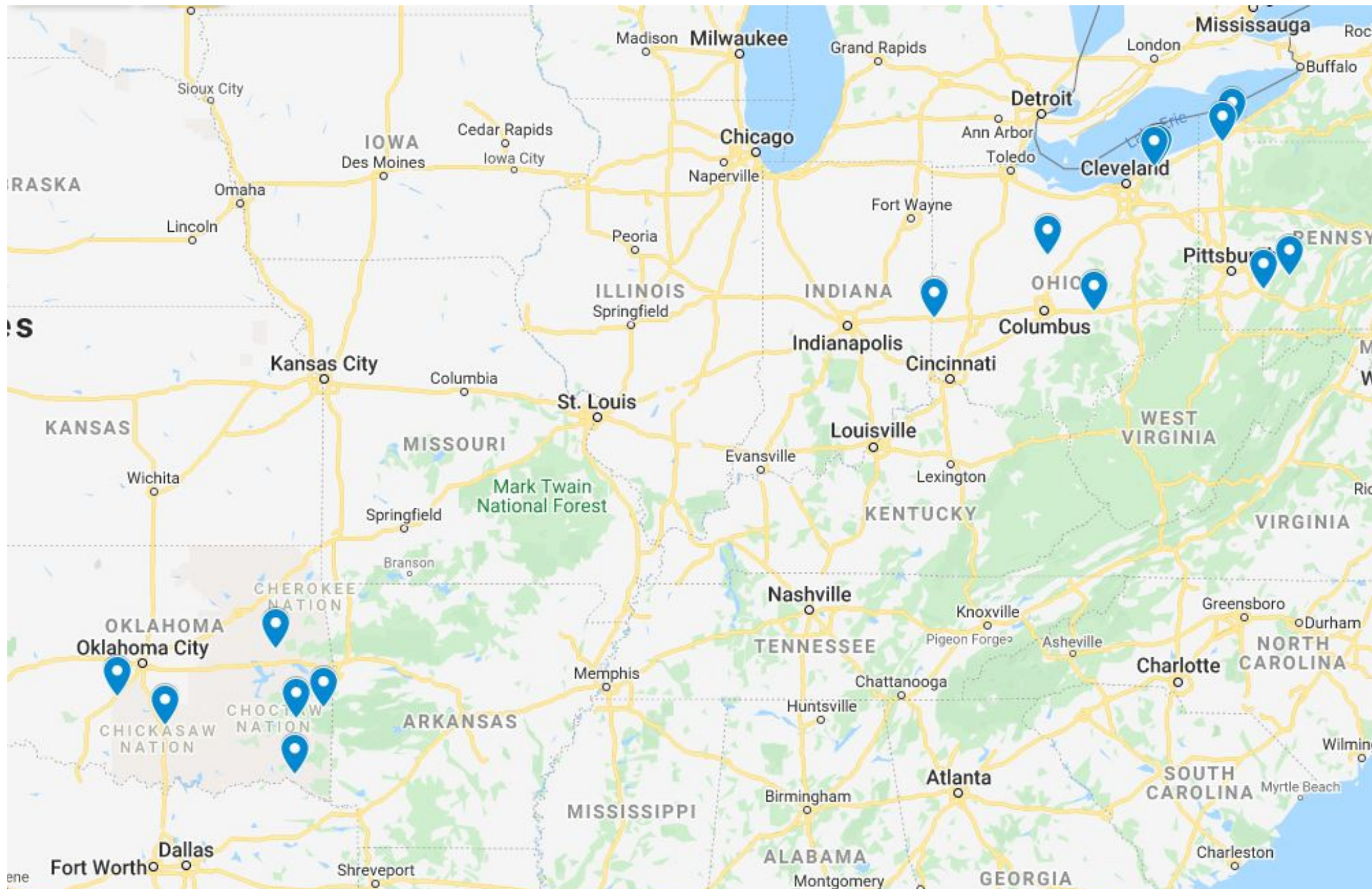
FAMILIES	318	1,352	5,561
AVERAGE HH SIZE	2.43	2.53	2.61

MEDIAN AGE	47.4	46.5	46.6
AVERAGE HH INCOME	\$77,949	\$68,694	\$84,835



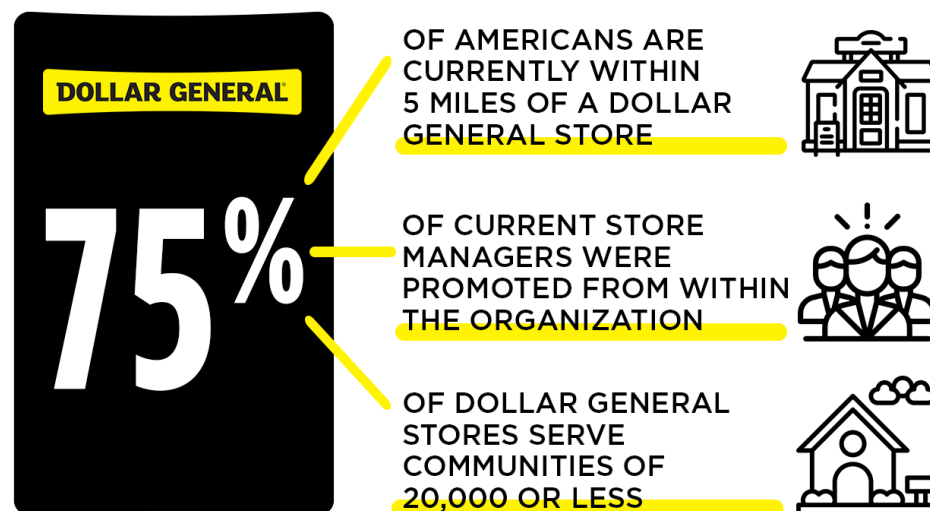


# REGIONAL MAP



## COMPANY OVERVIEW

Dollar General Corporation has been delivering value to shoppers for more than 80 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 everyday low prices in convenient neighborhood locations. Dollar General operated 17,683 stores in 46 states as of July 30, 2021. In addition to high-quality private brands, Dollar General sells 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. Learn more about Dollar General at [www.dollargeneral.com](http://www.dollargeneral.com).



- **\$33.7B** billion in sales in fiscal 2020
- **17,683** stores in 46 states as of July 30, 2021.
- **10,000 - 12,000** total stock keeping units (SKUs) per store from America's most-trusted manufacturers
- **27** traditional and DG Fresh distribution centers
- More than **157,000** employees
- Ranked **#91** on the Fortune 500 list as of June 2021
- Included on Fortune's 2020 World's Most Admired Companies list
- Awarded Mass Market Retailer's 2020 Retailer of the Year Award
- Recognized by Forbes magazine among its Top 25 Corporate Responders to COVID-19