



DOLLAR GENERAL®

\$2,188,000 | 5.00% Cap Rate

4149 STATE RTE 3
STAR LAKE, NY



REPRESENTATIVE PHOTO

OFFERING SUMMARY

Atlantic Capital Partners has been engaged to offer a free-standing, Absolute NNN Leased, corporately guaranteed Dollar General. The subject property will feature 10,640 square feet of retail space and 35 parking spaces. Ideally located in a residential community, the subject property has built in demand as it will service the immediate surrounding residents as their local mini grocery and convenience store.

INVESTMENT HIGHLIGHTS

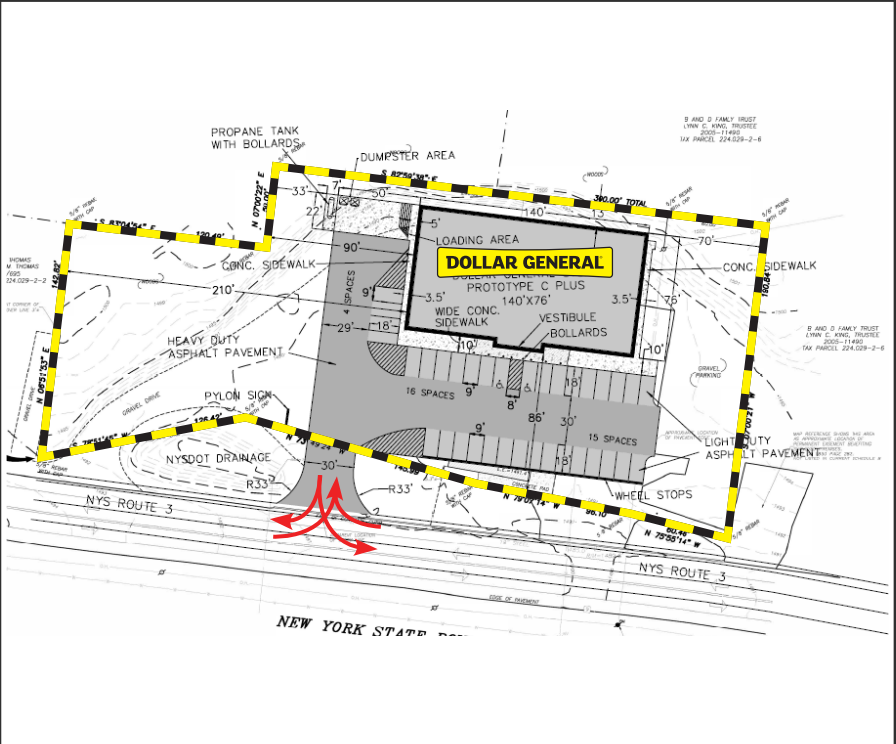
- Absolute NNN 15-Year Lease - Zero Landlord Responsibilities
- Corporate Guaranty (17,000+ Stores)
- E-Commerce + Pandemic + Recession Resistant Tenant - Sales Increased During Covid
- Highly Desirable, Growing & Proactive Brand
- Fills a Market Gap - No other Dollar Store within 19 miles will Allow Built-in Demand
- New Construction with Warranties in Place
- Ideal Dollar Store Demographics + Customers

LEASE SUMMARY

PROPERTY	Dollar General
LOCATION	4149 State Rte 3, Star Lake, NY 13690
BUILDING SIZE (GLA)	± 10,640 SF
LAND SIZE	± 1.54 Acres
YEAR BUILT	2022
TENANT/GUARANTOR	Dollar General/DOLLAR GENERAL CORPORATION
RENT TYPE	Absolute NNN
LANDLORD RESPONSIBILITIES	None
RENT COMMENCEMENT*	12/23/2021
CURRENT RENT	\$109,405

RENT SCHEDULE	Term	Rent
BASE TERM	12/23/2021 - 12/31/2036	\$109,405
1ST EXTENSION TERM	1/1/2037 - 12/31/2041	\$120,345
2ND EXTENSION TERM	1/1/2041 - 12/31/2045	\$132,380
3RD EXTENSION TERM	1/1/2046 - 12/31/2050	\$145,618
4TH EXTENSION TERM	1/1/2051 - 12/31/2055	\$160,180

\$2,188,000 | 5.00% cap rate



1,464
PEOPLE WITHIN A 5 MILE RADIUS

\$64,357
AVERAGE HOUSEHOLD INCOME
IN A 1 MILE RADIUS

1,891
ADT ON STATE ROUTE 3



INVESTMENT HIGHLIGHTS

- **Passive Income** - Absolute NNN Lease | No Landlord responsibilities | New Construction
- **Strong Corporate Guaranty** - Dollar General was ranked #91 on the Fortune 500 2021 list, a jump from their ranking of 112 in 2020 | Over 17,000 locations in 46 states | Included on Fortune's 2020 World's Most Admired Companies
- **E-Commerce + Pandemic + Recession Resistant Tenant** - Dollar General Sales increased 21.6% and same-store sales increased 16.3% from 2019 to 2020 | Classified as Essential Business
- **Growing & Proactive Brand** - Dollar General plans to execute 2,980 real estate projects in 2022, which include 1,110 new stores (up from 1,050 last year) along with 1,750 remodels and 120 store relocations.
- **Brand Recognition** - 75% of Americans live within 5 minutes of a Dollar General | Dollar General is the nation's top dollar store
- **Fills a Market Gap** - No other Dollar Store lies within a 19 mile drive of this Dollar General
- **Ideal Demographics for Dollar Store** - Average Household Income of \$64,357 within a 1-mile radius | \$63,932 within a 5-mile radius
- **High Demand Concept** - Throughout the course of the Covid-19 pandemic, investor demand in the dollar store sector increased to record levels | The net lease dollar store sector will continue to be active as investors are attracted to the strong credit tenants that this asset class provides

\$2,188,000 | 5.00 % CAP RATE
4149 STATE RTE 3; STAR LAKE, NY

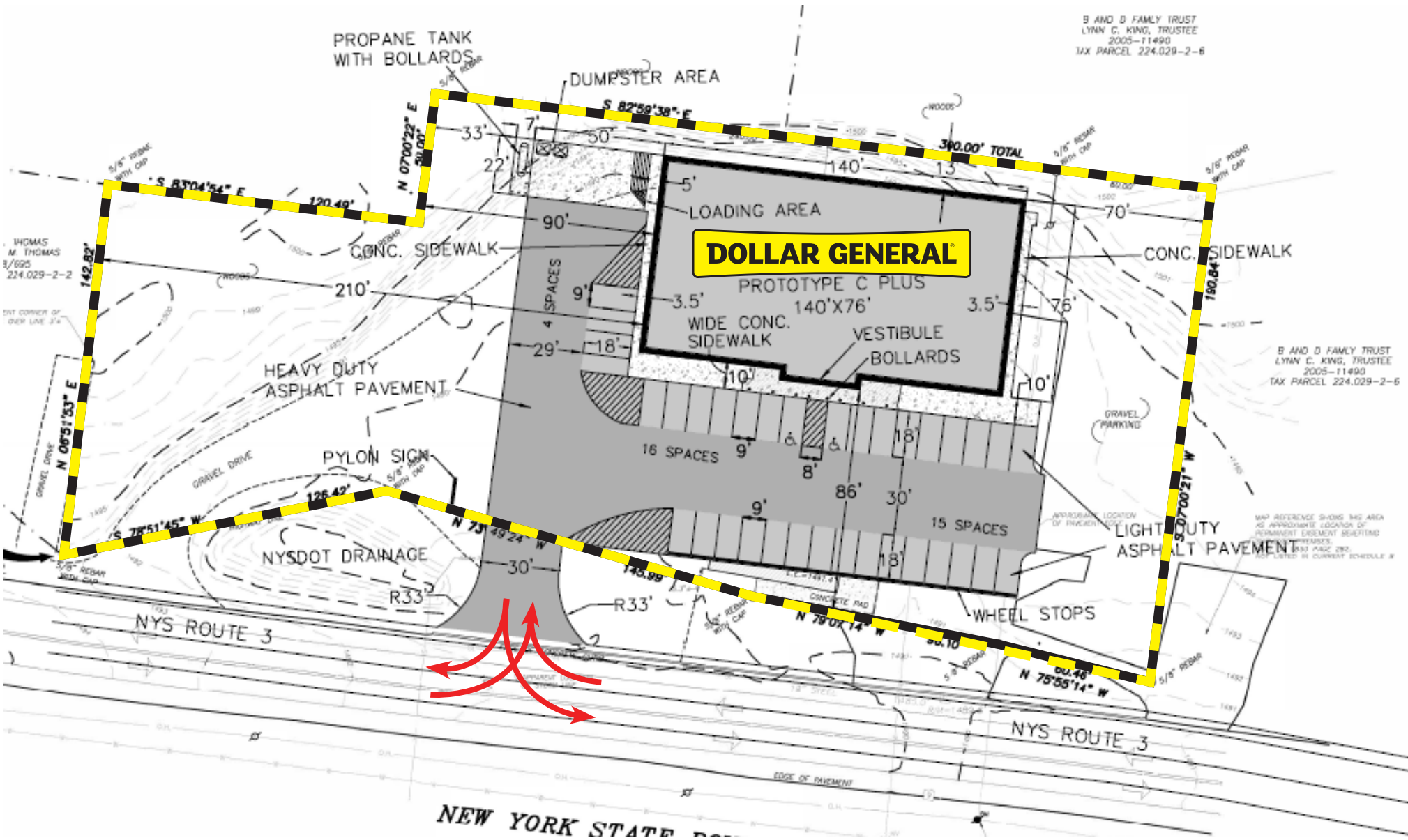
DOLLAR GENERAL

INVESTMENT HIGHLIGHTS | 3

PROPERTY DESCRIPTION

PROPERTY	Dollar General	
LOCATION	4149 State Rte 3, Star Lake, NY 13690	
BUILDING SIZE (GLA)	± 10,640 SF	
LAND SIZE	± 1.54 Acres	
TENANT/GUARANTOR	Dollar General/DOLLAR GENERAL CORPORATION	
RENT TYPE	Absolute NNN	
RENT COMMENCEMENT	12/23/2021	
CURRENT RENT	\$109,405	
RENT SCHEDULE	TERM	RENT
BASE TERM	12/23/2021 - 12/31/2036	\$109,405
OPTION 1	1/1/2037 - 12/31/2041	\$120,345
OPTION 2	1/1/2041 - 12/31/2045	\$132,380
OPTION 3	1/1/2046 - 12/31/2050	\$145,618
OPTION 4	1/1/2051 - 12/31/2055	\$160,180
ROFR	None	

ASKING PRICE: \$2,188,000
CAP RATE: 5.00%



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2026 POPULATION PROJECTION	736	1,159	1,442
2021 POPULATION	744	1,173	1,464
2010 POPULATION	713	1,133	1,428

2021 POPULATION (%) BY RACE	1 MILE	3 MILES	5 MILES
WHITE	95.70%	95.91%	95.70%
BLACK	0.27%	0.26%	0.27%
HISPANIC ORIGIN	2.15%	2.22%	2.19%
AM. INDIAN & ALASKAN	0.54%	0.77%	0.82%
ASIAN	1.08%	0.94%	0.82%
HAWAIIAN & PACIFIC ISLAND	0.00%	0.00%	0.00%
OTHER	0.13%	0.17%	0.20%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2010 HOUSEHOLDS	296	456	588
2021 HOUSEHOLDS	315	482	615
OWNER OCCUPIED	260	404	519
RENTER OCCUPIED	55	78	96

2021 HOUSEHOLDS BY HOUSEHOLD INC:			
AVG HOUSEHOLD INCOME	\$64,357	\$64,783	\$63,932
MEDIAN HOUSEHOLD INCOME	\$42,419	\$44,540	\$45,176

HOUSEHOLDS BY HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
< \$25,000	96	139	177
\$25,000 - 50,000	80	121	152
\$50,000 - 75,000	50	78	103
\$75,000 - 100,000	16	32	46
\$100,000 - 150,000	53	82	102
\$150,000 - 200,000	11	16	18
\$200,000+	10	14	17



\$2,188,000 | 5.00 % CAP RATE
4149 STATE RTE 3; STAR LAKE, NY

DOLLAR GENERAL

ABOUT DOLLAR GENERAL

Dollar General Corporation has been delivering value to shoppers for 80 years. Dollar General helps shoppers save time and money by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 17,000 stores in 46 states as of July, 2021. In addition to high-quality private brands, Dollar General sells products from America’s most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg’s, General Mills, and PepsiCo.

Net Sales for Dollar General increased 21.6% and same-store sales increased 16.3% from 2019 to 2020. Net income grew to \$2.7B and cash flow from operations were \$3.9B, an increase of 73.2%. Dollar General has shown no signs of giving up its spot as the largest “small box” discount retailer in the United States, opening over 900 stores in 2019, over 1,000 in 2020, and planned to open an additional 1,050 in 2021.



DOLLAR GENERAL QUICK FACTS	
FOUNDED	1939
ANNUAL REVENUE	\$33.7B (2021)
OWNERSHIP	Public (NYSE: DG)
# OF LOCATIONS	17,000+
HEADQUARTERS	Goodlettsville, TN



DOLLAR GENERAL®

4149 STATE RTE 3 | STAR LAKE, NY

\$2,188,000 | 5.00% CAP RATE

PRIMARY DEAL CONTACTS

Sam Young

980.498.3292

SYOUNG@ATLANTICRETAIL.COM

David Hoppe

980.498.3292

DHOPPE@ATLANTICRETAIL.COM

Emerson Pierce

980.498.3296

EPIERCE@ATLANTICRETAIL.COM

BOR

Bryan Anderson

NY LICENSE: # 10491210639

This Offering Memorandum has been prepared by Atlantic Capital Partners (“ACP”) for use by a limited number of prospective investors of Dollar General - Star Lake, NY (the “Property”) and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.