

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL[®]

RELOCATION STORE: DOLLAR GENERAL PLUS
108 LAMAR ST | ROANOKE, AL 36274

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EXCLUSIVELY LISTED BY:

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03 **INVESTMENT HIGHLIGHTS**

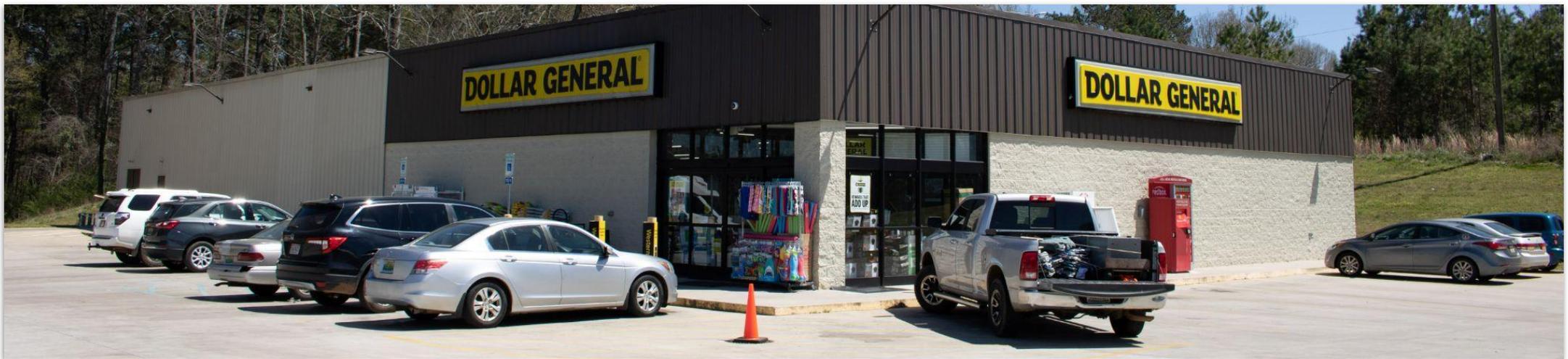
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INVESTMENT HIGHLIGHTS

- **List Price of \$2,162,246 yielding a 5.00% Cap Rate**
- **Over 11.75 Years Remaining:** On the Primary Term with 10% Rental Increases in each of the Five, 5-Year Options
- **RELOCATION STORE:** Dollar General relocated from their previous space in the market into this larger building to keep up with consumer demand!
- **DOLLAR GENERAL PLUS STORE MODEL:** Dollar General's larger & more desirable 10,640 SF store model. Larger floor space includes additional coolers & more consumable products. This particular store carries beer & wine too!
- **NNN Lease:** No landlord responsibilities. Excellent long term passive investment (Tenant reimburses taxes)
- **Corporate Guarantee:** Investment grade credit corporate guarantee by Dollar General Corporation (S&P: BBB)
- **2019 Built to Suit Construction:** For Dollar General with 30+ spaces in the parking lot
- **Ideal 1031 Exchange Property:** For an investor seeking a reliable source of passive income
- Over 7,979 residents living within a 5-mile radius, with an average household income of \$67,843
- Dollar General has been considered an essential retailer and has proven to be one of the most profitable companies throughout the COVID pandemic
- Dollar General has approx. 18,000 locations and plans to continue their expansion for the foreseeable future



TENANT MAP



DOLLAR GENERAL®

INVESTMENT SUMMARY

TENANT SUMMARY

TENANT TRADE NAME	Dollar General
TYPE OF OWNERSHIP	Fee Simple
LEASE TYPE	NNN
LEASE GUARANTOR	Corporate (S&P: BBB)
ROOF, LOT, STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	±15 Years
RENT COMMENCEMENT	1/15/2019
LEASE EXPIRATION DATE	1/31/2034
TERM REMAINING	±11.75 Years
INCREASES	10.00% Increases in Options
OPTIONS	Five, 5-Year Options



\$2,162,246
LIST PRICE



5.00%
CAP RATE



\$108,112
ANNUAL RENT



±10,640 SF
GLA



2019
YEAR BUILT

ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	CAP
Base Term	\$9,009.36	\$108,112	5.00%
Option 1	\$9,910.30	\$118,924	5.50%
Option 2	\$10,901.33	\$130,816	6.05%
Option 3	\$11,991.46	\$143,898	6.66%
Option 4	\$13,190.60	\$158,287	7.32%
Option 5	\$14,509.66	\$174,116	8.05%

DEBT QUOTE

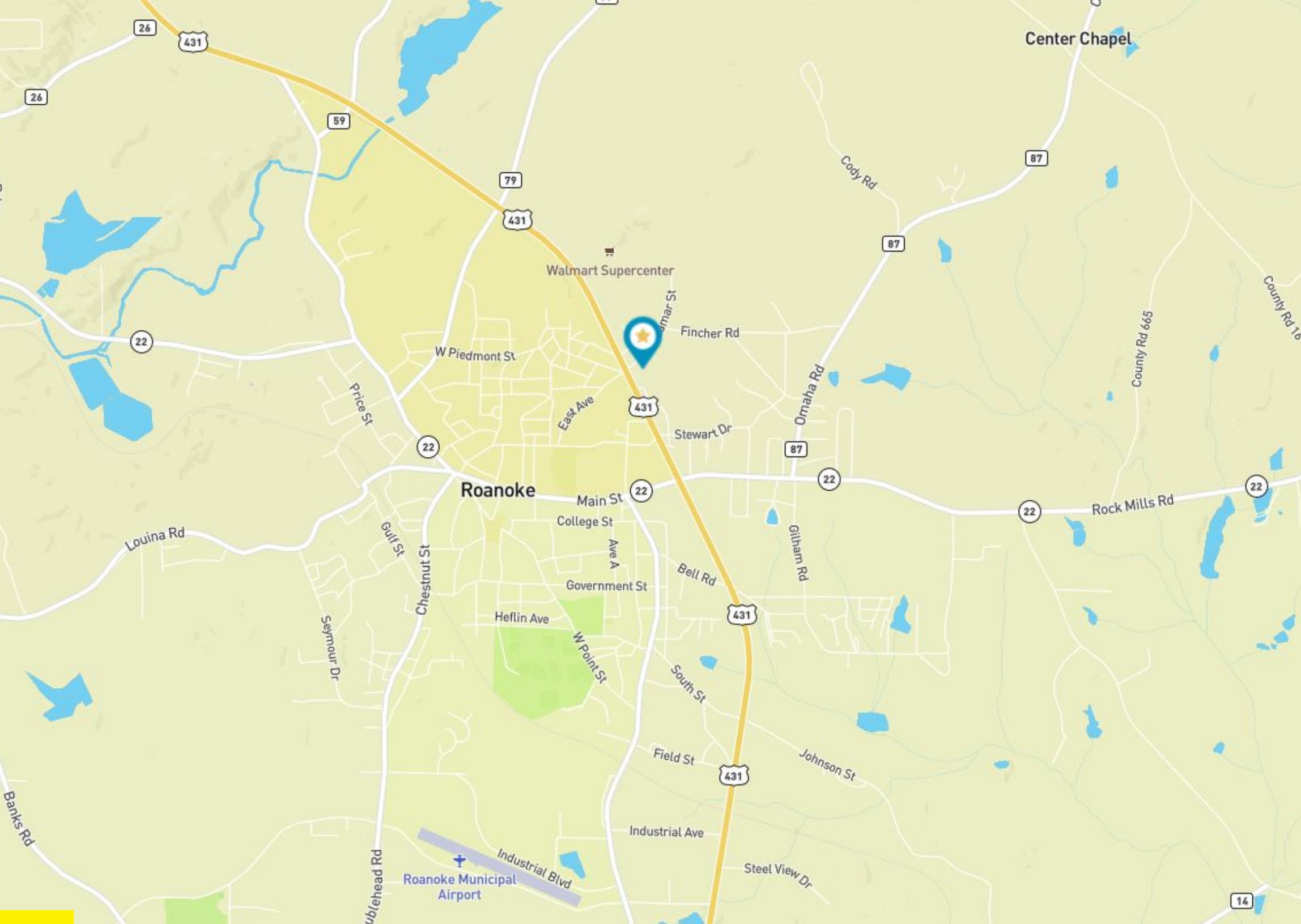
Loan quote provided by Matthews™ based on market conditions at this time.
Actual rates and terms will vary based on market conditions at closing.

PATRICK FLANAGAN
(214) 550-0277
patrick.flanagan@matthews.com

LTV: 70%
RATE: 3.95%
AMORTIZATION: 25
TERM: 10

TENANT MAP





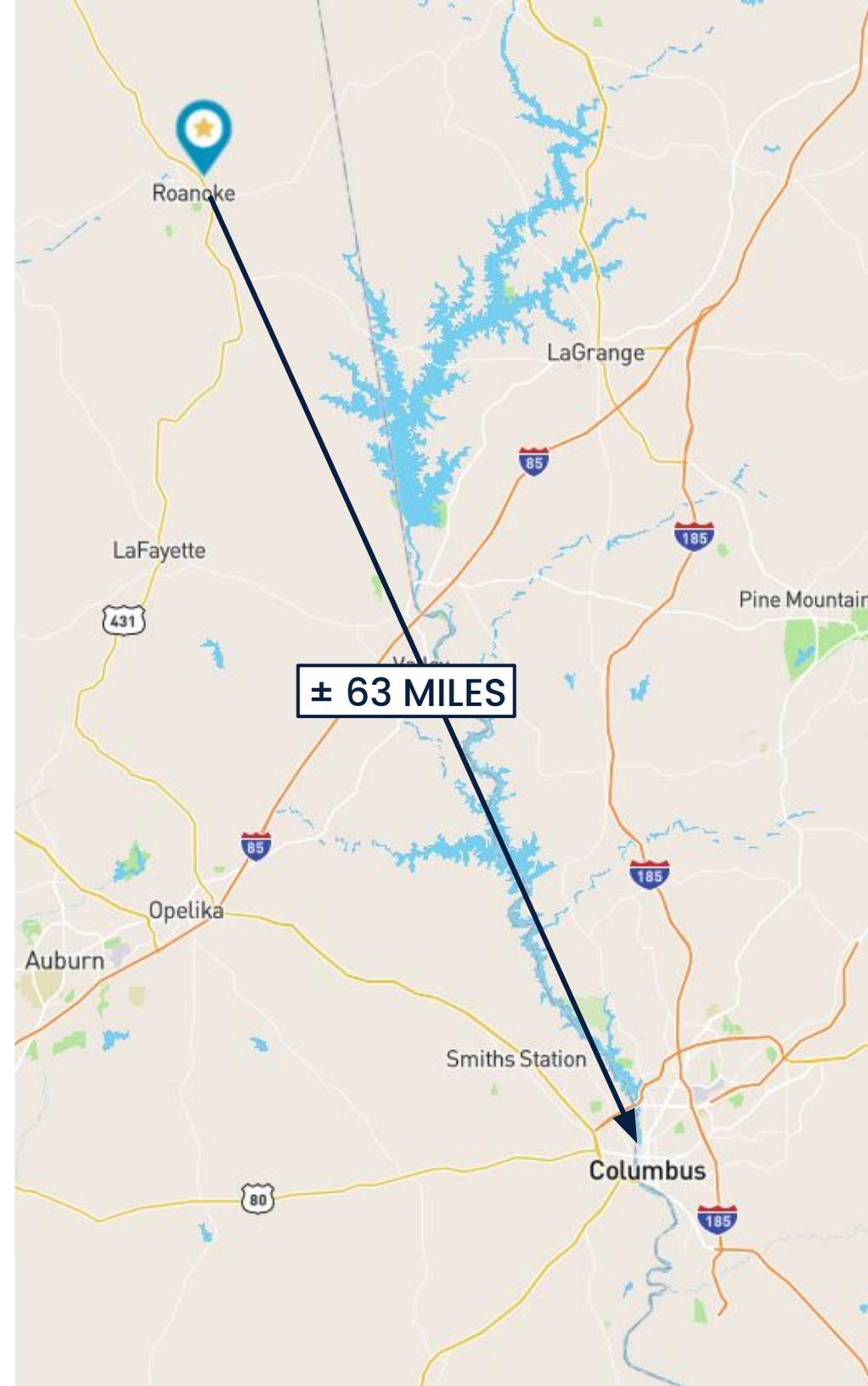
ROANOKE, AL

Roanoke is in Randolph County which was named after the Virginia statesman, John Randolph. The city was named after Randolph's plantation by the same name. Earlier, the area was named Chulafinnee and High Pine. The city of Roanoke is dotted with lakes and reservoirs that offer folks the opportunity to indulge in water sports.

One can visit Bell Lake, High Pine Creek Lake, and Roanoke City Lake. There are also a couple of creeks worth visiting. Bellevue, a Greek revival home built in the 1850's, is a historic place which one can visit while in Roanoke. There are approximately nine churches in the area which are worth visiting. Higher educational opportunities are offered by Southern Union State Community College, State University of West Georgia, Auburn University Main Campus, and Jacksonville State University.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	2,110	5,833	7,979
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five Year Projection	838	2,370	3,263
Current Year Estimate	835	2,355	3,239
Growth Current Year-Five Year	0.35%	0.63%	0.73%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$61,025	\$69,069	\$67,843



COLUMBUS, GA

Sitting on the banks of the Chattahoochee River, downtown Columbus is a terrific community with a variety of historic sites and a quiet, laid-back atmosphere. One must-visit is Heritage Corner, where five restored homes stand as symbols of Georgia's history. One of the most famous of these is the home of Dr. John Pemberton, the inventor of Coca-Cola.

The local population spends their time in the Uptown District, which features a friendly vibe. Columbus Business Improvement District Ambassadors take to the streets to offer information, guidance, and directions. The district includes trendy lofts and apartment complexes housed in historical buildings. The weekly Farmers Market is held from April through November, providing Columbus residents with fresh produce, baked goods, and a variety of handmade items.

Downtown Columbus' bustling atmosphere and close proximity to numerous universities makes the neighborhood a popular choice for many students, faculty, and staff of Columbus State University, Columbus Technical College, Miller-Motte Technical College, Strayer University, and Troy University Phenix City Campus.



TENANT OVERVIEW

COMPANY NAME

Dollar General

OWNERSHIP

Public

YEAR FOUNDED

1939

INDUSTRY

Discount Retail

HEADQUARTERS

Goodlettsville, TN

NO. OF LOCATION

±18,000

NO. OF EMPLOYEES

±115,000

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, Procter & 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 at 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 boasted its expectation of 29 consecutive years of same-store sales growth in December 2018, attributable to its value and convenience proposition, along with strong consumables and seasonal goods sales.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located at **108 Lamar Street, Roanoke, AL 36274** ("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.

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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.

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