

NO COMPETITION WITHIN 16+ MILES!



ABSOLUTE NNN DOLLAR GENERAL | 10.25 YRS REMAIN

ACTUAL STORE

333 BIRCH RIVER RD, BIRCH RIVER, WV 26610

BRIAN BROCKMAN
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DOLLAR GENERAL

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DOLLAR GENERAL

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INVESTMENT SUMMARY

List Price:	\$1,416,792
Current NOI:	\$80,048.76
Initial Cap Rate:	5.65%
Land Acreage:	+/- 1.0
Year Built	2017
Building Size:	9,100 SF
Price PSF:	\$155.69
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	5.65%

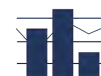
INVESTMENT OFFERING

We are pleased to present this brand new 9,100 SF. Dollar General store located in Birch River, West Virginia. The property offers a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains 5 (5 Yr.) options to renew, each with a 10% rental rate increase. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of "BBB", which is classified as Investment Grade. The store is open and operational with rent having commenced in August of 2017.

This Dollar General is highly visible as it is strategically positioned on Birch River Road just off of Highway 19 which sees 11,081 cars per day and adjacent to Birch River Grade School. The ten mile population from the site is 5,118 while the three mile average household income \$45,463 per year, making this location ideal for a Dollar General. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a "passive" investor to attain the fee simple ownership of Dollar General. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, the nation's top dollar store. List price reflects a 5.65% cap rate based on NOI of \$80,048.76.



PRICE \$1,416,792



CAP RATE 5.65%



LEASE TYPE Absolute NNN



TERM REMAINING 10.25 Years

INVESTMENT HIGHLIGHTS

- **15 Year Absolute NNN Lease | Zero Landlord Responsibilities**
- **2017 BTS Construction | 10.25 Yrs Remaining on Primary Term**
- 5 (5 Year) Options | 10% Increases At Each Option
- Three Mile Household Income \$45,463
- Ten Mile Population 5,118
- **11,081 Cars Per Day on Highway 19**
- Investment Grade Dollar Store With "BBB" Credit Rating
- DG Reported 31 Consecutive Years of Same Store Sales Growth
- **No Competition Within 16+ Miles!**
- **Adjacent to Birch River Grade School**

DOLLAR GENERAL

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$80,048.76	\$8.80
Gross Income	\$80,048.76	\$8.80
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$80,048.76	\$8.80

PROPERTY SUMMARY

Year Built:	2017
Lot Size:	+/- 1.0 Acres
Building Size:	9,100 SF
Traffic Count:	11,081
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
# of Parking Spaces	35
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$80,048.76
Rent PSF:	\$8.80
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	8/1/2017
Lease Expiration Date:	7/31/2032
Lease Term Remaining:	10.25 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Five (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$33.7 BILLION



STORE COUNT:
17,000+



GUARANTOR:
DG CORP

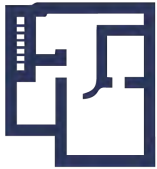


S&P:
BBB

DOLLAR GENERAL

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,100	8/1/2017	7/3/2032	\$80,048.76	100.0	\$8.80
			Option 1	\$88,053.63		\$9.67
			Option 2	\$96,859.00		\$10.64
			Option 3	\$106,544.90		\$11.71
			option 4	\$117,199.39		\$12.87
			Option 5	\$128,919.32		\$14.16
Totals/Averages	9,100			\$80,048.76		\$8.80



TOTAL SF
9,100



TOTAL ANNUAL RENT
\$80,048.76



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$8.80



NUMBER OF TENANTS
1

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55% NET INCOME

INCREASE FROM 19-20



1,050 STORES

OPENING IN 2021



\$33.7 BIL

IN SALES



82 YEARS

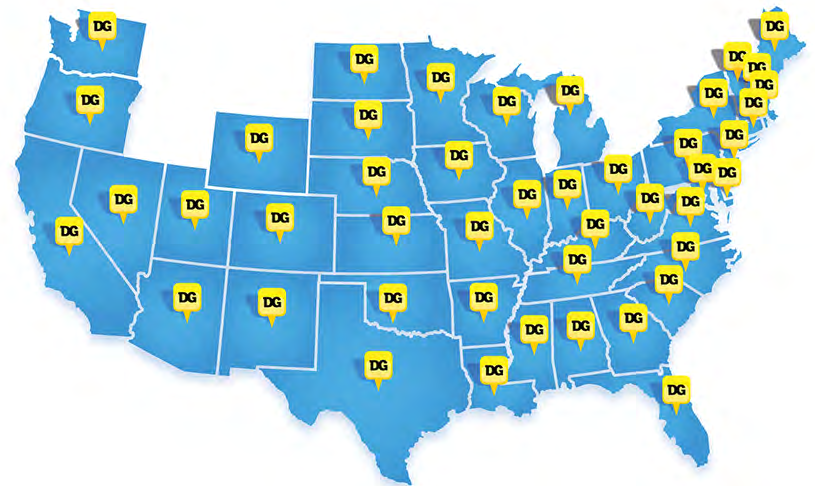
IN BUSINESS



31 YEARS

SAME STORE GROWTH

DOLLAR GENERAL is the largest "small box" discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 17,000+ stores with more than 140,000 employees, located across 44 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets, now they are expanding into more densely populated areas. Opened 1,000 new stores in 2020, and planning to open an additional 1,050 in 2021. The Dollar General strategy is to deliver a hassle-free experience to consumers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.



17,000+ STORES ACROSS 46 STATES

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PROXIMITY TO LOCAL ATTRACTIONS



68 Miles
Beckley Raleigh
County Memorial
Airport



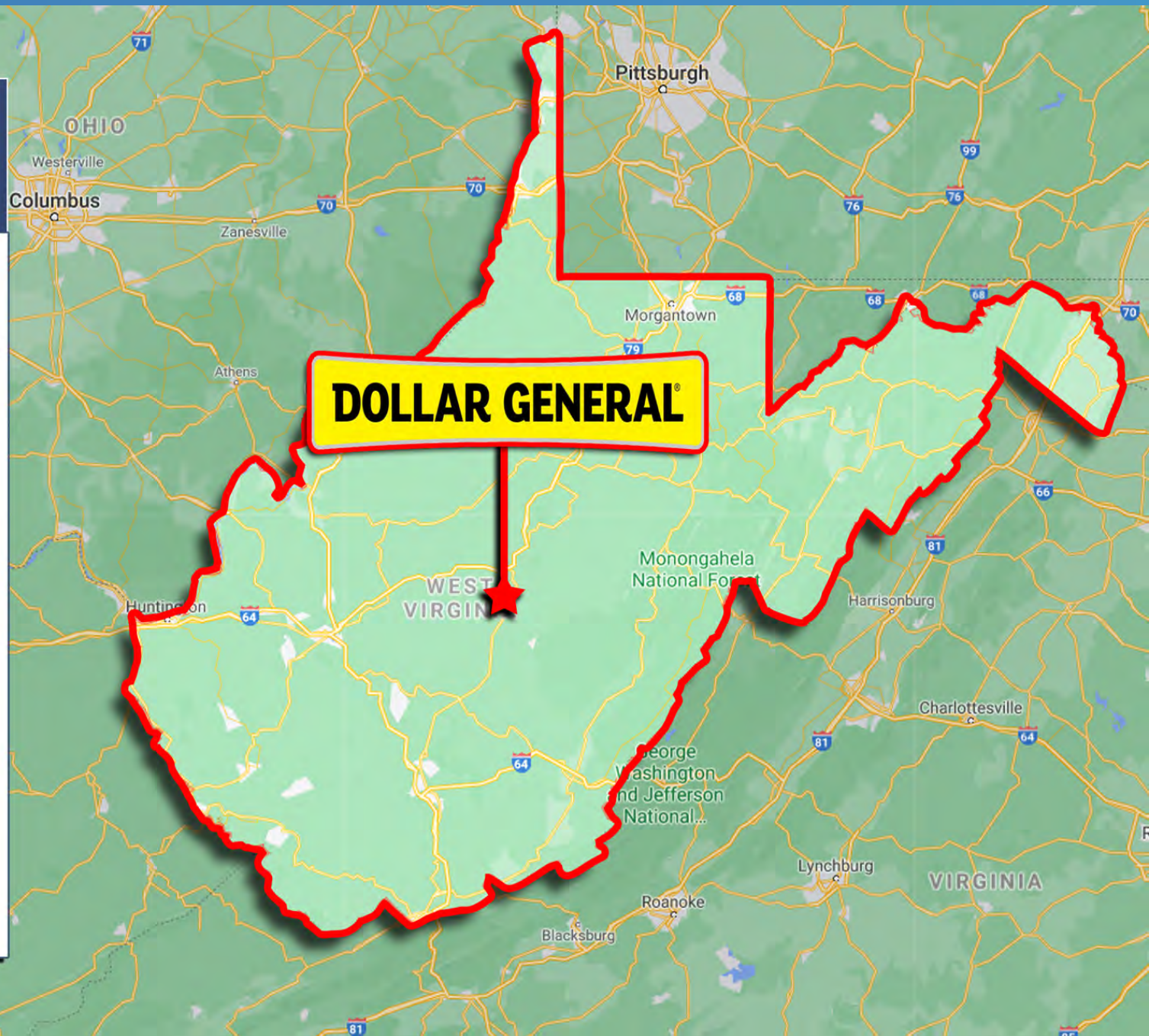
71 Miles
Charleston,
WV



162 Miles
Roanoke,
VA

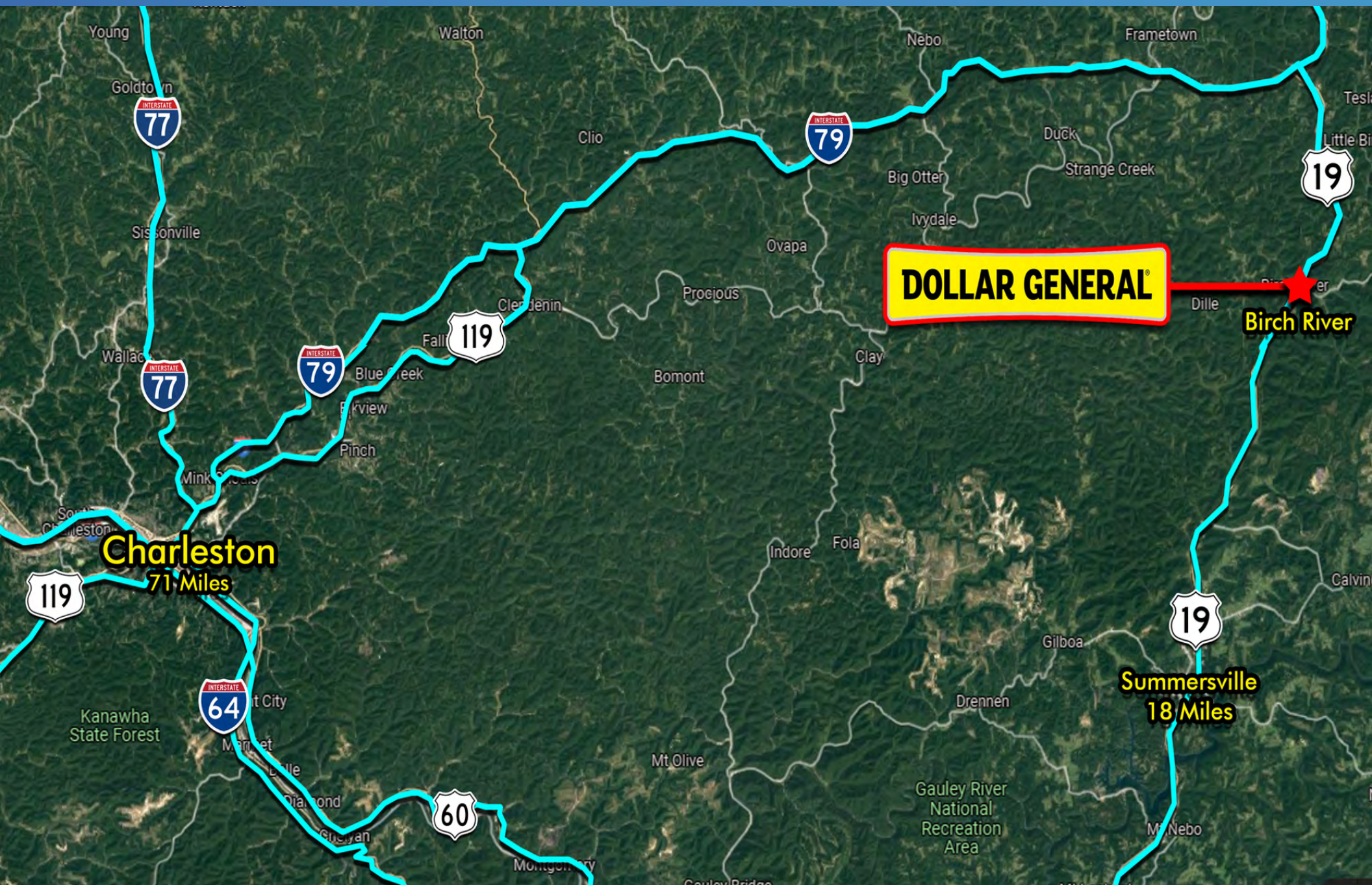


79 Miles
West Virginia
State
University



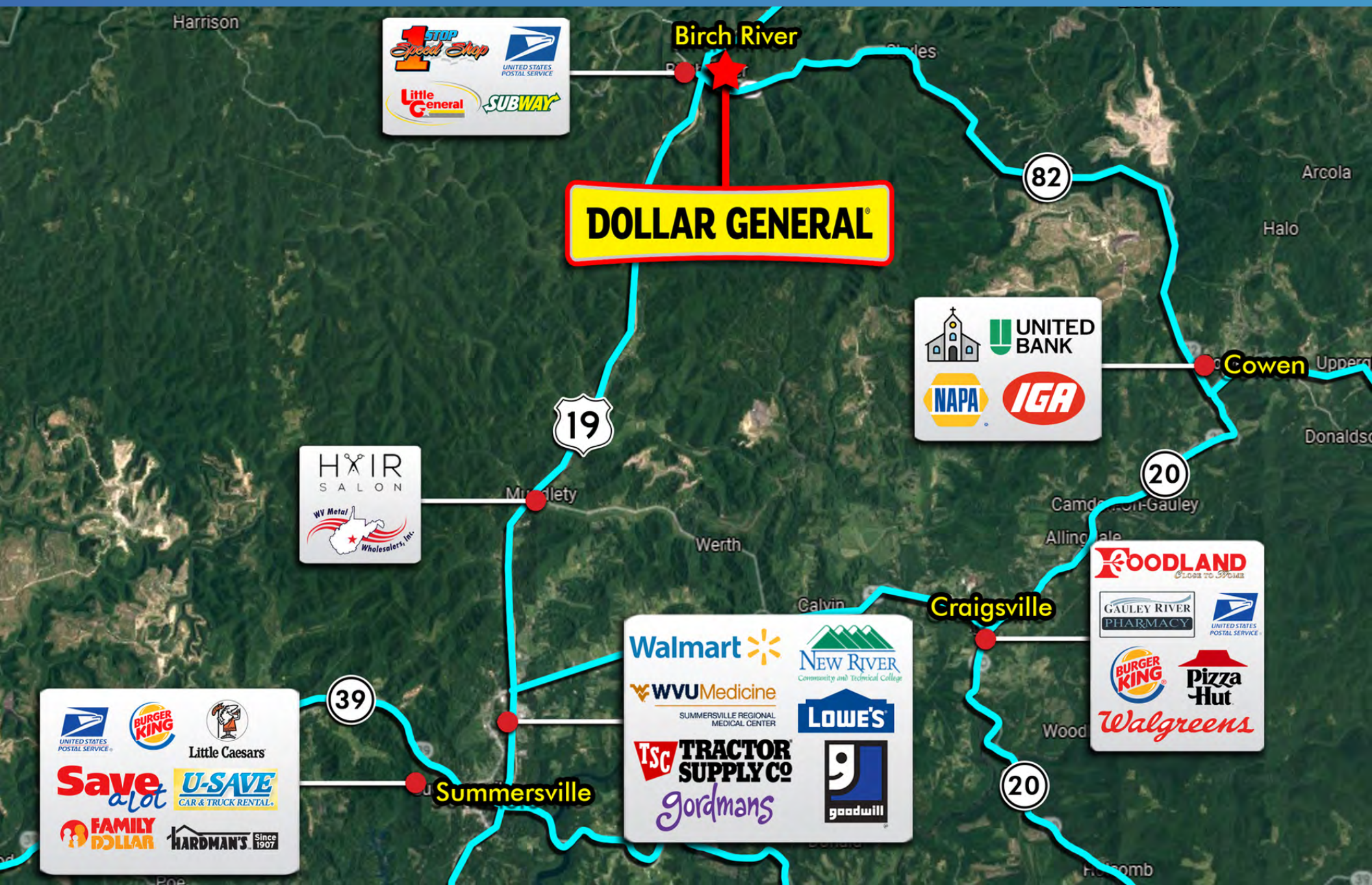
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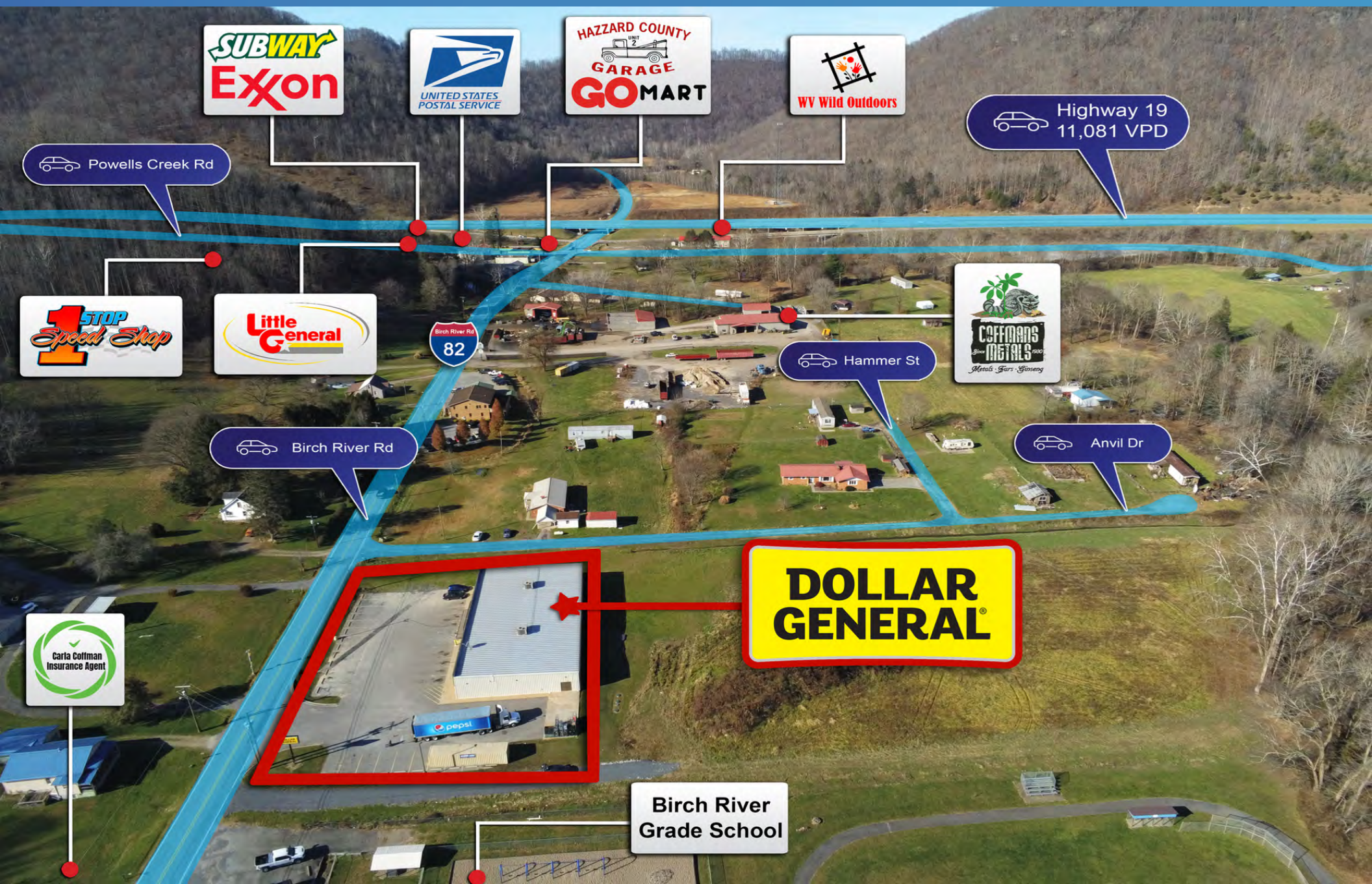
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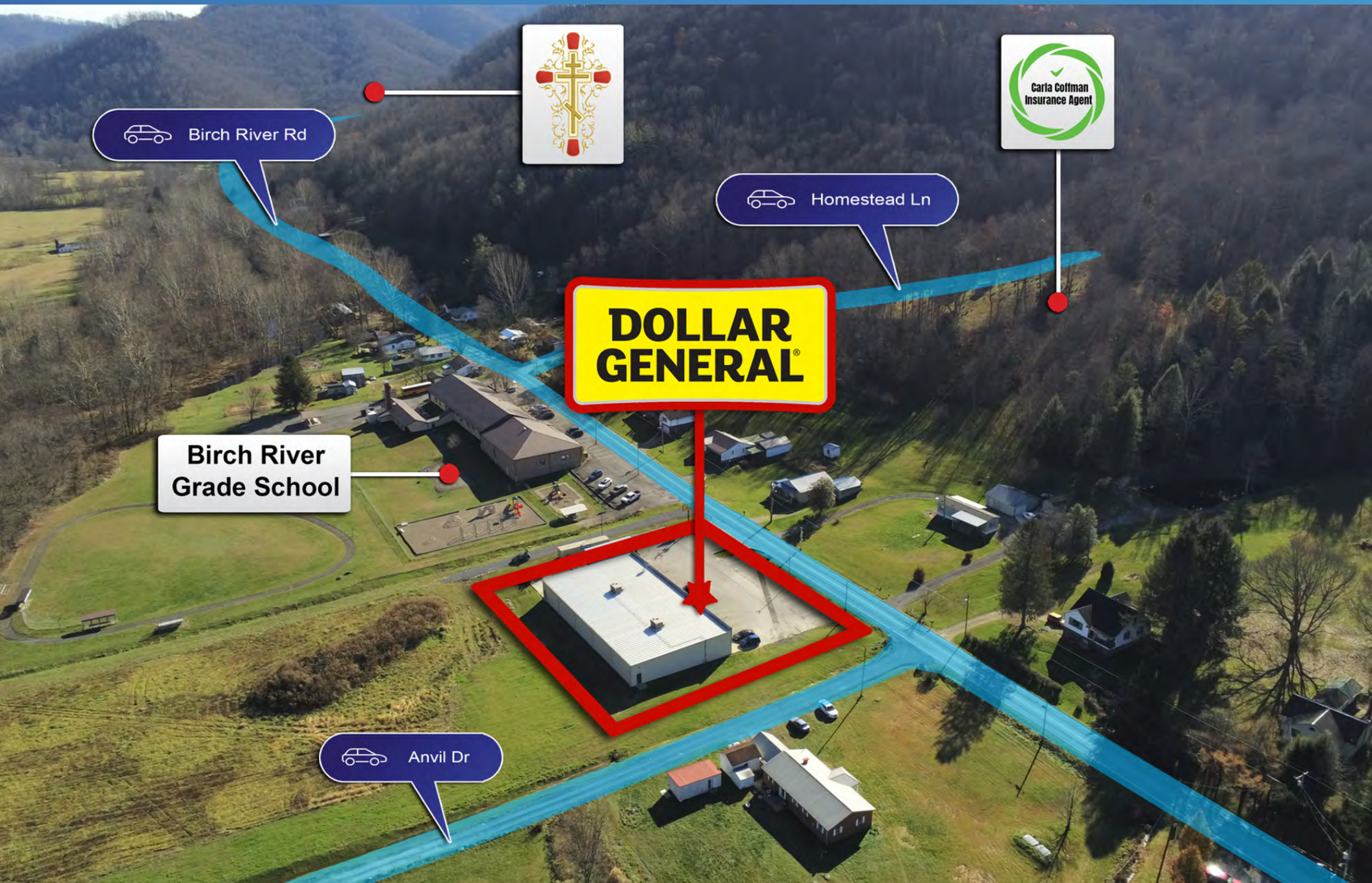
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Birch River is a census-designated place (CDP) in northern Nicholas County, West Virginia (County Court House pictured above). The community is situated in the valley of the Birch River and is the location of the western terminus of West Virginia Route 82, at U.S. Route 19. As of the 2010 census, its population was 107.

The Birch River is a tributary of the Elk River in rural central West Virginia, on the unglaciated Allegheny Plateau. It rises near the town of Cowen in western Webster County, and flows generally WNW through northern Nicholas County and southern Braxton County, where it joins the Elk. Tributaries are Millcreek, Polemic Creek, and Skyles Creek. The river most likely was named after birch trees lining its banks.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2021	807	1,496	5,118
Median Age	46.1	45.9	46.1
# Of Persons Per HH	2.5	2.5	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	325	605	2,078
Average HH Income	\$45,463	\$49,630	\$53,865
Median House Value	\$101,000	\$100,286	\$96,955
Consumer Spending	\$8.2 M	\$15.6 M	\$55.5 M





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