

DOLLAR GENERAL

OFFERING MEMORANDUM

511 US-422, Butler, Pennsylvania 16002

Actual Store Photo



Marcus & Millichap
HURD NET LEASE GROUP

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Activity ID #ZAD0250096

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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Activity ID #ZAD0250096

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EXCLUSIVELY LISTED BY

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Marcus & Millichap
HURD NET LEASE GROUP

TENANT OVERVIEW

MARKET CAP

\$48B



TRADED ON

NYSE

TICKER : **DG**



DOLLAR GENERAL®

NET SALES 2020

\$33.7B



S&P RATING

BBB

REVENUE

\$7.8B



**1000+ NEW
STORES TO
OPEN IN 2021**



Marcus & Millichap
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OFFERING SUMMARY



LIST PRICE

\$1,779,458



CAP RATE

5.90%



TERM REMAINING

9.4 Years

Financial Information

Listing Price	\$1,779,458
Down Payment	\$533,837.40
Interest Rate	3.75%
Cash on Cash Return	5.12%

OPERATIONAL

Lease Type	Absolute Net
Guarantor	Dolgen. Corp
Lease Expiration	8/31/2031
Year Built	2016
Building Size	9,100 Sq Ft
Lot Size	1.36 Acres

OVERVIEW

PROPERTY OVERVIEW

The Hurd Net Lease Group of Marcus and Millichap is pleased to exclusively offer for sale the Dollar General located at 511 US-422 in Butler, Pennsylvania. This investment opportunity is being offered at **\$1,779,458** which represents a **5.90 percent capitalization rate**.

The subject property sits on a 1.36-acre, 4 way corner lot parcel and consists of 9,100 rentable square feet. Built-to-suit in 2016, Dollar General is subject to an original 15 year absolute net lease agreement which currently runs through August 31, 2031. The tenant has three-five year renewal options, each containing a 10 percent increase in rent. Dollar General is responsible for taxes, insurance, repairs and maintenance, which make this a truly passive income stream for any investor.

This property benefits from over 42,800 residents living within a five mile radius and approximately 17,000 vehicles passing the store daily along Ben Franklin Highway. The surrounding population is projected to increase by 2.45 percent through 2026. Notable national tenants in the local area include Target, Walgreens, Lowe's, Home Depot, Dairy Queen, Sheetz, Dunkin', Arby's, Save a lot, the YMCA, and Rite Aid.

Butler, Pennsylvania is located in Butler County and sits 33 miles north of downtown Pittsburgh, Pennsylvania and 130 miles southeast of Cleveland, Ohio. Butler is part of the Greater Pittsburgh region and is the county seat.

INVESTMENT HIGHLIGHTS

- Absolute Net Lease With 9.5 Years Remaining
- Passive Income Stream With No Landlord Responsibilities
 - Corporate Guaranteed Lease
- Three, Five-Year Options Remaining With 10% Rental Increases
 - Over 42,800 Residents Within A 5-Mile Radius
 - Over 17,000 Vehicles Pass The Site Daily
- Average household income of \$78,500 Within A 5-Mile Radius

DEMOGRAPHICS

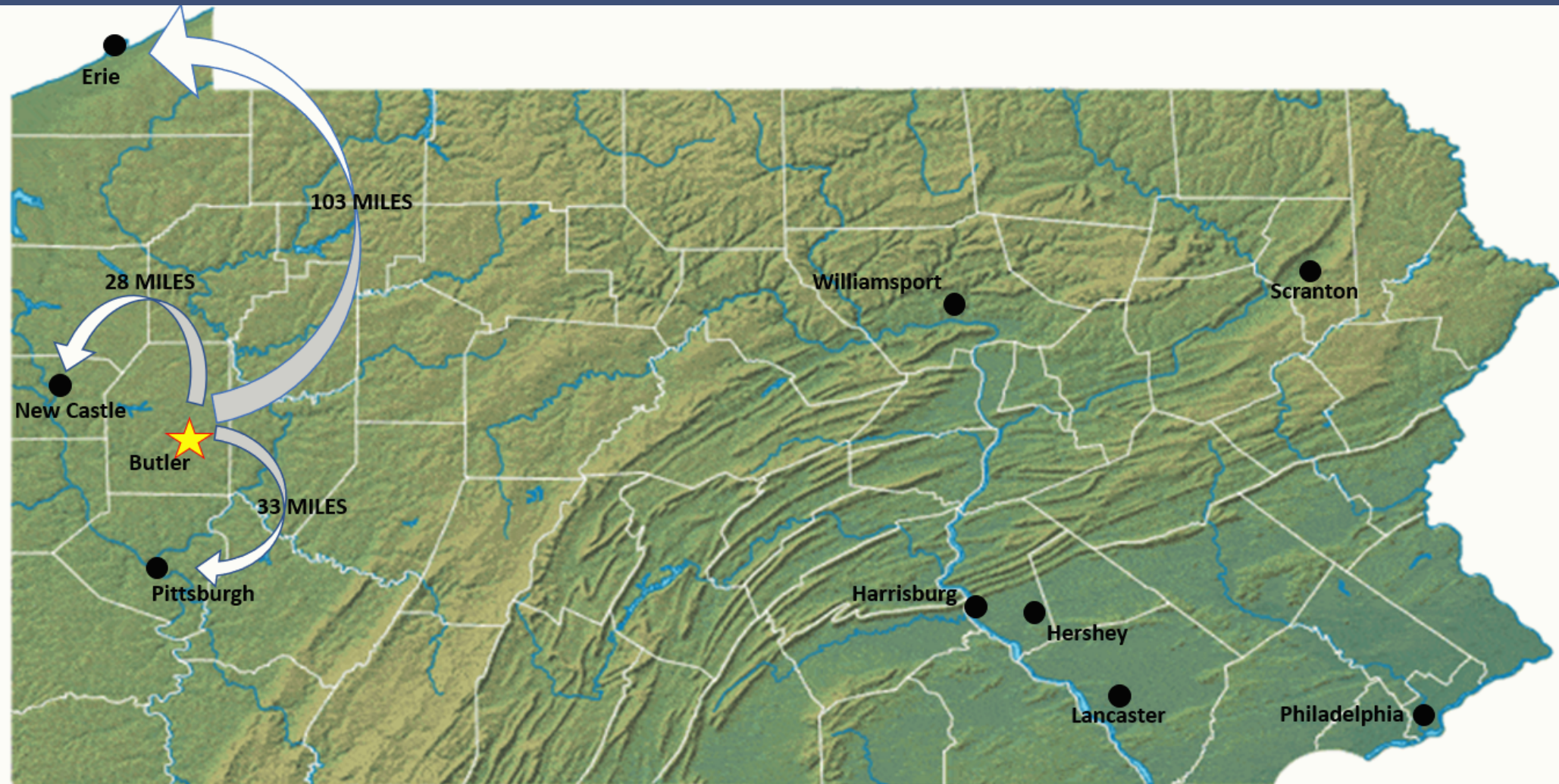
Population	1 Mile	3 Miles	5 Miles
2026 Projection	1,292	13,519	43,908
2021 Population	1,231	13,124	42,857
2010 Census	1,181	12,915	42,465

Household Income			
Average	\$98,537	\$85,456	\$78,524

Households			
2026 Projection	574	5,981	19,382
2021 Estimate	545	5,771	18,792
2010 Census	517	5,631	18,467

Housing			
Median Home Value	\$209,964	\$195,543	\$178,280

STATE MAP



LOCAL MAP



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RETAIL MAP



FINANCIAL ANALYSIS

THE OFFERING

Price	\$1,779,458
Capitalization Rate	5.90%
Price/SF	\$195.54

PROPERTY DESCRIPTION

Year Built / Renovated	2016
Gross Leasable Area	9,100 Sq Ft
Type of Ownership	Fee Simple
Lot Size	1.36 Acres

LEASE SUMMARY

Tenant	Dollar General
Rent Increase	In Options
Lease Guarantor	Dolgen. Corp
Lease Type	Absolute Net
Lease Commencement	9/1/2016
Lease Expiration	8/31/2031
Renewal Options	Three, Five-Year
Term Remaining on Lease	9.4 Years
Landlord Responsibility	None
Tenant Responsibility	Roof/Structure/CAM/ Taxes/insurance

RENT SCHEDULE

Year	Annual Rent	Monthly Rent	Cap Rate
Current	\$104,988	\$8,749	5.90%
Option 1	\$115,487	\$9,624	6.49%
Option 2	\$127,035	\$10,586	7.14%
Option 3	\$139,739	\$11,645	7.85%

ANNUALIZED OPERATION INFORMATION

INCOME

	Dollar Amount
Base Rental Income	\$104,988
Operating Expense Reimbursement	\$0
Gross Income	\$104,988
Operating Expenses	\$0
Net Operating Income	\$104,988

OPERATING EXPENSES

Taxes	Reimbursed by Tenant
Insurance	Handled by Tenant
CAM	Handled by Tenant

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