



The ESS Group, Inc.



ACTUAL STORE

NET LEASE INVESTMENT PROPERTY | OFFERING MEMORANDUM

RELOCATION "PLUS" DOLLAR GENERAL – URBAN MARKET
611 NORTH MAIN STREET | ENTERPRISE, ALABAMA 36330

DISCALIMER

DOLLAR GENERAL

611 NORTH MAIN STREET, ENTERPRISE, ALABAMA 36330

The Offering Memorandum contains select information pertaining to the business and affairs of Dollar General ("Property"). It has been prepared by The ESS Group, Inc. We have obtained the information from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. You and your tax and legal advisors should conduct your own investigation of the Property and transaction. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents 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 and conduct their own due diligence.

Owner and The ESS Group, Inc. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to the prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executive Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or The ESS Group, Inc. or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

BY ACCEPTING THIS CONFIDENTIAL OFFERING MEMORANDUM, YOU AGREE TO RELEASE THE ESS GROUP, INC. AND HOLD IT HARMLESS FROM ANY KIND OF CLAIM, COST, EXPENSE, OR LIABILITY ARISING OUT OF YOUR INVESTIGATION AND/OR PURCHASE OF THIS NET LEASED PROPERTY. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

EXECUTIVE SUMMARY

DOLLAR GENERAL

611 NORTH MAIN STREET, ENTERPRISE, ALABAMA 36330

The ESS Group is pleased to exclusively market for sale a single tenant net leased Dollar General Relocation PLUS investment located in Enterprise, Alabama. The investment features a brand new 2021 construction building leased to Dollar General with a corporate guarantee. The initial lease term is for 15 years with rent commencement in September 2021. There are 5 options to extend, each is 5 years long and each triggers a 10% rent increase. There are no termination rights and the lease is an absolute NNN with no landlord responsibilities, being a completely passive real estate investment. This is a rare 10,640 SF Relocation PLUS store, which replaces an older store with high sales volume in a proven market. The additional space is used for more frozen foods and a larger grocery section.

Enterprise is a city in the southeastern part of Coffee County and the southwestern part of Dale County in southeastern Alabama. It is situated 30 miles west of Dothan, 90 miles from Montgomery, and 120 miles from Pensacola and Tallahassee. Enterprise's population was 28,711 at the 2020 census. The city saw an increase of 25% between 2000 and 2010 and it experienced another 8% increase between 2010 and 2020. The subject property is located on Main Street, with excellent visibility and traffic counts exceeding 9,708 VPD. The population within 5 miles exceeds 35,000. The area is dense with multiple national retailers which include Lowe's, CVS, Walgreens, Walmart, Hotel Chains, Car Dealerships and other national retailers.

Dollar General is an essential business and a recession-proof investment. It delivers everyday low prices on items including food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, seasonal items, paper products and much more from America's most-trusted brands and products, along with Dollar General's high-quality private brands. Dollar General is an investment grade rated company and is publicly traded on the New York Stock Exchange (Symbol: DG) with a market capitalization in excess of \$54 billion. Dollar General operates over 17,000 stores in 46 states and was ranked 91 on the 2021 Fortune 500 list.

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL

611 NORTH MAIN STREET, ENTERPRISE, ALABAMA 36330

BRAND NEW 2021 DEVELOPMENT

This is a brand new 2021 construction

CORPORATELY GUARANTEED

The lease is corporately guaranteed by Dollar General, a Fortune 100 Company (ranked 91 in 2021)

LONG TERM LEASE

The lease features a full 15 years lease with multiple options to renew

ZERO LANDLORD RESPONSIBILITIES

This is an absolute NNN lease with zero landlord responsibilities or expenses

RARE RELOCATION PLUS PROTOTYPE

This is a Relocation PLUS store, with proven market sales and a higher store size to accommodate high demand for fresh and frozen foods

HIGH POPULATION & TRAFFIC COUNTS

This Dollar General is ideally located on a main road with traffic counts exceeding 9,708 VPD. Densely populated market with over 35,000 people within 5 miles. Enterprise has a population of over 28,711 and it has experienced population growth of 30% in the last 20 years

SURROUNDED BY NATIONAL TENANTS

This Dollar General is surrounded by multiple national tenants including Walmart, Big Lots, TJ-Maxx, Panera Bread, Publix, Lowe's, CVS, Wells Fargo, Ashley Home Store, Car Dealerships, Hotel Chains and many others

UPGRADED CONSTRUCTION

This investment features an upgraded construction

INVESTMENT SUMMARY

DOLLAR GENERAL

611 NORTH MAIN STREET, ENTERPRISE, ALABAMA 36330

PRICE	\$2,359,090
CAP RATE	4.7%
NET OPERATING INCOME	\$110,877.24
BUILDING SIZE	10,640 SF
LOT SIZE	1.11 Acres
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	None
YEAR BUILT	2021
LEASE TERM	15 Years
RENT COMMENCEMENT DATE	September 6, 2021
RENT EXPIRATION DATE	September 30, 2036
RENT EXTENSION OPTIONS	5 x 5
RENT INCREASES	10% During Options
OWNERSHIP TYPE	Fee Simple
TENANT	Dollar General
LEASE GUARANTOR	Corporate



LOCATION SUMMARY

DOLLAR GENERAL

611 NORTH MAIN STREET, ENTERPRISE, ALABAMA 36330

The property is located on Main Street, with excellent visibility and traffic counts exceeding 9,708 VPD. The population within 5 miles exceeds 35,000. The area is dense with multiple national retailers which include Lowe's, CVS, Walgreens, Walmart, Hotel Chains, Car Dealerships and other national retailers.

Enterprise is located seven miles from Fort Rucker, home of Army Aviation, which provides training for helicopter pilots and has centers for related aviation research and development. Fort Rucker has a post population of approximately 20,000 and an active-duty military strength of approximately 5,000. Enterprise is also home to H.S. Alabama Automotive, a tier one supplier for Hyundai Motors, located in the Yancey Parker Industrial Park. The Enterprise plant is the first location in the U.S. for this South Korean-based company.

NATIONAL BUSINESSES WITHIN 3 MILES FROM THE PROPERTY:



LOCATION OVERVIEW

DOLLAR GENERAL

611 NORTH MAIN STREET, ENTERPRISE, ALABAMA 36330

Enterprise is a city in the southeastern part of Coffee County and the southwestern part of Dale County in southeastern Alabama. It is situated 30 miles west of Dothan, 90 miles from Montgomery, and 120 miles from Pensacola and Tallahassee. The city is a centralized location between other cities in the Southeast, including AL 167 South/FL 79 to Interstate 10 at Bonifay, which is a direct route to Panama City Beach, Florida, and is also known as "the faster route to the Florida beaches."

Enterprise's population was 28,711 at the 2020 census. The city saw an increase of 25% between 2000 and 2010 and it experienced another 8% increase between 2010 and 2020. It continues to be one of the fastest-growing communities in the state of Alabama. This rapid growth and economic strength led to Enterprise being named "Alabama Boom Town of the Year" in 2010.

Policom Corporation ranked the Enterprise-Ozark Micropolitan area as the strongest economy in Alabama and 28th strongest of 576 in America. This places Enterprise-Ozark in the top five percent in the nation. Today, Coffee County accounts for about \$200 million worth of agricultural and agribusiness products per year. Farm Futures magazine has ranked Coffee County the No. 1 agricultural producer in the state of Alabama, and in the top 100 of nearly 3,000 counties nationally. This statistic is truly amazing considering that Enterprise is a growing urban area and has other industries. But since Enterprise participates heavily in farm-city type activities, it ensures that everything possible is done to promote strong relationships between the urban and farm communities.

While the Enterprise area is still one of the leading agricultural producers in the state of Alabama, there is also a diverse business and industrial sector that flourishes throughout the region. Enterprise is home to a vast array of large and small businesses throughout the city. Major industries include aviation, peanut processing, automotive, textiles, electronics, die-cast metal, truck trailers and poultry processing.

A major source of employment in the area is Fort Rucker, home of Army Aviation. Situated seven miles from Enterprise, Fort Rucker provides training for helicopter pilots. Centers for related aviation research and development are also located on the post. Fort Rucker has a post population of approximately 20,000 and an active-duty military strength of approximately 5,000. Enterprise is the primary city of the Enterprise micropolitan statistical area and is located right outside the U.S. Army's Fort Rucker, the home of Army Aviation. Enterprise is also home to H.S. Alabama Automotive, a tier one supplier for Hyundai Motors, located in the Yancey Parker Industrial Park. The Enterprise plant is the first location in the U.S. for this South Korean-based company.

SITE AERIAL

DOLLAR GENERAL

611 NORTH MAIN STREET, ENTERPRISE, ALABAMA 36330



DOLLAR GENERAL



**ENTERPRISE
MUNICIPAL
AIRPORT**



**ENTERPRISE STATE
COMMUNITY
COLLEGE**

SITE AERIAL - Facing North

DOLLAR GENERAL

611 NORTH MAIN STREET, ENTERPRISE, ALABAMA 36330

TSC TRACTOR SUPPLY CO. FOR LIFE OUT HERE

LOWE'S
Home Improvement Warehouse

ups

Church's CHICKEN

Holiday Inn

Hampton Inn & Suites
by HILTON



ENTERPRISE HIGH SCHOOL

HILLCREST ELEMENTARY SCHOOL

DOLLAR GENERAL

13,650 VPD

8,632 VPD

9,708 VPD

3,485 VPD

SITE AERIAL - Facing South

DOLLAR GENERAL

611 NORTH MAIN STREET, ENTERPRISE, ALABAMA 36330



**ENTERPRISE STATE
COMMUNITY
COLLEGE**

**MEDICAL CENTER
ENTERPRISE**

9,867 VPD

8,632 VPD

3,485 VPD

9,708 VPD



DOLLAR GENERAL

SITE AERIAL - Facing West

DOLLAR GENERAL

611 NORTH MAIN STREET, ENTERPRISE, ALABAMA 36330



**ENTERPRISE
MUNICIPAL
AIRPORT**



**THE BRIDGES AT
TARTAN PINES I GOLF
COURSES**

**ENTERPRISE HIGH
SCHOOL**

RESIDENTIAL COMMUNITIES

DOLLAR GENERAL

9,708 VPD

13,650 VPD

SITE AERIAL - Facing East

DOLLAR GENERAL

611 NORTH MAIN STREET, ENTERPRISE, ALABAMA 36330



HILLCREST
ELEMENTARY
SCHOOL

DOLLAR GENERAL

33,660 VPD

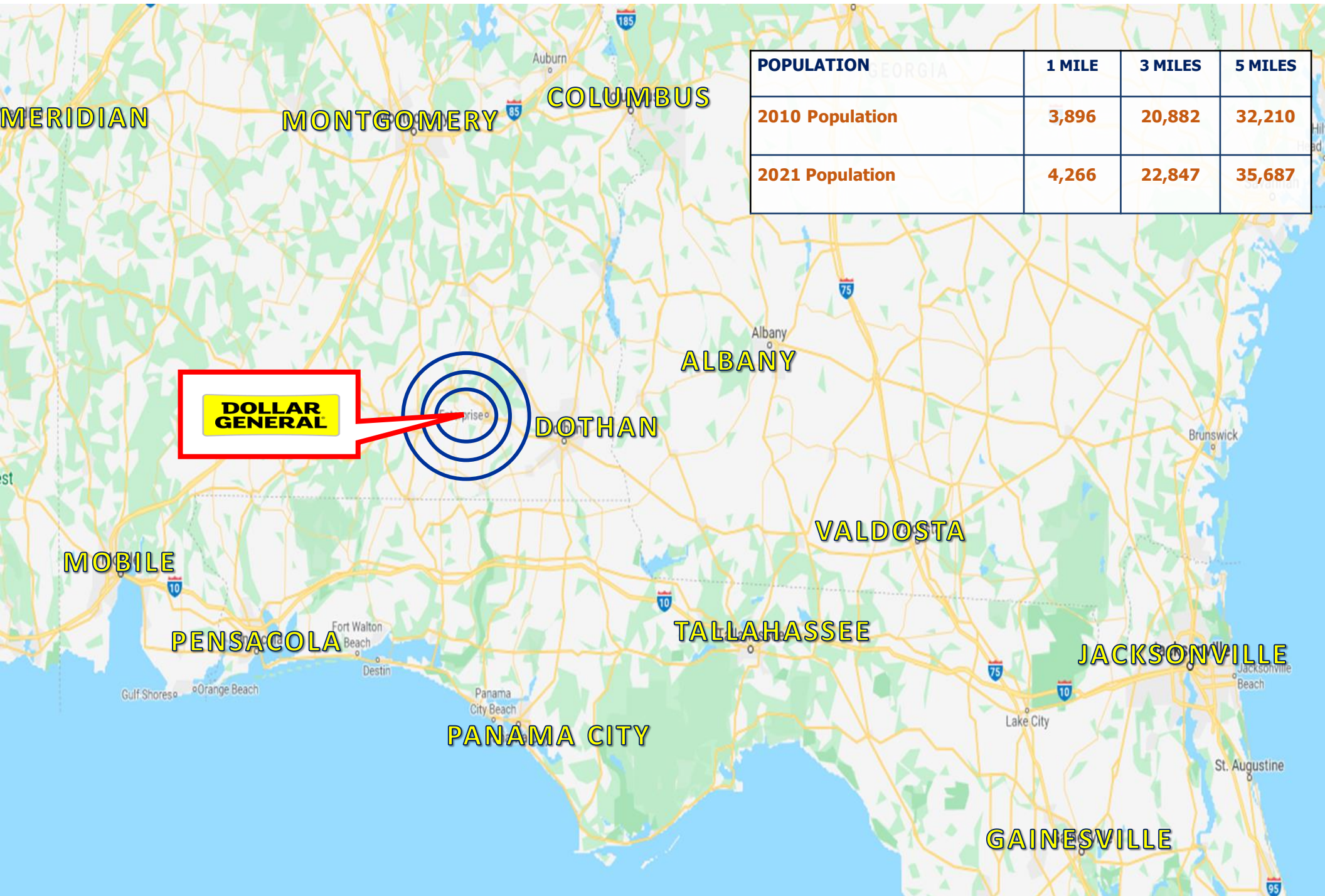
8,632 VPD

9,708 VPD

DEMOGRAPHICS

DOLLAR GENERAL

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POPULATION	1 MILE	3 MILES	5 MILES
2010 Population	3,896	20,882	32,210
2021 Population	4,266	22,847	35,687

TENANT PROFILE

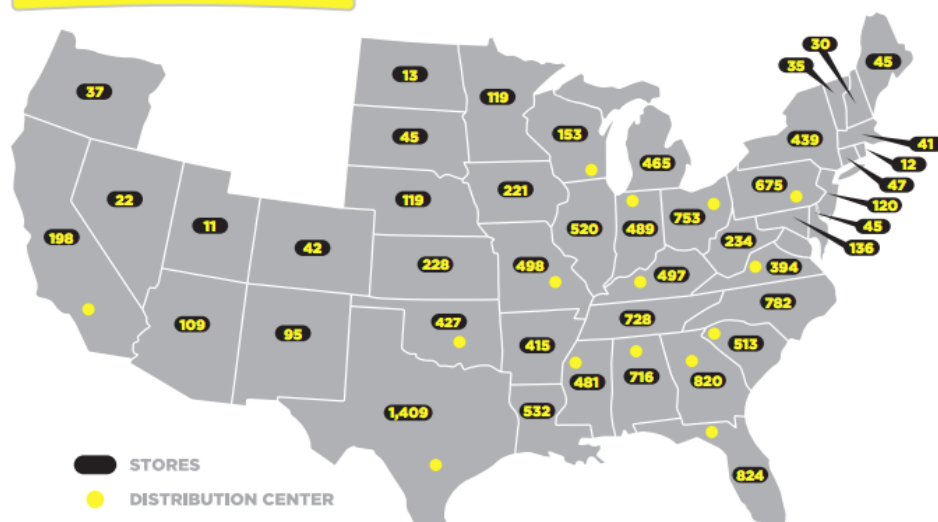
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TENANT TRADE NAME	Dollar General
TENANT OWNERSHIP	Public
STOCK SYMBOL	NYSE: DG
NUMBER OF STORES	17,000+
CREDIT RATING	BBB
REVENUE	\$33B+
MARKET CAP	\$54B
FORTUNE 500	91

Dollar General (NYSE: DG) is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of December 2020, Dollar General operated 17,177 stores in 46 states. Dollar General offers products that are frequently used on a day by day basis, such as food, household items, cleaning supplies, clothing for the family and housewares low prices. Dollar General sells high quality private brands and products from America's most trusted and well-known manufacturers. Dollar General is the largest dollar store chain retailer. Fortune 500 recognized Dollar General in 1999 and in 2021 it was ranked 91. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching \$33 billion in 2021. Fiscal year 2018 represented Dollar General's 29th consecutive year of same-store sales growth. Dollar General believes that this growth, regardless of economic conditions, suggests that Dollar General has a less cyclical model than most retailers and is a result of their compelling value and convenience proposition. Dollar General's ability to effectively deliver both value and convenience allows them to succeed in small markets with limited shopping alternatives, as well as to profitably coexist alongside retailers in more competitive markets, making Dollar General an attractive option for investors and financial institutions, as an essential business and especially in recession times.

DOLLAR GENERAL IN 44 STATES



EXCLUSIVELY MARKETED BY:

THE ESS GROUP, INC.

NNN SINGLE TENANT INVESTMENTS



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