

**DOLLAR
GENERAL**



*REPRESENTATIVE PHOTO



OFFERING
MEMORANDUM

DOLLAR GENERAL

ABSOLUTE NNN LEASED OFFERING

8440 S. HIGH STREET MINERAL CITY, OH

OFFERING MEMORANDUM
PRESENTED BY:

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INVESTMENT OVERVIEW



This is the unique opportunity to purchase a corporately guaranteed Dollar General asset with a newly executed absolute NNN lease in Mineral City, OH.

This is a absolute NNN lease calls for zero landlord obligations. The tenant has four, 5 year renewal options with 10% increases. This Dollar General is brand new construction. This is an ideal opportunity for a passive investor looking for a long-term stable investment.

INVESTMENT HIGHLIGHTS

ABSOLUTE NNN LEASED OFFERING

ZERO LANDLORD OBLIGATIONS

SCHEDULED INCREASES IN RENT

CORPORATE GUARANTY – NYSE: DG

S&P RATED BBB INVESTMENT GRADE CREDIT

BRAND NEW CONSTRUCTION

OFFERING SPECIFICATIONS

PRICE \$1,825,943

CAP RATE 5.25%

NET OPERATING INCOME \$95,862

SQUARE FOOTAGE 9,026

LOT SIZE 1.5 AC

FINANCIAL SUMMARY

DOLLAR GENERAL • ABSOLUTE NNN LEASED OFFERING

8440 S. HIGH STREET MINERAL CITY, OH

\$1,825,943 • 5.25% CAP

SUMMARY

TENANT NAME	DOLLAR GENERAL
SQUARE FOOTAGE	9,026
LEASE START	2/21/2021
LEASE END	2/29/2036
NOI	\$95,862
INCREASES	10% Increases at Options
OPTIONS	Four, 5-Year

OPERATING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$95,862	5.25%
OPTION 1	\$105,448	5.77%
OPTION 2	\$115,993	6.35%
OPTION 3	\$127,592	6.99%
OPTION 4	\$140,352	7.69%

TENANT OVERVIEW

The Dollar General logo is displayed on a bright yellow rectangular background with rounded corners. The words "DOLLAR" and "GENERAL" are stacked vertically in a bold, black, sans-serif font. A registered trademark symbol (®) is located to the upper right of the word "GENERAL".

**DOLLAR
GENERAL®**



S&P RATED CREDIT



17,400+ LOCATIONS



143,000+ EMPLOYEES

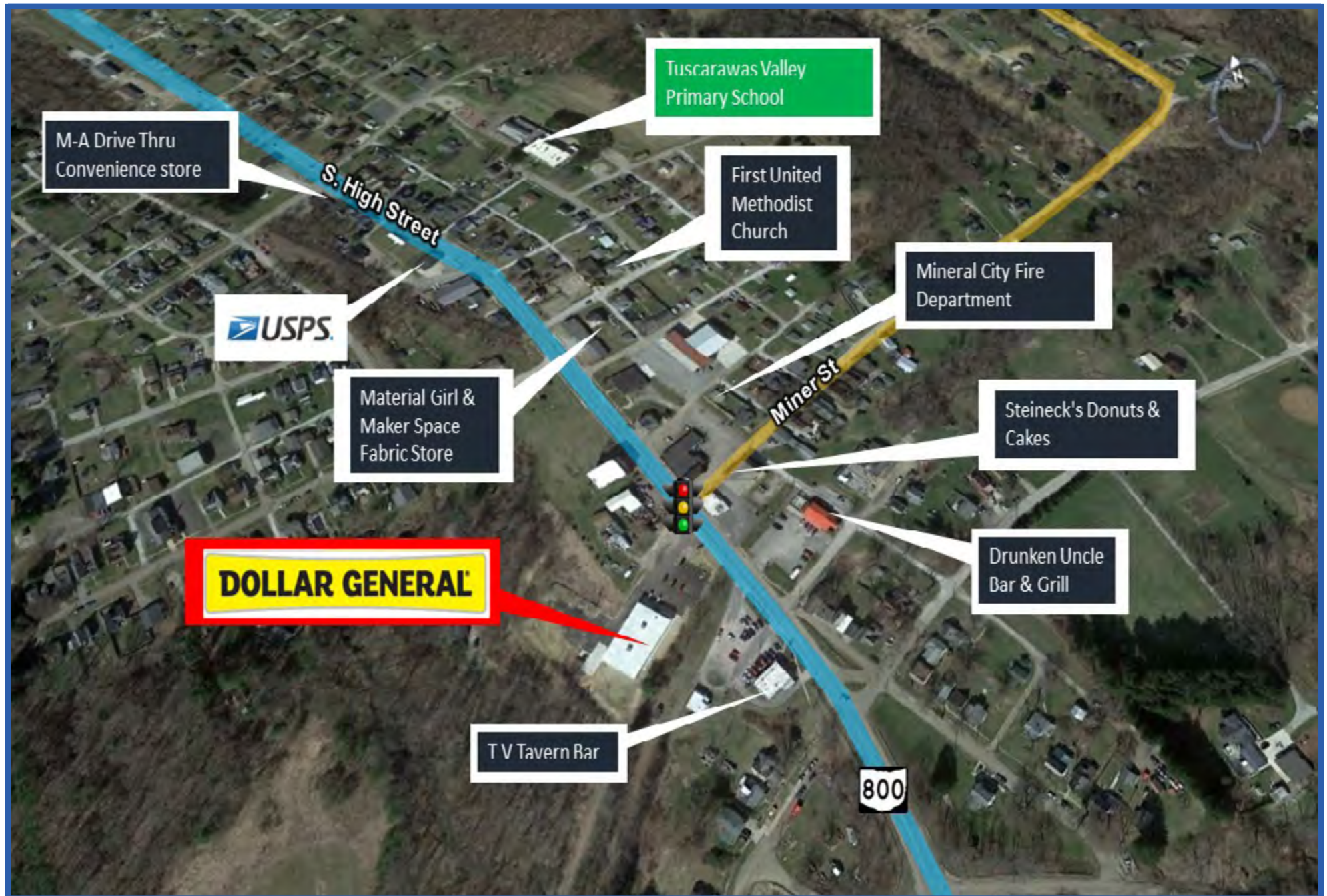
DOLLAR GENERAL

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 17,426 stores in 46 states as of April 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.

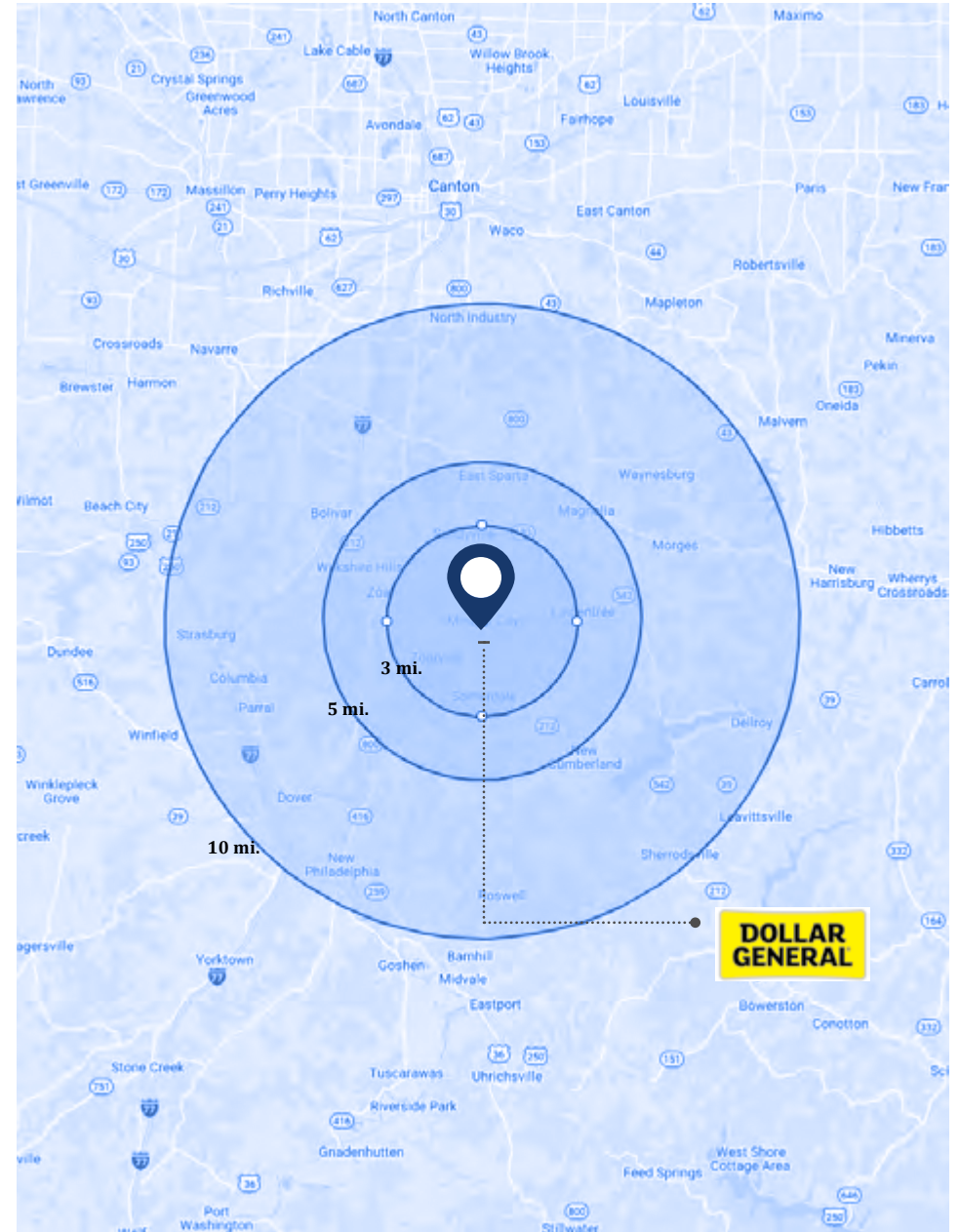
Earlier in 2021, the Company announced plans to hire more than 20,000 employees during its spring nationwide hiring event. This next effort builds on the success of that program, aiming to support DG's currently-anticipated 1,050 new store openings in FY 2021 with positions available in store, distribution, transportation and corporate operations.

Operating profit for the first quarter of 2021 increased 4.9% to \$908.9 million compared to \$866.8 million in the first quarter of 2020. The first quarter of 2020 included approximately \$80 million of incremental investments the Company made in response to the COVID-19 pandemic, primarily driven by \$60 million in frontline employee appreciation bonuses, as well as measures taken to further protect the health and safety of employees and customers.

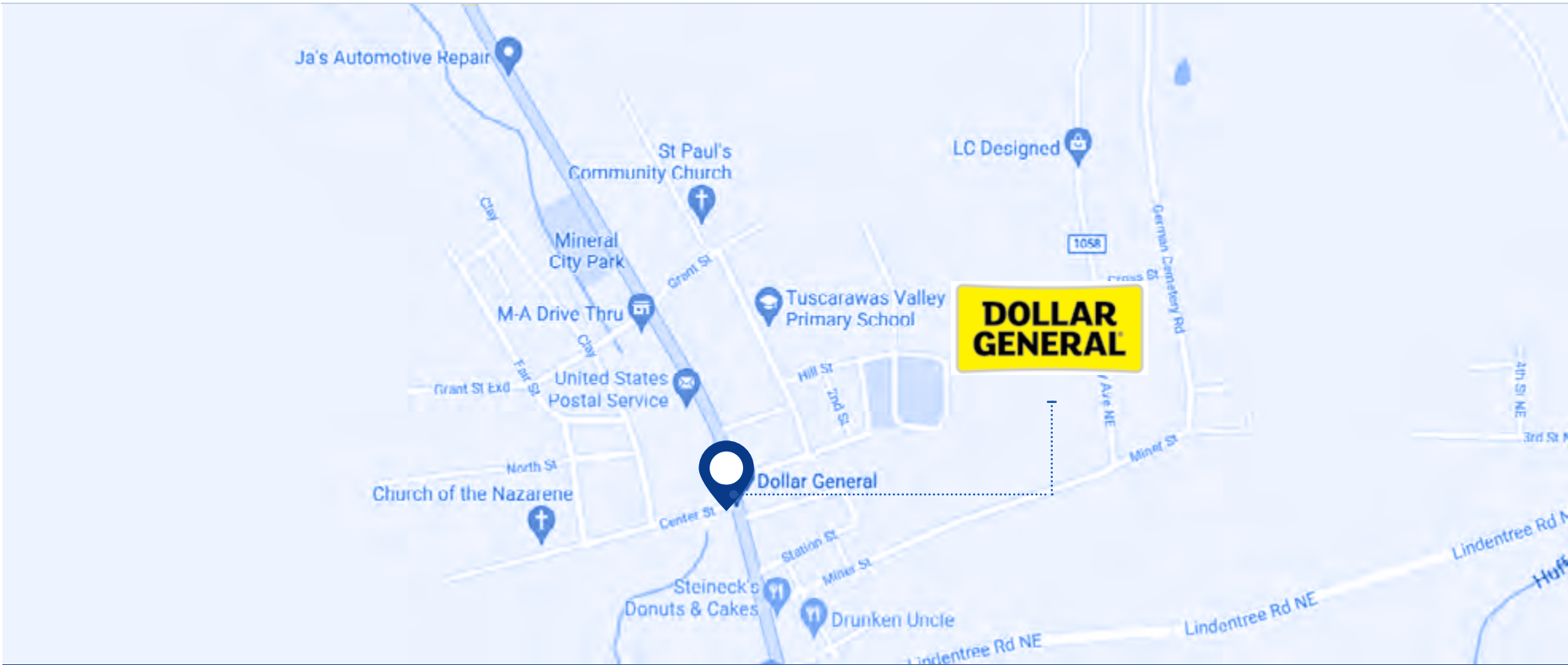
LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	2,578	9,298	67,158
TOTAL HOUSEHOLDS	1,021	3,740	27,381
AVERAGE HOUSEHOLD INCOME	\$66,409	\$73,608	\$70,211
AVERAGE AGE	43.4	44.2	43.9

AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,021	3,740	27,381
TOTAL POPULATION	2,578	9,298	67,158
PERSONS PER HOUSEHOLD	2.5	2.5	2.4
AVERAGE HOUSEHOLD INCOME	\$66,409	\$73,608	\$70,211
AVERAGE HOUSE VALUE	\$141,746	\$145,753	\$151,395
AVERAGE AGE	43.4	44.2	43.9
WHITE	2,507	9,083	64,322
BLACK	15	58	815
AMERICAN INDIAN/ALASKAN NATIVE	5	14	442
ASIAN	10	32	320
HAWAIIAN & PACIFIC ISLANDER	1	1	212
TWO OR MORE RACES	41	110	1,046
HISPANIC ORIGIN	29	107	2,541

MINERAL CITY, OH

The village of Mineral City was founded in 1853 and named after the “abounding of minerals” near the original town sites.

It is located on State Route 800 at the Northwest edge Tuscarawas County, Ohio. The village is home to several businesses including Steineck’s Donuts and Cakes and recently welcoming JA’s Auto Service and Dollar General.

As a small village they have proudly maintained and supported a strong volunteer Fire/EMS department. The Village of Mineral City Volunteer Fire Department not only serves the residents of the village but also Sandy Township and assists surrounding areas.



MINERAL CITY, OHIO



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