

CONFIDENTIAL OFFERING MEMORANDUM

FOR SALE

DOLLAR GENERAL

JACKSON, MI

DOLLAR GENERAL®

REMODELED

1052

BLUE  
WEST  
CAPITAL





**DOLLAR  
GENERAL**

**DOLLAR GENERAL**  
1052 Cooper Street  
Jackson, MI 49202

## DEAL TEAM

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# INVESTMENT HIGHLIGHTS

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- Located within the Jackson MSA which has a population of 160,000 people
- 3% rental increase on November 1, 2022 and 10% increases in each option
- Absolute triple net lease with zero landlord responsibilities
- Upgraded high-end construction
- Densely populated area with over 51,000 people living within three miles
- Positioned approximately one-half mile south of Interstate 94
- Located along Cooper Street which has traffic counts of 14,000 VPD
- Investment grade rated tenant (S&P: BBB)
- Dollar General is the leading dollar store retailer and is publicly traded (NYSE: DG) with a \$52 billion market capitalization



## DENSELY POPULATED

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**51,000+**

people living within three miles

## HIGH-END CONSTRUCTION

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Upgraded high-end construction |  
3% rental increase in November 2022

## ABSOLUTE TRIPLE NET

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absolute triple net lease with  
no landlord responsibilities

# INVESTMENT OVERVIEW

DOLLAR GENERAL | JACKSON, MI

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**DOLLAR GENERAL**  
1052 COOPER STREET  
JACKSON, MI 49202

**\$1,657,258**

PRICE

**6.20%**

CAP RATE

**\$102,749**

NOI

**2012**

YEAR BUILT

**.74 AC**

LAND SIZE

**9,002 SF**

BUILDING SIZE

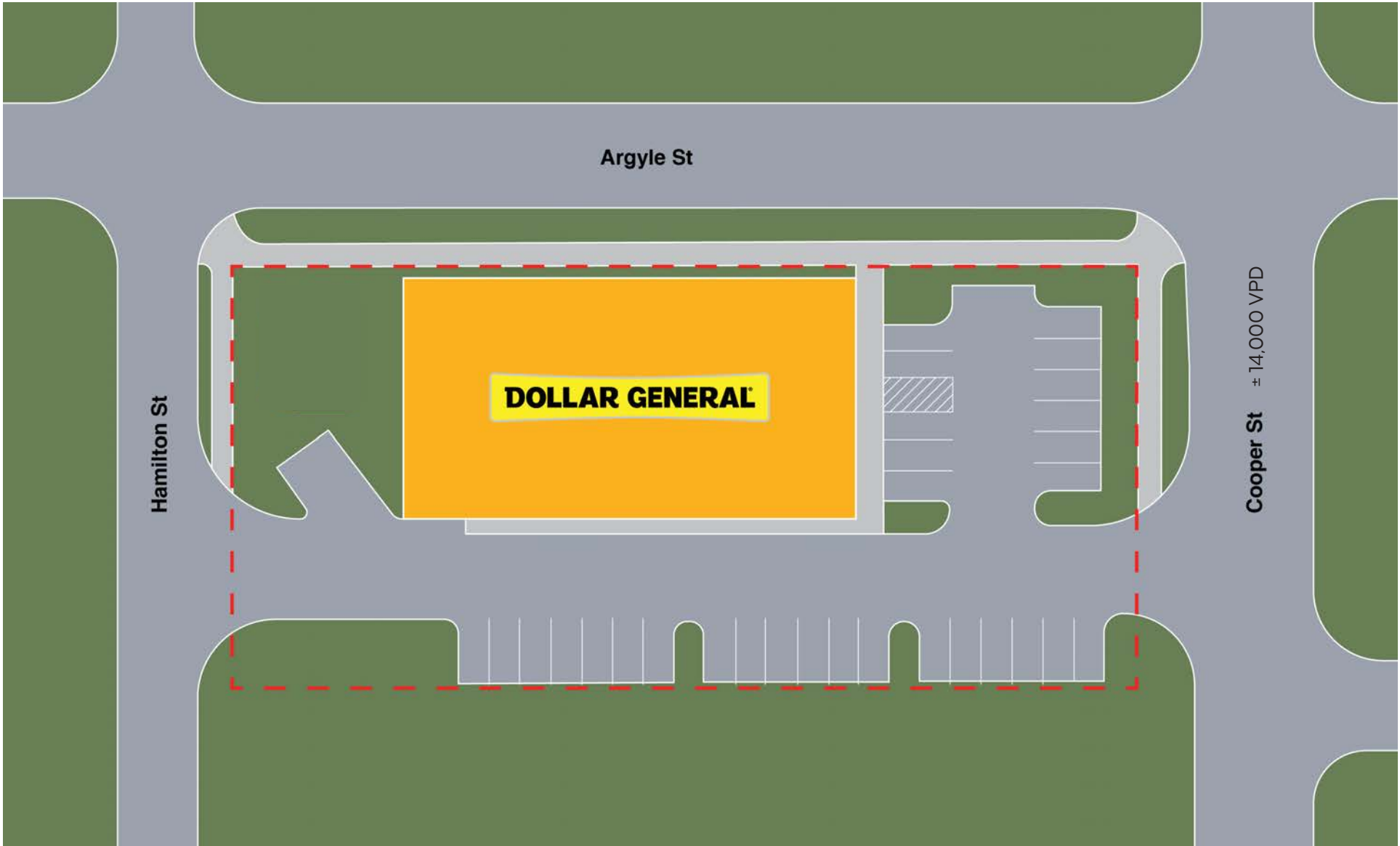
## LEASE OVERVIEW

RENT COMMENCEMENT	October 28, 2012
LEASE EXPIRATION	October 31, 2027
RENTAL ESCALATIONS	3% on November 1, 2022 and 10% in Each Option
RENEWAL OPTIONS	Five 5-Year
TENANT	Dollar General
CREDIT RATING	S&P: BBB (Investment Grade)
LEASE TYPE	Absolute Triple Net
LANDLORD RESPONSIBILITIES	None

## NOI SCHEDULE

DATE	NOI	PERIOD	INCREASE	CAP RATE
<b>CURRENT</b>	<b>\$102,748</b>	<b>Primary Term</b>	<b>-</b>	<b>6.20%</b>
11/01/2022	\$105,831	Primary Term	3.00%	6.39%
11/01/2027	\$116,415	Option 1	10.0%	7.02%
11/01/2032	\$128,056	Option 2	10.0%	7.73%
11/01/2037	\$140,862	Option 3	10.0%	8.50%
11/01/2042	\$154,948	Option 4	10.0%	9.35%
11/01/2047	\$170,443	Option 5	10.0%	10.28%

# SITE PLAN





# AERIAL

## SITE SURROUNDINGS





# PROPERTY PHOTOS

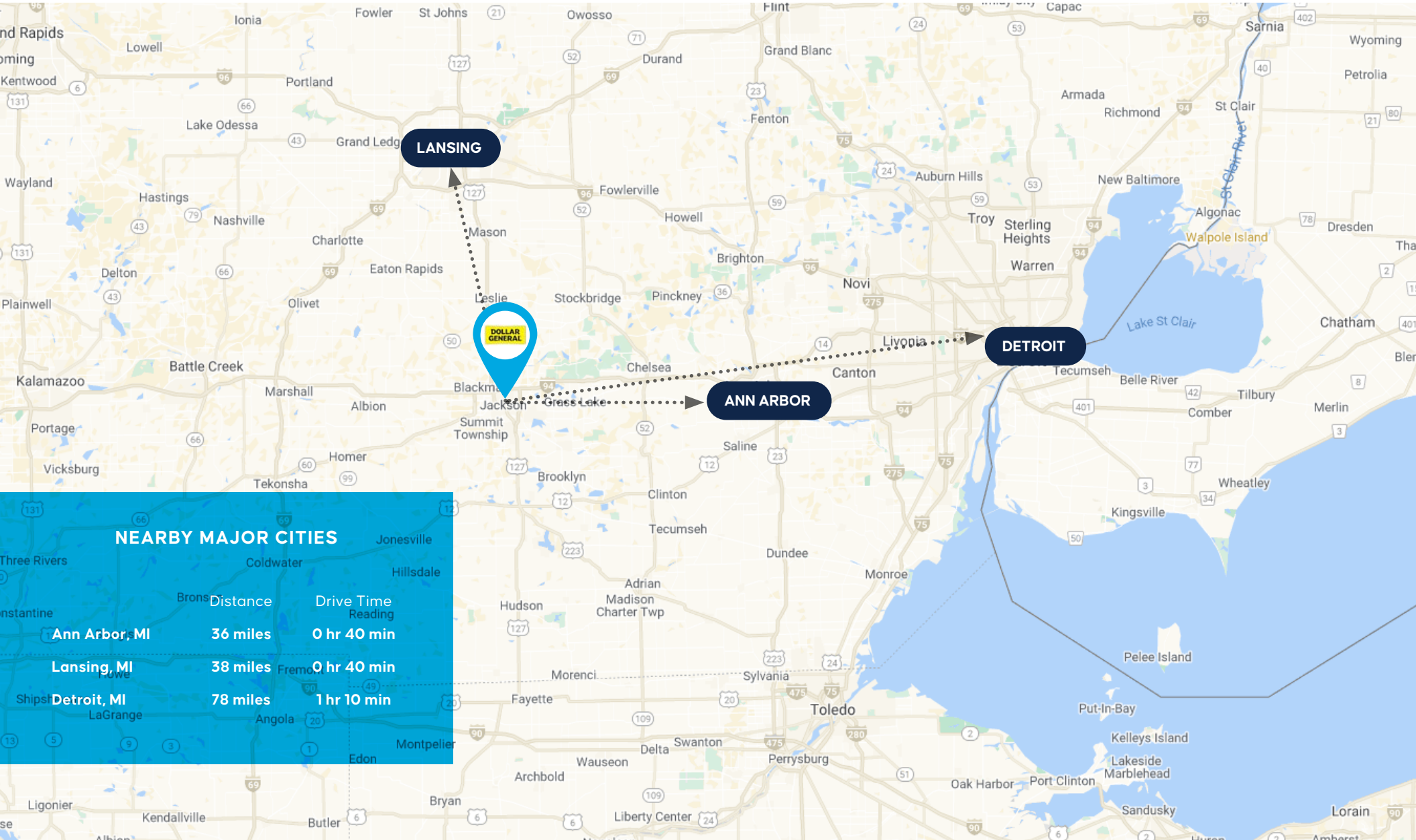
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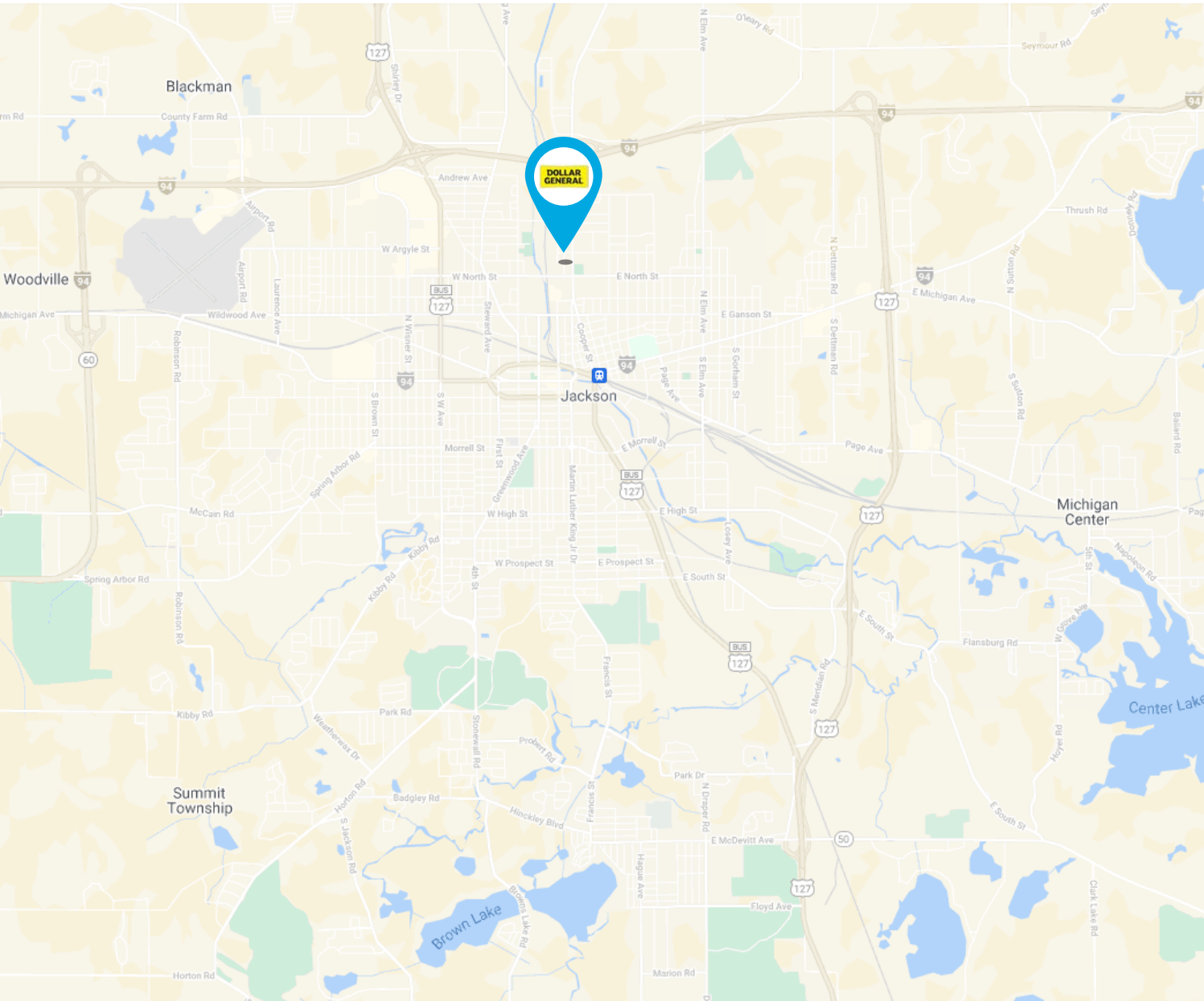
# REGIONAL MAP

## JACKSON, MI





# MAP & DEMOGRAPHICS



## TOTAL POPULATION

1 mile	7,874
3 miles	51,102
5 miles	85,535



## TOTAL HOUSEHOLDS

1 mile	2,878
3 miles	20,709
5 miles	33,210



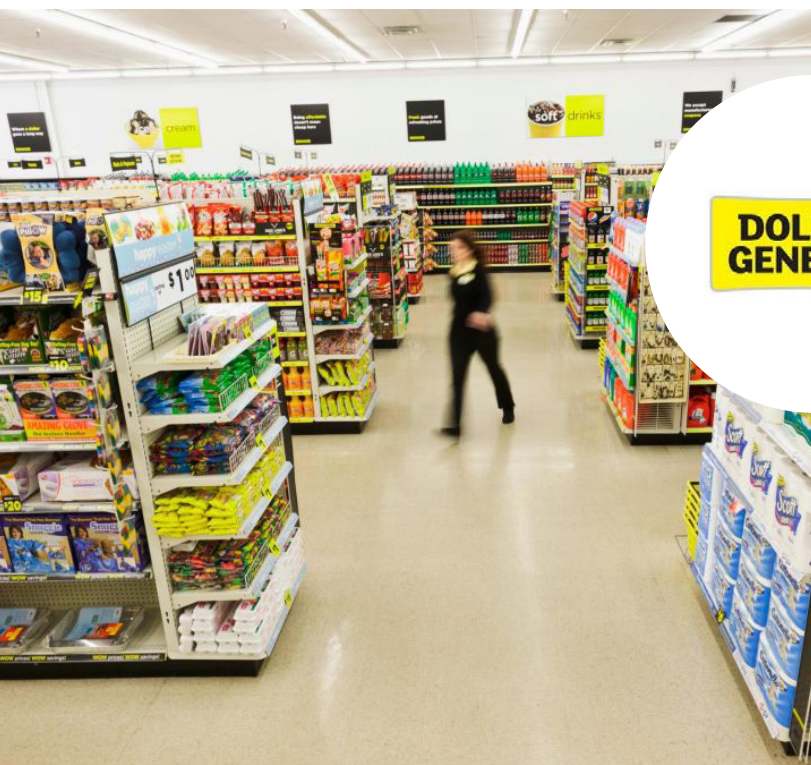
## AVERAGE HOUSEHOLD INCOME

1 mile	\$32,328
3 miles	\$50,632
5 miles	\$57,233



# TENANT OVERVIEW

DOLLAR GENERAL | JACKSON, MI 10



Dollar General is a discount retailer that provides everyday low prices on name-brand products that are frequently used and replenished, such as food, snacks, health and beauty aids, as well as cleaning supplies, family apparel, housewares and seasonal items. Dollar General offers both name brand and generic merchandise – including off-brand goods and closeouts of name-brand items – in the same store, often on the same shelf. Although it has the word “dollar” in the name, Dollar General is not a dollar store by the strict definition of that term as most of its products are priced at more than \$1.00. However, goods are usually sold at set price points in the range of .50 to 60 dollars, excluding articles such as phone cards and loadable store gift cards.

Dollar General was originally founded in 1939 by Cal Turner Sr. and his father J.L. Turner in Scottsville, Kentucky as J.L. Turner & Son, Inc. The company changed its name to Dollar General Corporation in 1968. Today, Dollar General operates over 17,250 stores in 43 states. Dollar General is headquartered in Goodlettsville, TN.

Dollar General is an investment grade rated company with a Standard & Poor’s rating of BBB. Dollar General is publicly traded on the New York Stock Exchange as DG with a market capitalization of approximately \$52 billion.

WEBSITE [dollargeneral.com](http://dollargeneral.com)

HEADQUARTERS [Goodlettsville, TN](#)

LOCATIONS ± 17,250

**BBB (S&P)**

INVESTMENT GRADE  
CREDIT RATING

**NYSE: DG**

STOCK SYMBOL

**\$52B**

MARKET  
CAPITALIZATION



# LOCATION OVERVIEW

## JACKSON, MI

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**JACKSON** is the county seat of Jackson County, MI. Located along Interstate 94 and U.S. Route 127, it is approximately 36 miles west of Ann Arbor and 38 miles south of Lansing. Jackson is the core city of the Jackson Metropolitan Statistical Area, which includes all of Jackson County and a population of 160,248. At the beginning of the twentieth century, Jackson became an early automotive manufacturing center that attracted southerners and immigrants to the city's numerous factories, which saw its population increase significantly.

There are three major private employers in the city. CMS Energy provides natural gas and electrical services to much of Michigan and has its international headquarters in the city. The next two major employers are Henry Ford Health Systems and the Eaton Corporation. Interstate 94 runs through Jackson.

### MAJOR EMPLOYERS





# ABOUT US

## BLUE WEST CAPITAL

Blue West Capital focuses exclusively on the acquisition and disposition of single-tenant net leased properties, retail shopping centers, and commercial investment properties nationwide. We do this by leveraging our 70+ years of combined commercial real estate experience with our proprietary marketing process to deliver the highest value and results to our broad client base of developers, private capital investors, high-net-worth individuals, and investment funds. Blue West Capital is headquartered in Denver, Colorado.



### NATIONWIDE REACH

Net lease investors across the US

**70+**  
YEARS

### EXPERIENCE TEAM

of dedicated net lease professionals



### UNPARALLELED BROKER COOPERATION

Split fees 50-50 with all cooperating brokers



### SHARED DATABASE

Collaborative proprietary national database

**#1**

### ROCKY MOUNTAIN REGION LEADER

A year-over-year investment sales leader in the region

## OUR TEAM



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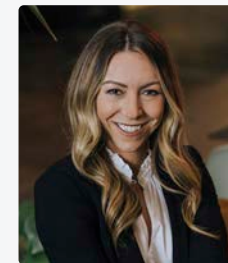


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**\$1,657,258**

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**NOI**

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