

MATTHEWSTM

REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL[®]

507 N MAIN ST | ORFORDVILLE, WI 53576

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INVESTMENT HIGHLIGHTS

- List Price of \$1,545,615 yielding a 5.75% Cap Rate
- NNN Lease with over 10.75 Years Remaining on the Primary Term
- Corporate guaranteed lease by Dollar General (S&P BBB)
- Upgraded Construction - Windows located on front and side wall
- Located less than 15 miles away from one of Dollar Generals 28 Distribution Centers
- 7,500 SF Building situated on a 1.29 Acre Parcel
- 10.00% rental increases in the Options
- Ideal 1031 exchange property for an investor seeking a reliable source of passive income
- 2017 built to suit construction for Dollar General
- Dollar General has been considered an essential retailer and has proven to be one of the most profitable companies throughout the COVID pandemic
- Dollar General has approx. 18,000 locations and plans to continue their expansion for the foreseeable future



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INVESTMENT SUMMARY

TENANT SUMMARY

TENANT TRADE NAME	Dollar General
TYPE OF OWNERSHIP	Fee Simple
LEASE TYPE	NNN
LEASE GUARANTOR	Corporate (S&P: BBB)
ROOF AND STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	±15 Years
RENT COMMENCEMENT	11/10/2017
LEASE EXPIRATION DATE	11/30/2032
TERM REMAINING	±10.75 Years
INCREASES	10.00% Increases in Options
OPTIONS	Five, 5-Year Options



\$1,545,615
LIST PRICE



5.75%
CAP RATE



\$88,873
ANNUAL RENT



±7,500 SF
GLA



2017
YEAR BUILT

ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	CAP
Base Term	\$7,406.07	\$88,873	5.75%
Option 1	\$8,146.68	\$97,760	6.33%
Option 2	\$8,961.34	\$107,536	6.96%
Option 3	\$9,857.48	\$118,290	7.65%
Option 4	\$10,843.23	\$130,119	8.42%
Option 5	\$11,927.55	\$143,131	9.26%

DEBT QUOTE

Loan quote provided by Matthews™ based on market conditions at this time.
Actual rates and terms will vary based on market conditions at closing.

PATRICK FLANAGAN
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LTV: 70%
RATE: 3.95%
AMORTIZATION: 25
TERM: 10

TENANT MAP



TENANT OVERVIEW

COMPANY NAME

Dollar General

OWNERSHIP

Public

YEAR FOUNDED

1939

INDUSTRY

Discount Retail

HEADQUARTERS

Goodlettsville, TN

NO. OF LOCATION

±18,000

NO. OF EMPLOYEES

±115,000

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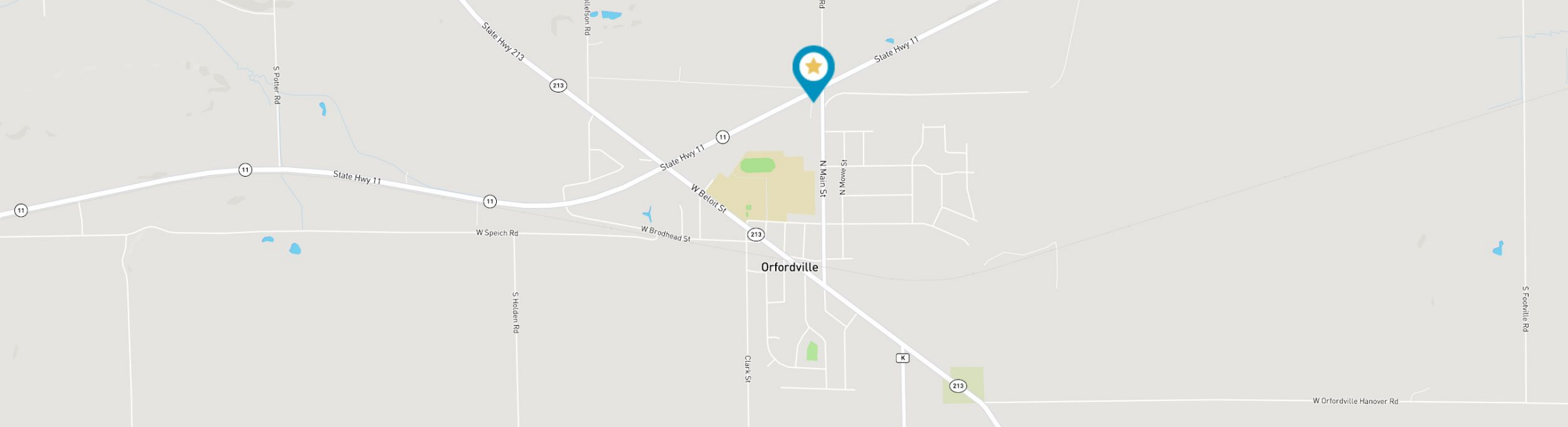
Dollar General is the fastest-growing retailer which currently boasts roughly 18,000 neighborhood general stores in 46 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 75% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others. Over the past few years, Dollar General has started to introduce alcohol and tobacco products such as cigarettes into their product mix, which has further driven revenue and increased profitability.

With its small-box store model typically measuring ± 9,100 sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession. The discount retailer boasted its expectation of 29 consecutive years of same-store sales growth in December 2018, attributable to its value and convenience proposition, along with strong consumables and seasonal goods sales.



TENANT MAP





ORFORDVILLE, WI

Orfordville is a small, tight-knit community in Wisconsin conveniently located at the intersection of Hwy 11 and 213. Aiming for economic prosperity, Orfordville has an Economic Development Committee that discusses Orfordville future development and works on a number of different projects throughout the year. They also sponsor a grant program for local businesses to support them in their success.

With an entrepreneurial energy in the downtown and business park, the town has multiple lots available for commercial use. It is also important to note that Orfordville location is prime, being 40 minutes from Madison, 20 minutes from Janesville, 45 minutes to Rockford, IL, and 22 minutes from Beloit. In terms of education, Orfordville has an excellent school system, the Parkview School District, which is the highest rated school district in Rock and Green Counties according to the Wisconsin Department of Public Information.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five Year Projection	1,589	2,140	4,274
Current Year Estimate	1,556	2,098	4,203
2010 Census	1,516	2,083	4,158
Growth Current Year-Five Year	2.09%	2.02%	1.69%
Growth 2010-Current Year	2.63%	0.72%	1.08%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five Year Projection	606	820	1,652
Current Year Estimate	596	808	1,631
2010 Census	571	786	1,579
Growth Current Year-Five Year	1.67%	1.60%	1.28%
Growth 2010-Current Year	4.52%	2.71%	3.31%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$78,869	\$79,031	\$82,892

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located at **507 N MAIN ST | ORFORDVILLE, WI 53576** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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