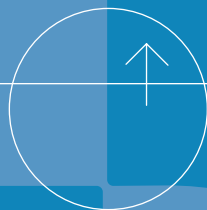




CP PARTNERS



Dollar General

2020 CONSTRUCTION, CORPORATE NNN LEASE
WITH 13.6 YEARS REMAINING

PENNVILLE, IN

IN ASSOCIATION WITH PARASELL, INC. | P: 949.924.6578 | A LICENSED INDIANA BROKER #RC51900187



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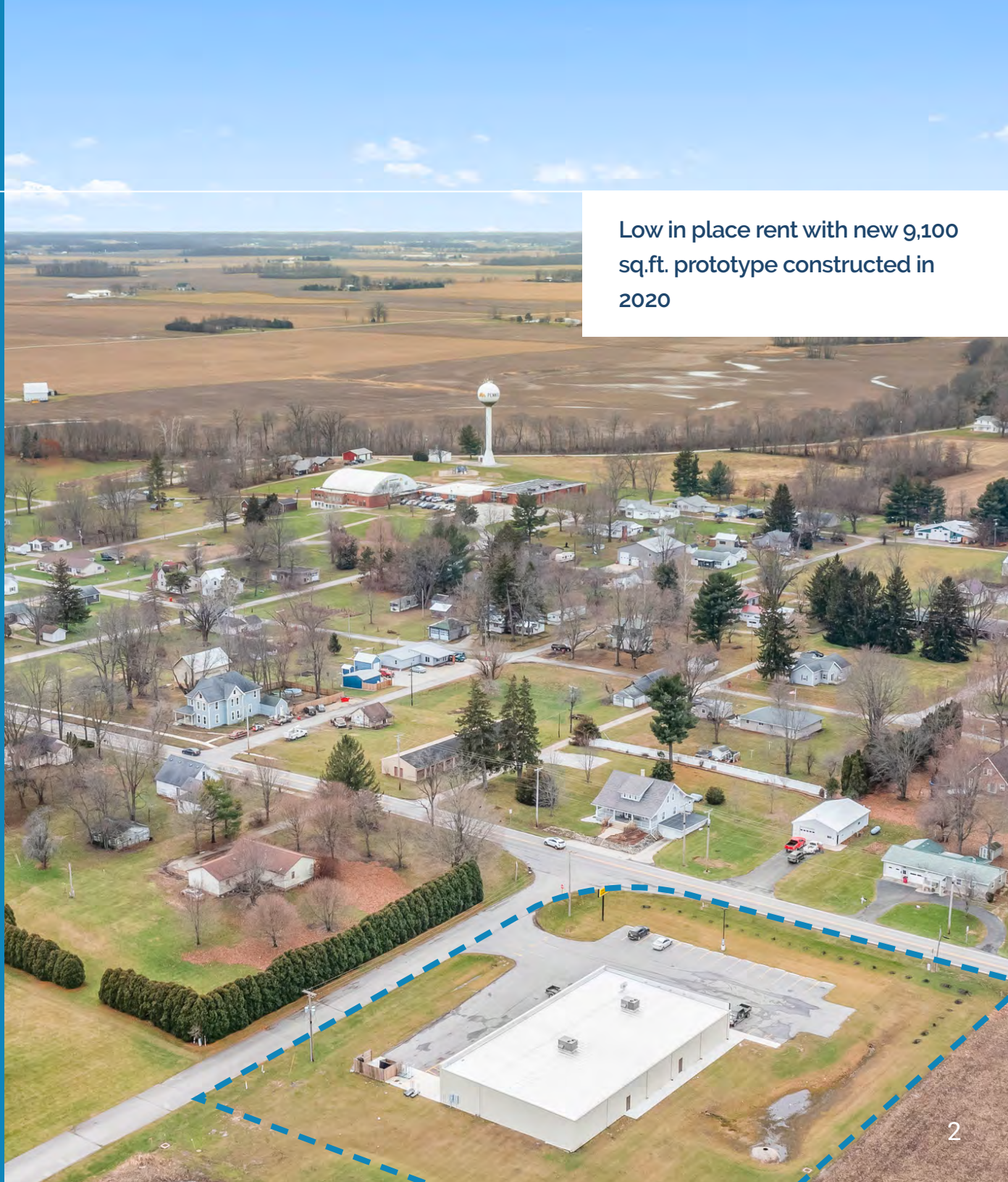
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Low in place rent with new 9,100 sq.ft. prototype constructed in 2020



HIGHLIGHTS

- > Corporate backed, absolute NNN lease with zero landlord maintenance or expense responsibilities
- > 24 miles from the Dollar General Distribution Center located in Marion, Indiana, along Interstate 18
- > Jay County ranked #1 out of 92 counties in the state for market value of agricultural products sold (\$372M per year) according to the most recent USDA agriculture census

Dollar General

116 E MONROE ST, PENNVILLE, IN 47369

\$1,719,199

PRICE

5.00%

CAP

NOI:	\$85,960
PRICE/SF:	\$189
LEASE TYPE:	Absolute NNN
ORIGINAL TERM:	15 Years
TERM REMAINING:	13.6 Years
OPTIONS:	Five, 5-Year Options
LEASABLE AREA:	9,100 SF
LAND AREA:	2.00 AC
PARKING:	30 Spaces
YEAR BUILT:	2020

Only Dollar General/convenience store within a 10-mile radius



INVESTMENT HIGHLIGHTS

Dollar General has remained open since the beginning of the COVID-19 pandemic and has seen a year-over-year increase in revenue

A CORPORATE DOLLAR GENERAL

- > Corporate guaranteed NNN lease by Dollar General (S&P: BBB)
- > Fee simple ownership
- > 10% rental increases at each option
- > NNN lease - zero landlord maintenance or expense responsibilities

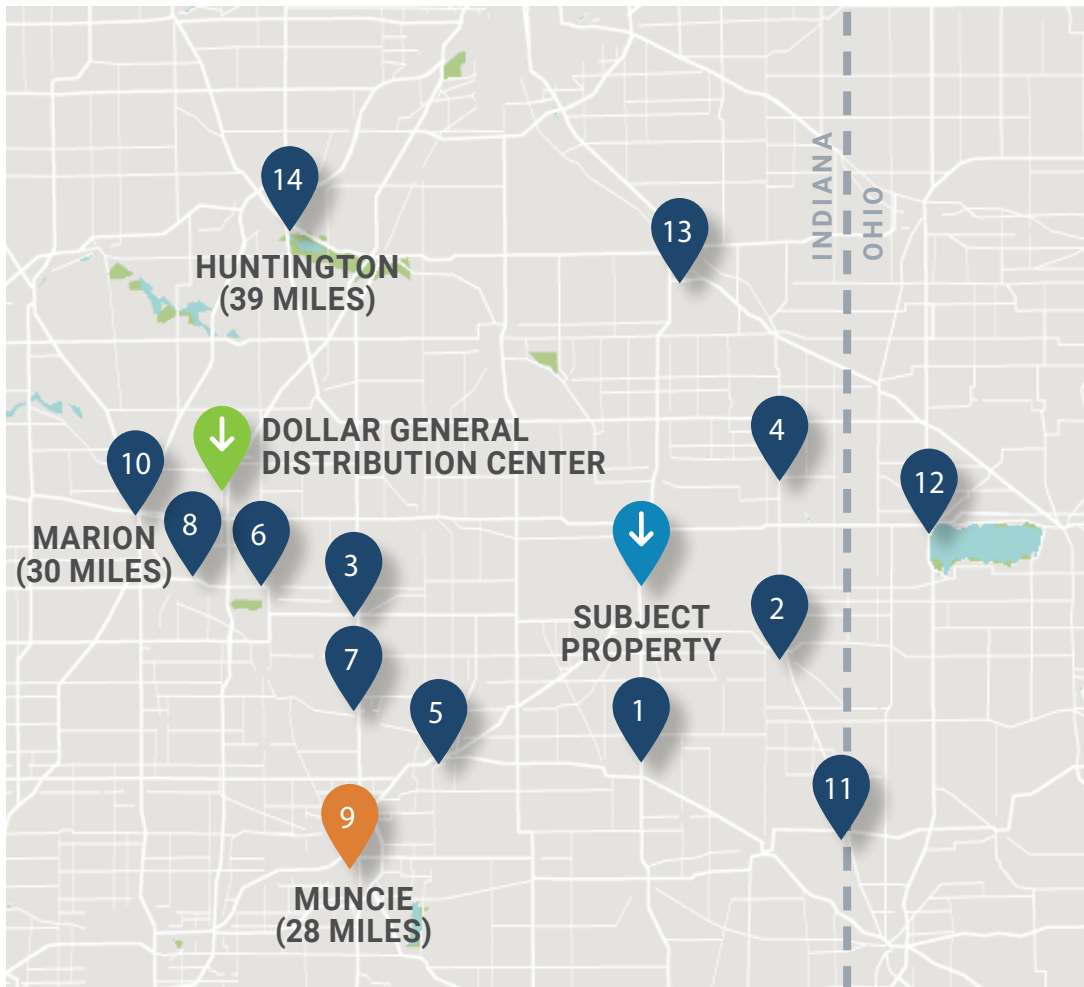
PRIME LOCATION

- > Corner location with high visibility and convenience for customers
- > Main street frontage
- > Located 35 miles south of Fort Wayne and 92 miles northwest of Indianapolis





NEARBY DOLLAR GENERAL LOCATIONS



The next closest Dollar General is approximately 10.2 miles away

DOLLAR GENERAL®

DOLLAR GENERAL STORE LOCATIONS IN THE SURROUNDING AREA

CITY	MILES AWAY
1. Redkey, IN	10.2 Miles
2. Portland, IN	12.4 Miles
3. Hartford City, IN	15.4 Miles
4. Geneva, IN	17.9 Miles
5. Albany, IN	16.9 Miles
6. Upland, IN	20.5 Miles
7. Eaton, IN	22.3 Miles
8. Gas City, IN	25 Miles
9. Muncie, IN - 8 Locations	26-31 Miles
10. Marion, IN	31.2 Miles
11. Union City, IN	32.3 Miles
12. Celine, OH	34 Miles
13. Decatur, IN	34.1 Miles
14. Huntington, IN	37.8 Miles



INCOME & EXPENSE

PRICE		\$1,719,199
Capitalization Rate:		5.00%
Building Size (SF):		9,100
Lot Size (SF):		87,120
STABILIZED INCOME	PER SQUARE FOOT	
Scheduled Rent	\$9.45	\$85,960
Effective Gross Income	\$9.45	\$85,960
LESS	PER SQUARE FOOT	
Taxes	NNN	Tenant
Insurance	NNN	Tenant
Roof and Structure	NNN	Tenant
Maintenance	NNN	Tenant
EQUALS NET OPERATING		\$85,960



REPRESENTATIVE PHOTO



RENT ROLL

TENANT INFO		LEASE TERMS		RENT SUMMARY			
TENANT NAME	SQ. FT.	TERM YEARS		MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEAR RENT/FT
Dollar General	9,100	7/26/2020	7/31/2035	\$7,163	\$85,960	\$0.79	\$9.45
Option 1		8/1/2035	7/31/2040	\$7,880	\$94,556	\$0.87	\$10.39
Option 2		8/1/2040	7/31/2045	\$8,668	\$104,012	\$0.95	\$11.43
Option 3		8/1/2045	7/31/2050	\$9,534	\$114,413	\$1.05	\$12.57
Option 4		8/1/2050	7/31/2055	\$10,488	\$125,854	\$1.15	\$13.83
Option 5		8/1/2055	7/31/2060	\$11,537	\$138,439	\$1.27	\$15.21
TOTALS:	9,100			\$7,163	\$85,960	\$0.79	\$9.45



Premises & Term

TENANT	Dollar General
GUARANTOR	Dollar General Corporate
LEASE TYPE	NNN
LEASE TERM	15 Years
RENT COMMENCEMENT	7/26/2020
OPTION	Five, 5-Year Options



Expenses

TAXES

Tenant

INSURANCE

Tenant

UTILITIES

Tenant

ROOF AND EXTERIOR STRUCTURE

Tenant

MAINTENANCE

Tenant

Additional Lease Provisions

ASSIGNMENT/SUBLETTING

Right to assign/sublet, Tenant retains Lease Liability

ESTOPPELS

20 Days

ROFR

None



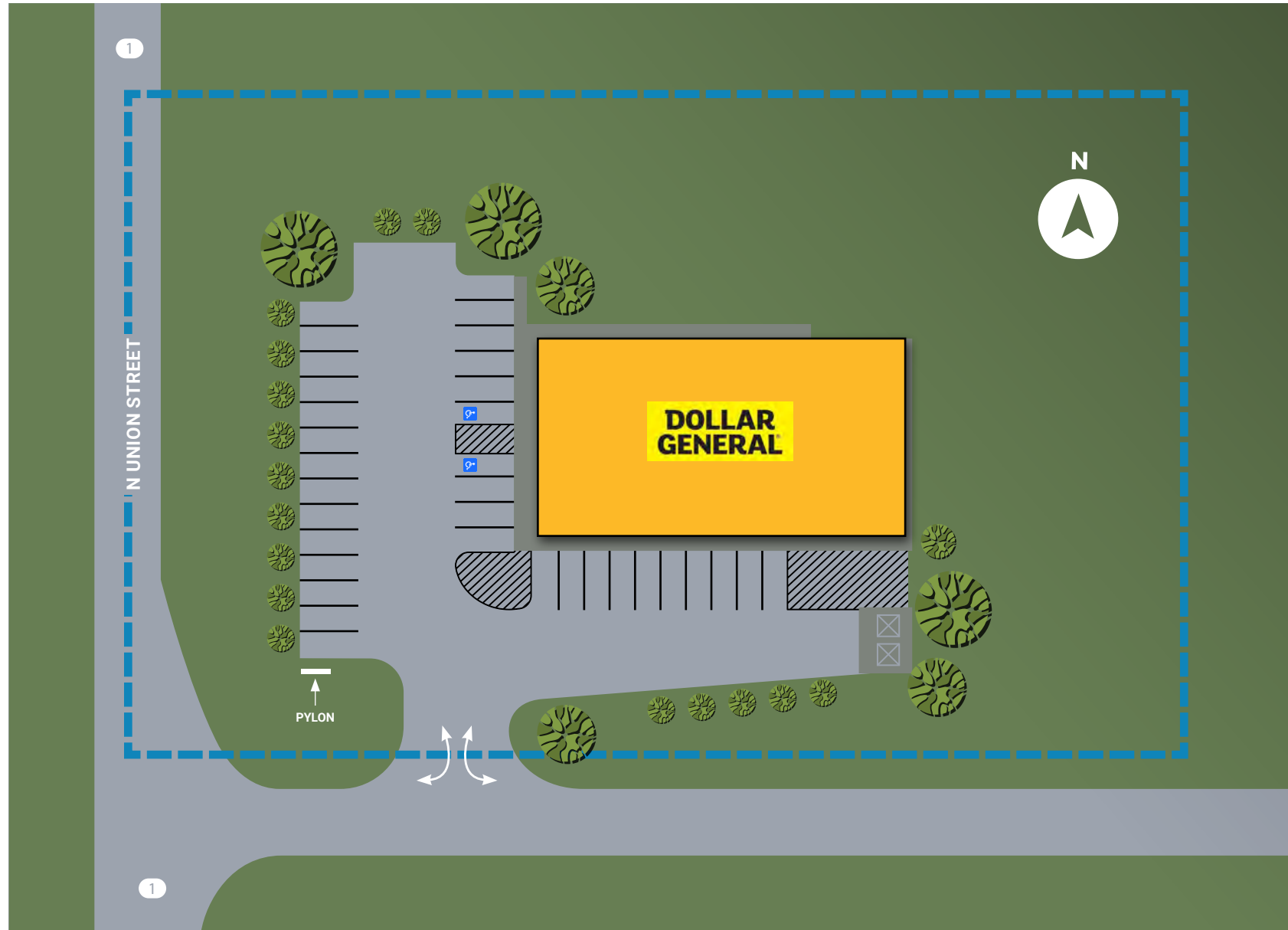
SITE PLAN



9,100
RENTABLE SF



87,120 SF
LOT SIZE





The Country's Largest Small-Box Discount Retailer

ABOUT DOLLAR GENERAL

- > Dollar General (NYSE: DG) is a chain of approximately 17,177 discount stores in 46 states, primarily in the South, East, Midwest, and Southwest
- > It's #91 ranking among the 2021 Fortune 500 list is a 21-place jump into the Top 100, reflecting the company's exceptional growth, which includes the Company's \$33.7 billion in sales in fiscal year 2020
- > Stores stock high-quality private brands as well as America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo
- > As the country's largest small-box discount retailer, stores are often located in small towns off the radar of giant discounters, offering prices as low or lower than Walmart but in more convenient locations

INVESTMENT GRADE CREDIT

- > The company's credit rating is BBB, which has been raised five times since 2009
- > Dollar General has a better credit rating than both of its larger competitors

17,177

LOCATIONS IN
46 STATES

\$33.7 B

FY 2020 SALES



Dollar General corporation reports third quarter 2021 results

December 2, 2021 (BUSINESS WIRE) Dollar General Corporation (NYSE: DG) today reported financial results for its fiscal year 2021 third quarter (13 weeks) ended October 29, 2021.

> **NET SALES INCREASED 3.9% TO \$8.5 BILLION**

> **OPERATING PROFIT OF \$665.6 MILLION, OR 7.8% AS A PERCENTAGE OF NET SALES**

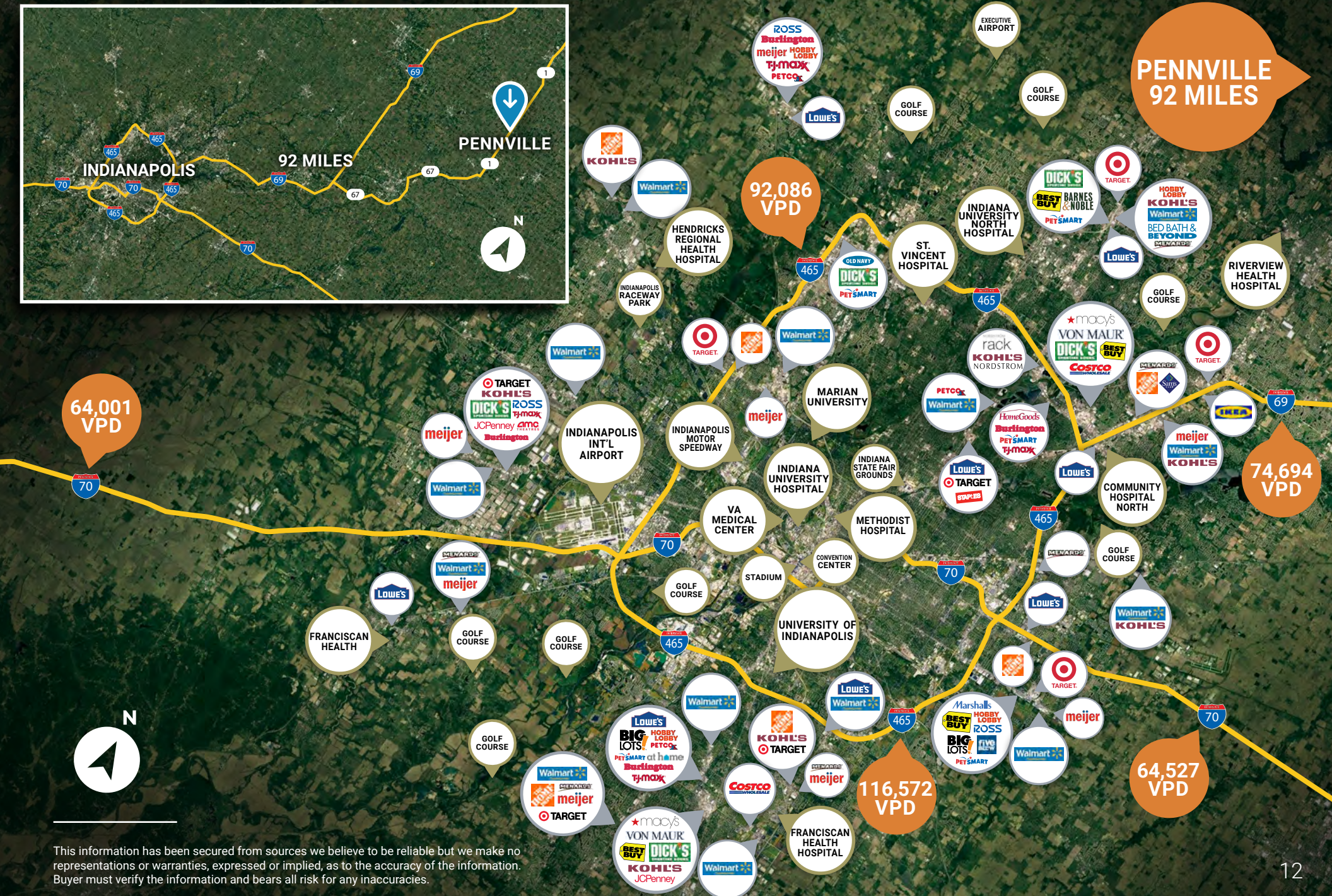
> **YEAR TO DATE CASH FLOWS FROM OPERATIONS OF \$2.2 BILLION**

“We are pleased with our third quarter results, and I want to thank our associates for their unwavering commitment to meeting the needs of our customers, communities, and each other,” said Todd Vasos, Dollar General’s chief executive officer. “During the quarter, we made meaningful progress advancing our key initiatives, while continuing to successfully deliver for our customers, despite a challenging operating environment.

“We are excited today to announce our real estate growth plans for fiscal year 2022, which consist of nearly 3,000 real estate projects in total, including 1,110 new stores. These plans include the acceleration of our pOpshelf store concept, as we expect to nearly triple our store count next year. Importantly, given the sustained and positive performance of our pOpshelf concept, we plan to further accelerate the pace of new store openings as we move ahead, targeting a total of approximately

FISCAL YEAR 2022 STORE GROWTH OUTLOOK:

The Company plans to execute nearly **3,000 real estate projects, including 1,110 new store openings, and initial expansion outside the U.S.**





DEMOGRAPHICS & LOCATION



POPULATION

	5-MILES	10-MILES	15-MILES
2010	2,213	16,613	46,188
2021	2,025	15,892	45,171
2026	1,989	15,623	44,697

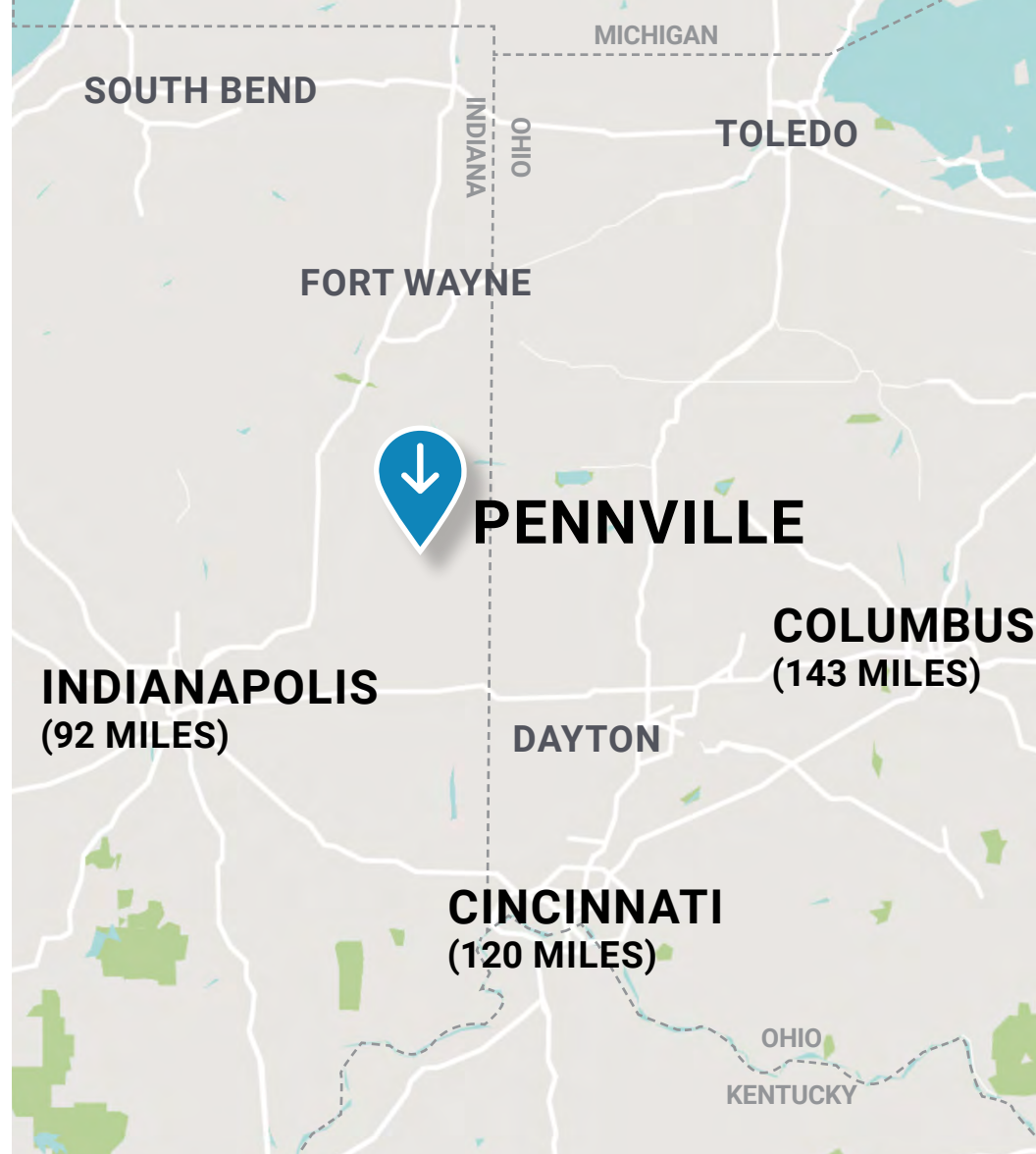


2021 HH INCOME

	5-MILE	10-MILES	15-MILES
Average	\$62,133	\$56,979	\$62,806
Median	\$51,651	46,073	\$49,338

TOP EMPLOYERS IN JAY COUNTY

EMPLOYER	INDUSTRY
FCC	Manufacturing
Tyson	Food Processing
Ardagh/Verallia	Manufacturing
Motherson Sumi Systems, Ltd.	Manufacturing
ATI - Forged Products	Manufacturing



The average household income within a 5-mile radius is over \$62K

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Pennville, IN

THE BEAUTIFUL RURAL COUNTRYSIDE OF INDIANA

LOCAL COMMUNITY IN JAY COUNTY

- > Pennville, a community of about 700 people, is in the northwest corner of the county, along Highway 1
- > Jay County, located along the eastern Indiana boarder, is home to approximately 20,145 residents

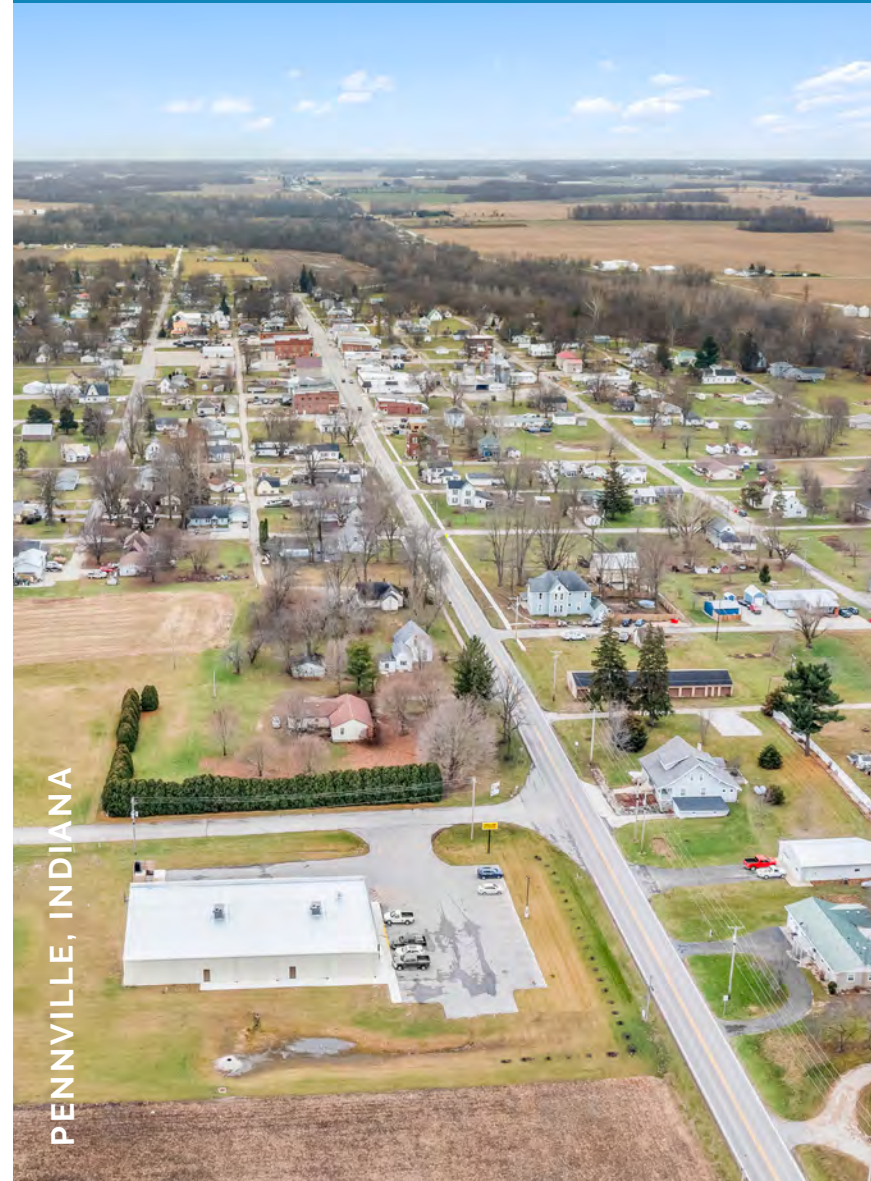
NEARBY PORTLAND, IN

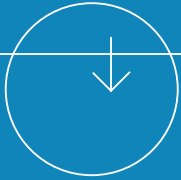
- > Portland, the county seat, is located 13 miles from Pennville
- > Home to over 6,300 residents is it the largest town in Jay County
- > The world's largest Gas Engine and Tractor Show and the nation's largest Vintage Bike Show attract thousands of visitors each year
- > Operating since 1853, the Jay County Fair is one of the county's largest annual events

20,145



JAY COUNTY
POPULATION
(ESTIMATED)





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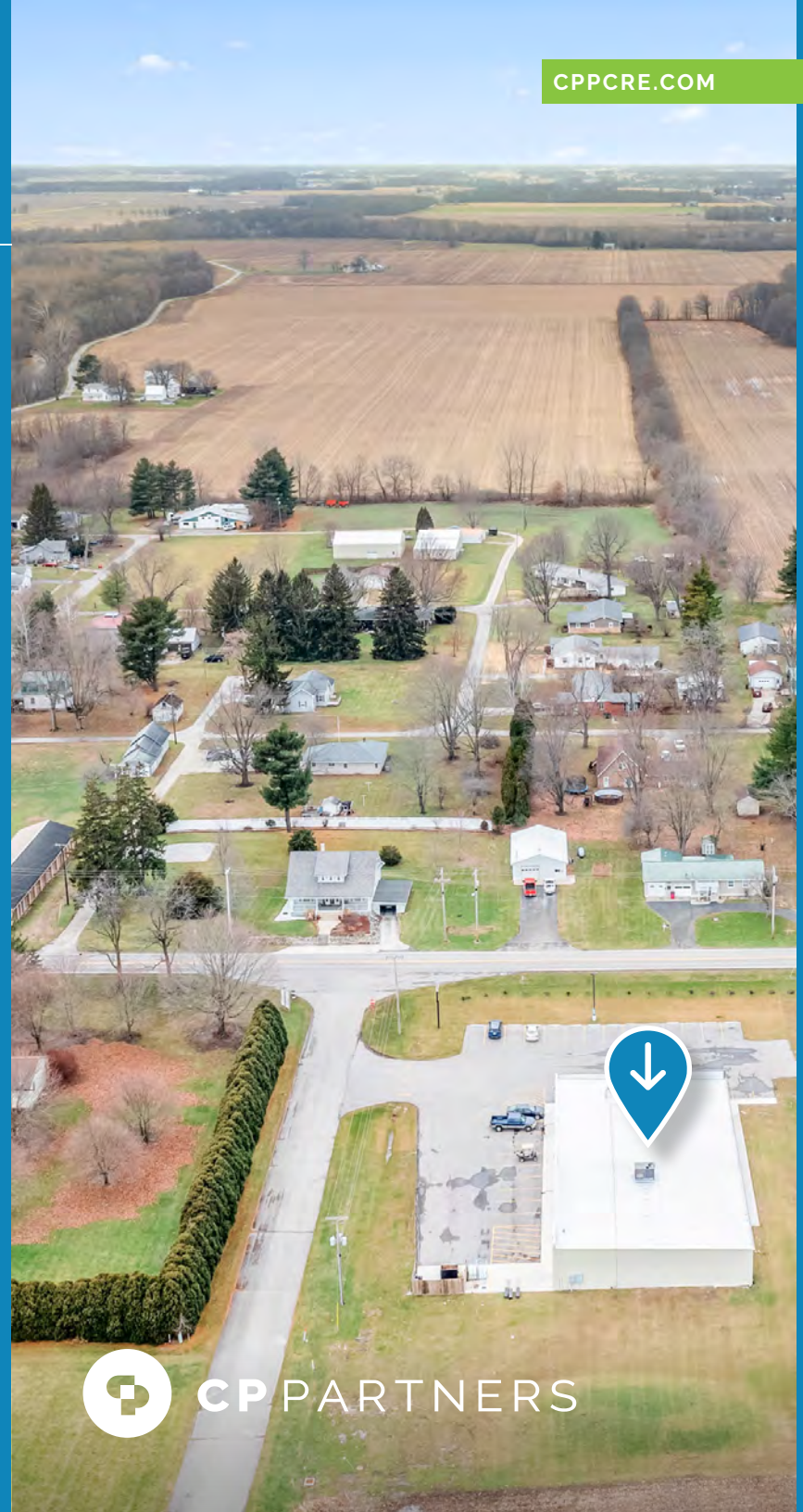
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