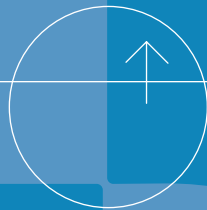




CP PARTNERS



Dollar General

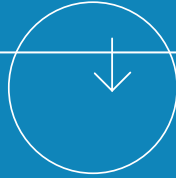
**BRAND NEW 15-YEAR ABSOLUTE NNN LEASE WITH
INVESTMENT GRADE TENANT (NYSE: DG – S&P: “BBB”)**

HOT SPRINGS, SD

IN ASSOCIATION WITH PARASELL, INC. | A LICENSED SOUTH DAKOTA BROKER #15266



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REPRESENTATIVE PHOTO





REPRESENTATIVE PHOTO



HIGHLIGHTS

- > Brand new 15-year (14+ years remaining) absolute NNN lease backed by corporate guaranty from investment grade tenant (S&P: BBB)
- > Five, 5-year options to extend lease at increased rents
- > Zero landlord maintenance or expense obligations
- > Dollar General (NYSE: DG) is a \$33.75B revenue company

Dollar General

1111 SHERMAN ST, HOT SPRINGS, SD 57747

\$1,910,400

PRICE

5.15%

CAP

NOI:

\$98,384

LEASE TYPE:

Absolute NNN

TERM REMAINING:

14+ Years

LEASABLE AREA:

9,026 SF

LAND AREA:

1.78 AC

RENT INCREASES:

10% In Each Option

OPTIONS:

Five, 5-Year

Dollar General is the Country's Largest Small-Box Discount Retailer With Over 16,000 Stores Nationwide



REPRESENTATIVE PHOTO



Absolute NNN New Construction Corporate Dollar General (NYSE: DG)

THE OFFERING

- > Brand new 15-year (14+ years remaining) lease with five, 5-year options to extend at increased rents (10% every 5 years during option periods)
- > The lease is backed by a corporate guaranty from Dollar General, #91 on the Fortune 500 list of companies
- > Absolute NNN lease structure features zero Landlord expense or maintenance obligations, providing an investor with a "hands-off" investment

UNDISPUTED LEADER IN THE EXPLOSIVE DOLLAR STORE NICHE

- > Dollar General generated \$33.75 billion in 2020 fiscal year sales and net income of \$2.66 billion
- > Dollar General currently operates over 16,000 stores in 46 states, making it the country's largest small-box discount retailer
- > The company has an S&P rating of BBB, which has been raised five times since 2009, and is a better credit rating than its main competitor



INCOME & EXPENSE

PRICE		\$1,910,400
Capitalization Rate:		5.15%
Building Size (SF):		9,026
Lot Size (AC):		1.78
STABILIZED INCOME	PER SF	
Scheduled Rent	\$10.90	\$98,384
Effective Gross Income	\$10.90	\$98,384
LESS	PER SF	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
NET OPERATING INCOME		\$98,384



REPRESENTATIVE PHOTO



RENT ROLL

TENANT INFO		LEASE TERMS		RENT SUMMARY				
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT
Dollar General	9,026	11/7/2021	11/30/2036	\$98,384	\$8,199	\$98,384	\$0.91	\$10.90
	Option 1	12/1/2036	11/30/2041		\$9,019	\$108,222	\$1.00	\$11.99
	Option 2	12/1/2041	11/30/2046		\$9,920	\$119,045	\$1.10	\$13.19
	Option 3	12/1/2046	11/30/2051		\$10,912	\$130,949	\$1.21	\$14.51
	Option 4	12/1/2051	11/30/2056		\$12,004	\$144,044	\$1.33	\$15.96
	Option 5	12/1/2056	11/30/2061		\$13,204	\$158,448	\$1.46	\$17.55
TOTALS:	9,026			\$98,384	\$8,199	\$98,384	\$0.91	\$10.90



Premises & Term

TENANT	Dollar General
LEASE GUARANTEED BY	Dollar General Corporation
LEASE TYPE	Absolute NNN
TERM REMAINING	14+ Years
RENT COMMENCEMENT	November 1, 2021
OPTIONS	Five, 5-Year Options
YEAR BUILT	2021
PARKING SPACES	30

Expenses

PROPERTY TAXES	Tenant's responsibility
INSURANCE	Tenant's responsibility
COMMON AREA	Tenant's responsibility
REPAIRS & MAINTENANCE	Tenant's responsibility
HVAC	Tenant's responsibility
UTILITIES	Tenant's responsibility
ROOF & STRUCTURE	Tenant's responsibility



The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the Property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CP Partners and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).



SITE PLAN



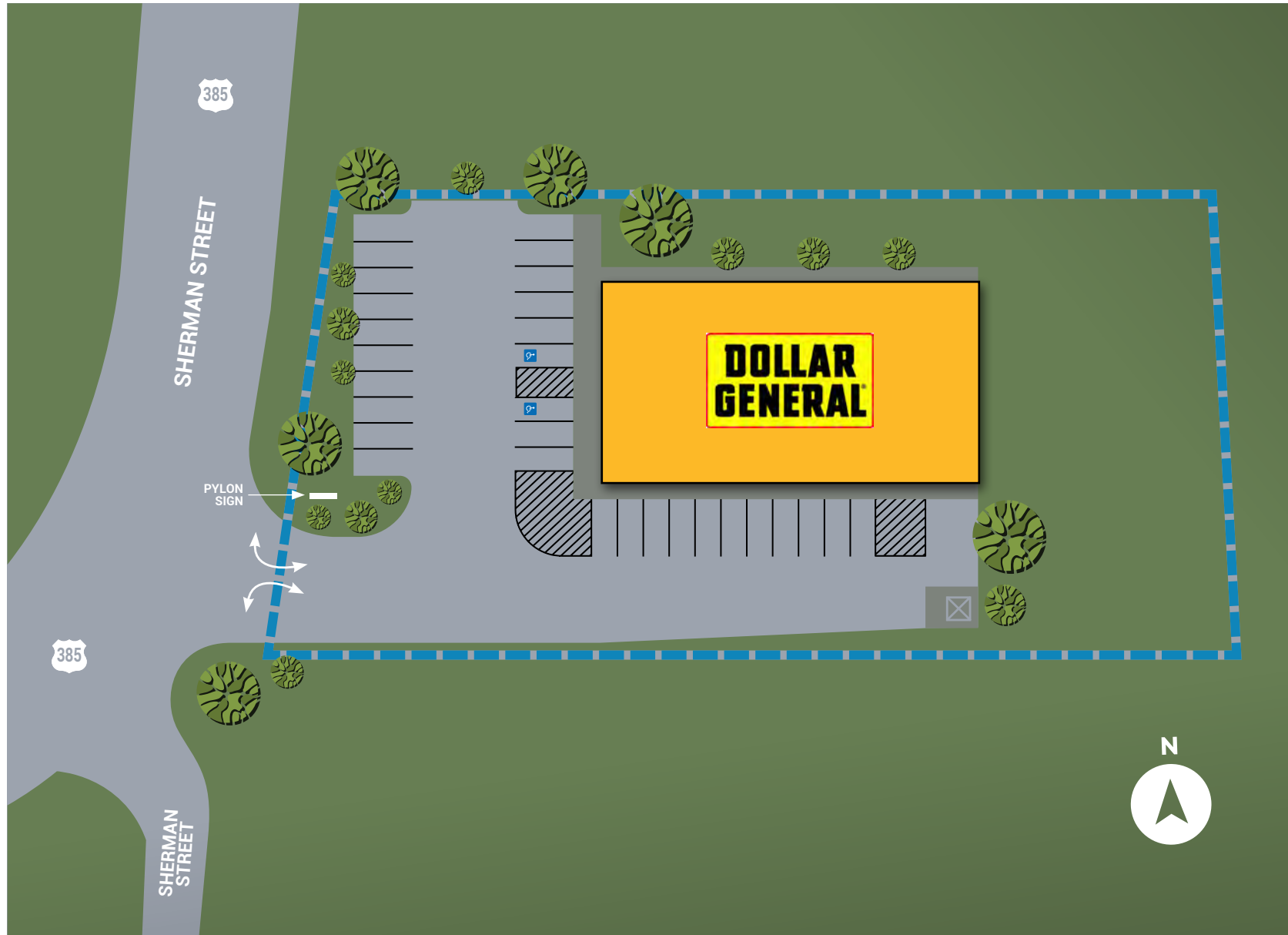
9,026
RENTABLE SF



1.78
ACRES



30
SPACES





REPRESENTATIVE PHOTO



The Country's Largest Small-Box Discount Retailer

ABOUT DOLLAR GENERAL

- > Dollar General (NYSE: DG) is a chain of approximately 17,177 discount stores in 46 states, primarily in the South, East, Midwest, and Southwest
- > Its #91 ranking among the 2021 Fortune 500 list is a 21-place jump into the Top 100, reflecting the company's exceptional growth, which includes the Company's \$33.7 billion in sales in fiscal year 2020
- > Stores stock high-quality private brands as well as America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo
- > As the country's largest small-box discount retailer, stores are often located in small towns off the radar of giant discounters, offering prices as low or lower than Walmart but in more convenient locations

INVESTMENT GRADE CREDIT

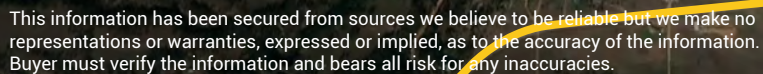
- > The company's credit rating is BBB, which has been raised five times since 2009
- > Dollar General has a better credit rating than both of its larger competitors

17,177

LOCATIONS IN
46 STATES

\$33.7 B

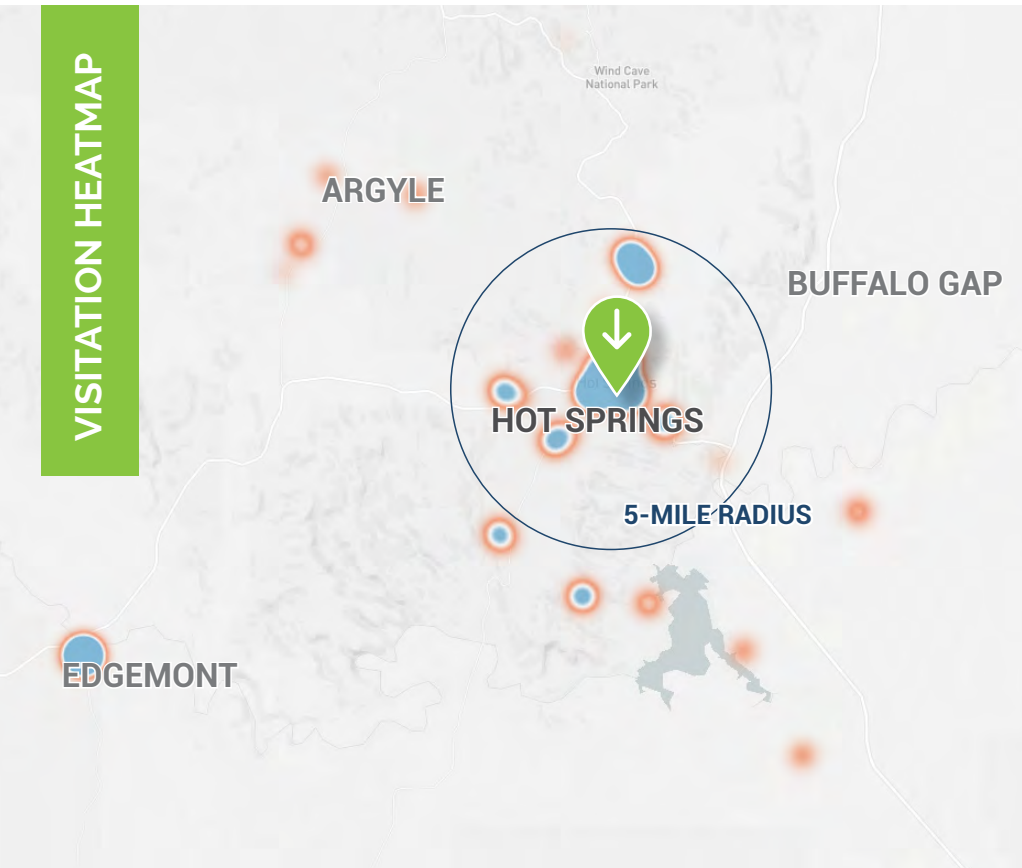
FY 2020 SALES





TRADE AREA & DEMOGRAPHICS

VISITATION HEATMAP



THE SHADING ON THE MAP ABOVE SHOWS THE **HOME LOCATION OF PEOPLE WHO VISITED THE SUBJECT PROPERTY OVER THE PAST 12 MONTHS**. BLUE SHADING REPRESENTS THE HIGHEST CONCENTRATION OF VISITS.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

[VISIT PLACER.AI](#) →



22 K
VISITS

OVER PAST 12 MONTHS



35
MINUTES

AVERAGE DWELL TIME

Ring Radius Population Data

	3-MILE	5-MILES	10-MILES
2019	4,167	4,167	5,234

Ring Radius Income Data

	3-MILE	5-MILES	10-MILES
Average	\$57,698	\$57,698	\$57,922
Median	\$49,577	\$49,577	\$51,121

27.8% OF VISITORS HAVE HOUSEHOLD INCOMES OF AT LEAST \$75K

18.8K VISITORS HAVE VISITED THE SUBJECT PROPERTY AT LEAST 2 TIMES

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LOCATION OVERVIEW

Hot Springs, SD

THE PICTURE CITY

- > Hot Springs is the county seat of Fall River County, South Dakota with an estimated population of 3,478 residents
- > It is situated at the southern edge of South Dakota's Black Hills near the Fall River
- > Hot Springs has a thriving small town atmosphere surrounded by the majestic beauty of the hills and distinctive sandstone architecture
- > The city was founded as a frontier health spa to capitalize on numerous springs of warm mineral waters rising in Fall River Canyon
- > Recreational opportunities for visitors include 11 reservoirs, multiple swimming beaches, 30 campgrounds, two scenic byways, 1,300 miles of streams, 13,605 acres of wilderness, over 450 miles of hiking trails, and much more
- > Evans Plunge is the oldest tourist attraction in the Black Hills featuring a naturally spring-fed pool great for families and people of all ages
- > Wind Cave National Park, known for the vast, underground Wind Cave, is located 10 miles (16 km) north of the town of Hot Springs

MAIN ATTRACTIONS

- > The Black Hills, in western South Dakota and northeastern Wyoming, consists of 1.2 million acres of forested hills and mountains, approximately 110 miles long and 70 miles wide
- > The Mammoth Site in Hot Springs, South Dakota is the world's largest mammoth research facility - with tours of the indoor active dig site and Ice Age fossils

6,659



**FALL RIVER COUNTY
POPULATION**
(ESTIMATED)

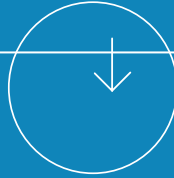


BLACK HILLS NATIONAL FOREST

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