



REPRESENTATIVE STORE

NET LEASE INVESTMENT PROPERTY | OFFERING MEMORANDUM

RELOCATION "PLUS" DOLLAR GENERAL – CORNER ENTRY
6818 HWY 36 | RANDOLPH, ALABAMA 36793

DISCALIMER

DOLLAR GENERAL

6818 HWY 36, RANDOLPH, ALABAMA 36793

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

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The ESS Group is pleased to exclusively market for sale a single tenant net leased Dollar General PLUS investment located in Randolph, 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 November 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.

Randolph is located in Bibb County, situated in central Alabama. As of the 2010 census, there were 22,915 people residing in the county. Located in central Alabama and bordered by many Black Belt counties, Bibb County is known for its recreational opportunities on the Cahaba River and in the Talladega National Forest. The Cahaba River runs through Bibb County from north to south, and its tributaries, the Little Cahaba, Sixmile Creek, and Shultz Creek, flow through the eastern and western parts of the county. The proximity of the Cahaba River and the Talladega National Forest make Bibb County a popular recreational destination. Once considered a fisherman's paradise, the Cahaba River is best known for its scenic wildlife and canoeing. Talladega National Forest, located in the southern and southwest areas of Bibb County, attracts thousands of hikers and campers. The forest hosts a diverse ecosystem.

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

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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

CORNER ENTRY

This Dollar General is ideally located on the corner of the main highway

LIMITED COMPETITION

The subject property benefits from a lack of competition. This is the only Dollar General store within a 9 miles radius

INVESTMENT SUMMARY

DOLLAR GENERAL

6818 HWY 36, RANDOLPH, ALABAMA 36793

PRICE	\$1,869,635
CAP RATE	5.10%
NET OPERATING INCOME	\$95,351.40
BUILDING SIZE	10,640 SF
LOT SIZE	1.52 Acres
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	None
YEAR BUILT	2021
LEASE TERM	15 Years
RENT COMMENCEMENT DATE	November 10, 2021
RENT EXPIRATION DATE	November 30, 2036
RENT EXTENSION OPTIONS	5 x 5
RENT INCREASES	10% During Options
OWNERSHIP TYPE	Fee Simple
TENANT	Dollar General
LEASE GUARANTOR	Corporate



AREA MAP

DOLLAR GENERAL

6818 HWY 36, RANDOLPH, ALABAMA 36793

MONTEVALLO, ALABAMA

15 MILES AWAY



BRENT, ALABAMA

17 MILES AWAY



DOLLAR GENERAL

CLANTON, ALABAMA

20 MILES AWAY



SELMA, ALABAMA

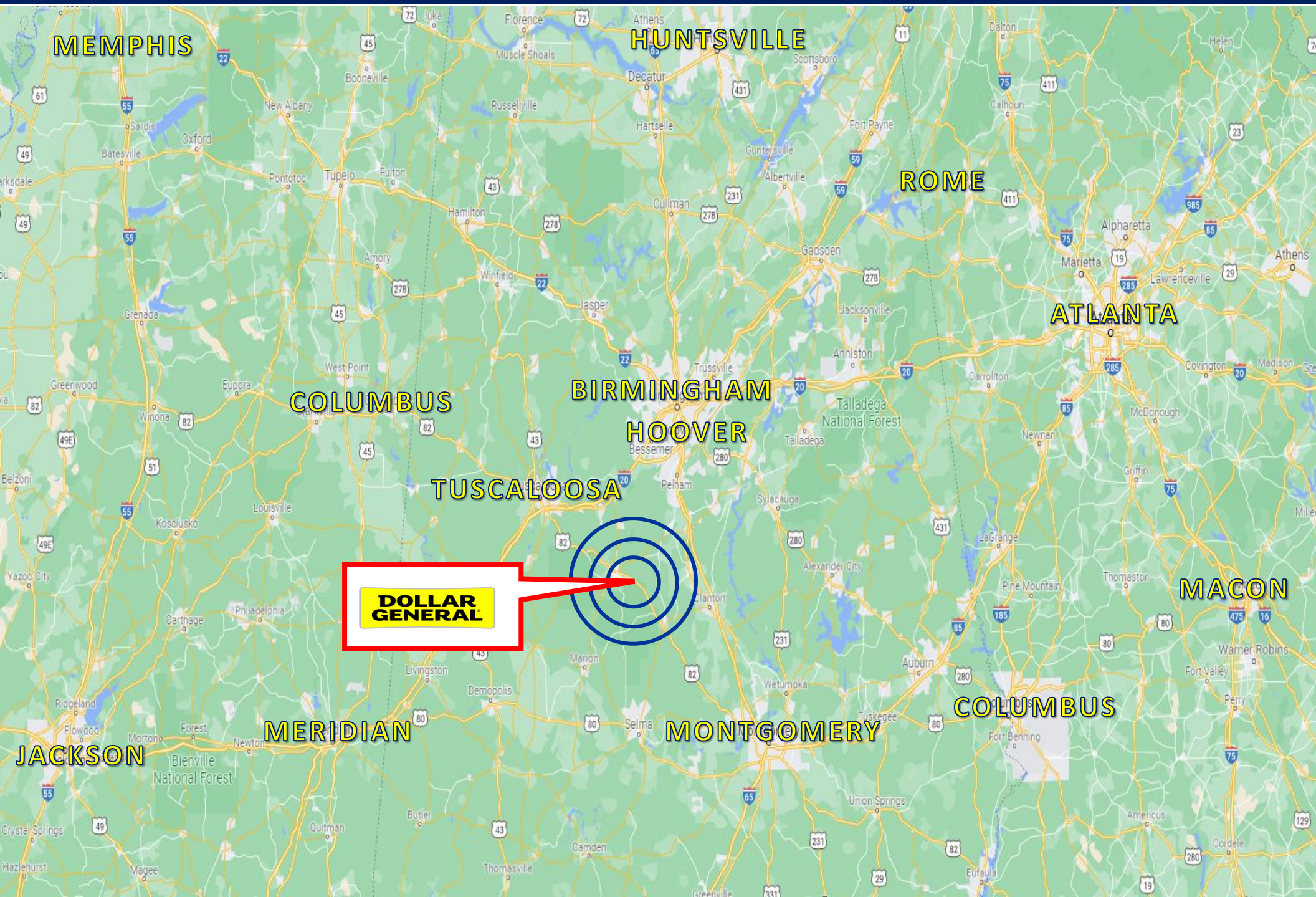
36 MILES AWAY



DEMOGRAPHICS

DOLLAR GENERAL

6818 HWY 36, RANDOLPH, ALABAMA 36793



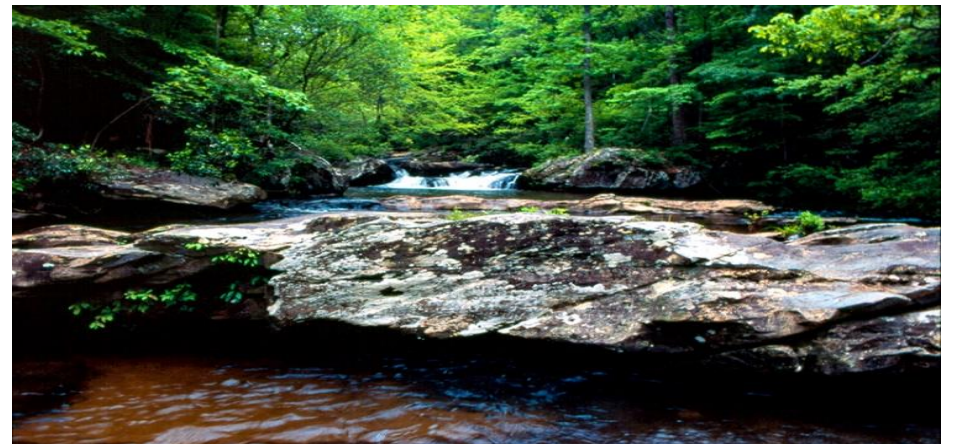
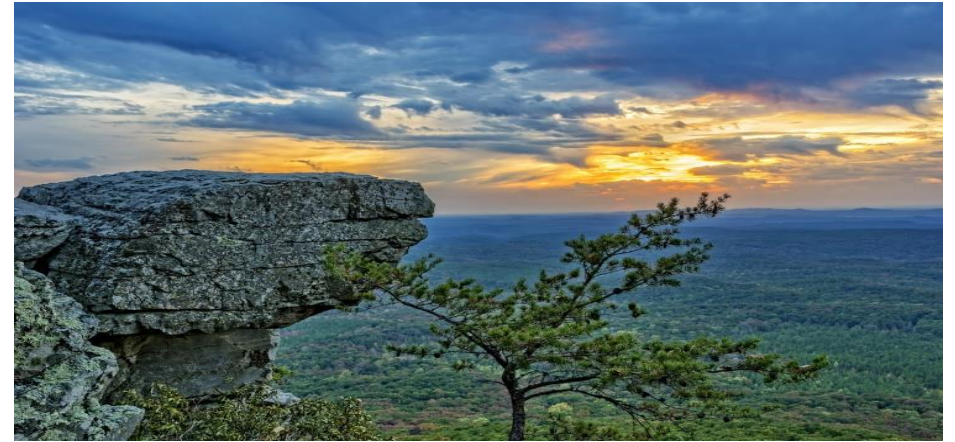
AREA OVERVIEW

DOLLAR GENERAL

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Randolph is located in Bibb County, situated in central Alabama. As of the 2010 census, there were 22,915 people, 7,953 households, and 5,748 families residing in the county.

The county is bounded to the south by Perry County, to the west by Hale and Tuscaloosa Counties, to the north by Jefferson and Shelby Counties, and to the east by Chilton County. Located in central Alabama and bordered by many Black Belt counties, Bibb County is known for its recreational opportunities on the Cahaba River and in the Talladega National Forest. The Cahaba River runs through Bibb County from north to south, and its tributaries, the Little Cahaba, Sixmile Creek, and Shultz Creek, flow through the eastern and western parts of the county. The proximity of the Cahaba River and the Talladega National Forest make Bibb County a popular recreational destination. Once considered a fisherman's paradise, the Cahaba River is best known for its scenic wildlife and canoeing. Talladega National Forest, located in the southern and southwest areas of Bibb County, attracts thousands of hikers and campers. The forest hosts a diverse ecosystem. Bibb County is home to the Oakmulgee section of the forest, which is characterized by level and moderately sloping, broad ridges with terraced streams.



TENANT PROFILE

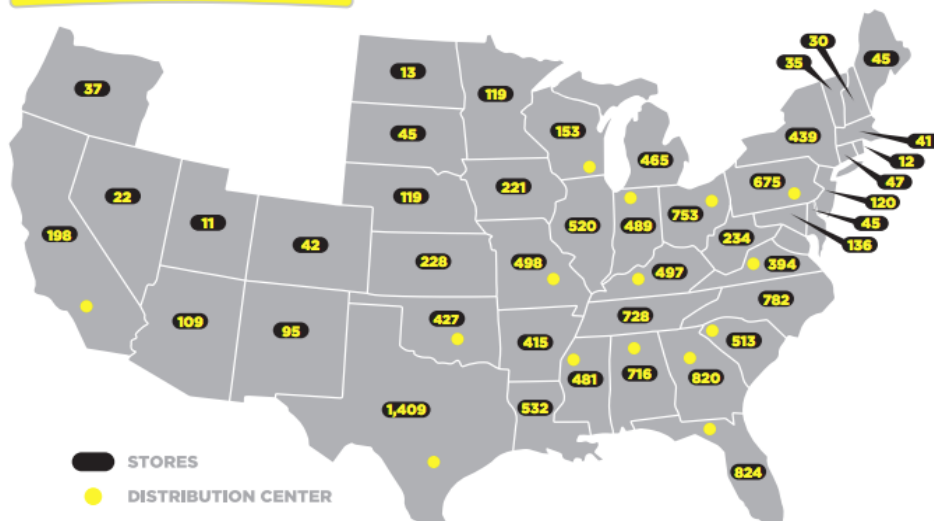
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TENANT TRADE NAME	Dollar General
TENANT OWNERSHIP	Public
STOCK SYMBOL	NYSE: DG
NUMBER OF STORES	17,000+
CREDIT RATING	BBB
REVENUE	\$33B+
MARKET CAP	\$54B
FORTUNE 500	91

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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