



DOLLAR GENERAL®

35357 US HWY 2128 | FAULKTON, SD 57438

REPRESENTATIVE PHOTO

LISTED BY

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LICENSE NO. 688810 (TX)

KYLE MATTHEWS

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REAL ESTATE INVESTMENT SERVICES

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INVESTMENT HIGHLIGHTS

LEASE & LOCATION HIGHLIGHTS

- Brand new 2021 build-to-suite construction for Dollar General
- 15-Year absolute NNN lease with zero landlord responsibilities
- Corporately guaranteed lease from Dollar General Corporation
- Extremely attractive 10% rent increases every 5 years
- Five, 5-Year renewal options all of which include a 10% rent increase
- South Dakota is an income tax-free state

TENANT HIGHLIGHTS

- Dollar General is an “essential retailer” and has proven to be one of the most profitable companies through the COVID pandemic
- Dollar General has approx. 18,000 locations and plans to continue their expansion for the foreseeable future
- Dollar General has an investment-grade credit rating of BBB (S&P) and has reported 31 consecutive years of same-store sales growth



FINANCIAL OVERVIEW



\$1,727,216

LIST PRICE



\$88,088

NOI



5.10%

CAP RATE

BUILDING INFO

[REDACTED]	
Address	35357 US Hwy 212, Faulkton, SD 57438
GLA	±9,100 SF
Cap Rate	5.10%
Year Built	2021
Lot Size	±2.00 AC

TENANT SUMMARY

ANNUALIZED OPERATING DATA

			Yearly	Monthly	Cap Rate
Tenant Trade Name	Dollar General Corporation	Current - 8/31/2036	\$7,340.67	\$88,088.04	5.10%
Type of Ownership	Fee Simple	Option 1	\$8,074.75	\$96,897.00	5.61%
Lease Guarantor	Corporate	Option 2	\$8,882.25	\$106,587.00	6.17%
Lease Type	Absolute NNN	Option 3	\$9,770.50	\$117,246.00	6.79%
Roof and Structure	Tenant Responsibility	Option 4	\$10,747.50	\$128,970.00	7.47%
Original Lease Term	15 Years	Option 5	\$11,825.25	\$141,903.00	8.22%
Rent Commencement Date	8/14/2021				
Lease Expiration Date	8/31/2036				
Term Remaining on Lease	±14.5 Years				
Increase	10% in Options				
Options	Five, 5-Year Options				

THE BURGER
SHACK

SHORT
STOP BAR



DOT T
STEAKHOUSE

DOLLAR GENERAL

212

212

FAULKTON
HIGH SCHOOL

K & M
MACHINE STORE

DACOTA BANK

Here for you.™

FAULKTON MUNICIPAL AIRPORT

± 0.5 MILES AWAY



FAULKTON
GRAIN & FEED

TENANT OVERVIEW

COMPANY NAME

Dollar General Corporation

OWNERSHIP

Public

INDUSTRY

Dollar Stores

HEADQUARTERS

Goodlettsville, TN

NO. OF EMPLOYEES

±157,000

DOLLAR GENERAL

DOLLAR GENERAL

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, Proctor & 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 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 boosted its expectation of 32 consecutive years of same-store sales growth in December 2021, attributable to its value and convenience proposition, along with strong consumables and seasonal goods sales.



18,000+

LOCATIONS



\$33.7B

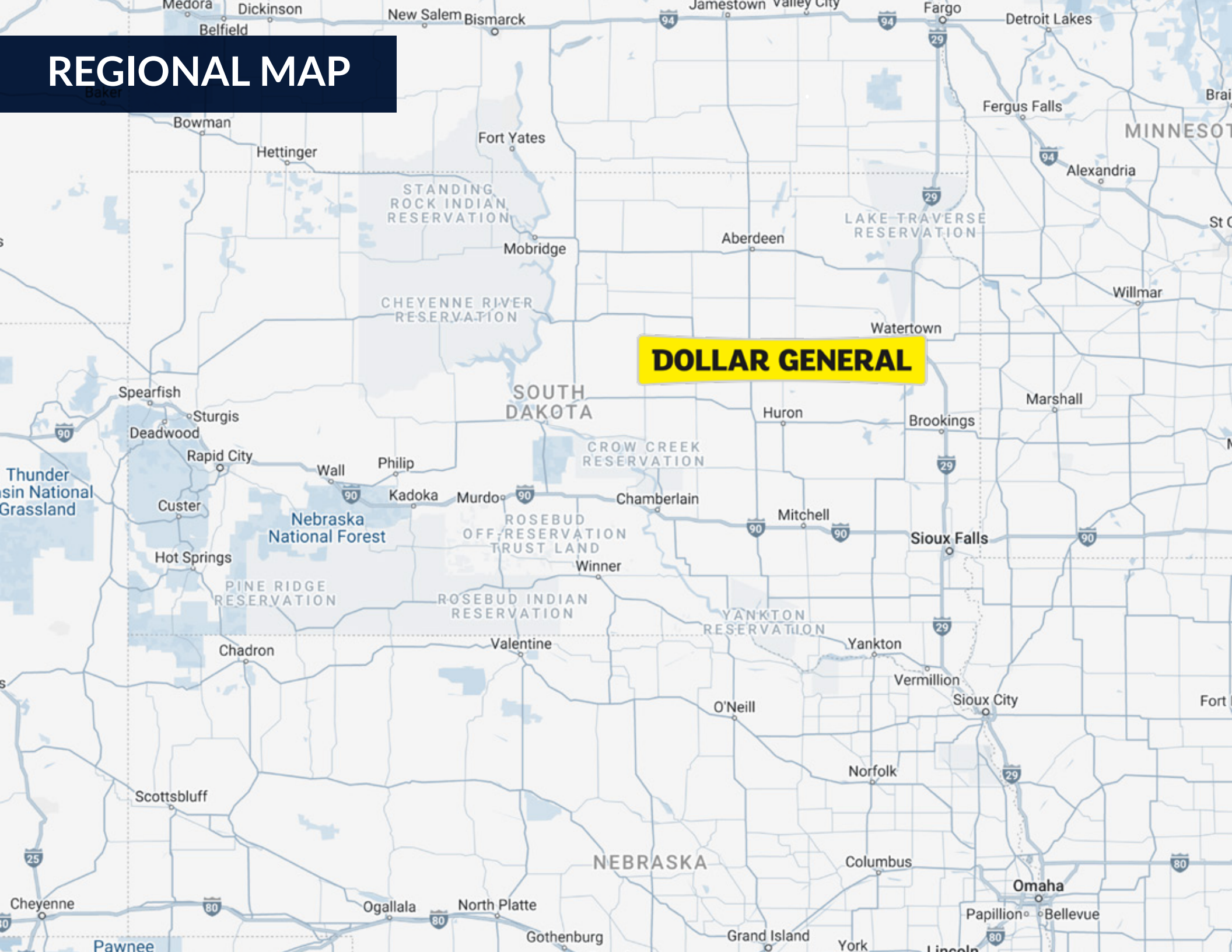
2021 REVENUE



1939

FOUNDED

REGIONAL MAP



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located at **35357 US Hwy 212, Faulkton, SD 57438** ("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:

1. The Offering Memorandum and its contents are confidential;
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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services 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 a 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 this 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 executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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.

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