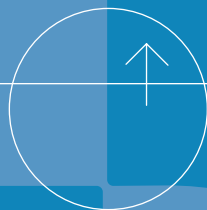




CP PARTNERS



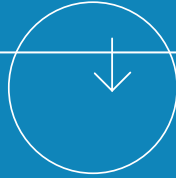
Dollar General

LONG TERM ABSOLUTE NNN LEASE WITH 10+ YEARS REMAINING
WITH A CORPORATE GUARANTEE

WESTWOOD, CA



CONTACT LISTING TEAM



BRYAN WEBB

bwebb@cppcre.com

PH: 415.274.2717

CA DRE# 01826546

DAVE LUCAS

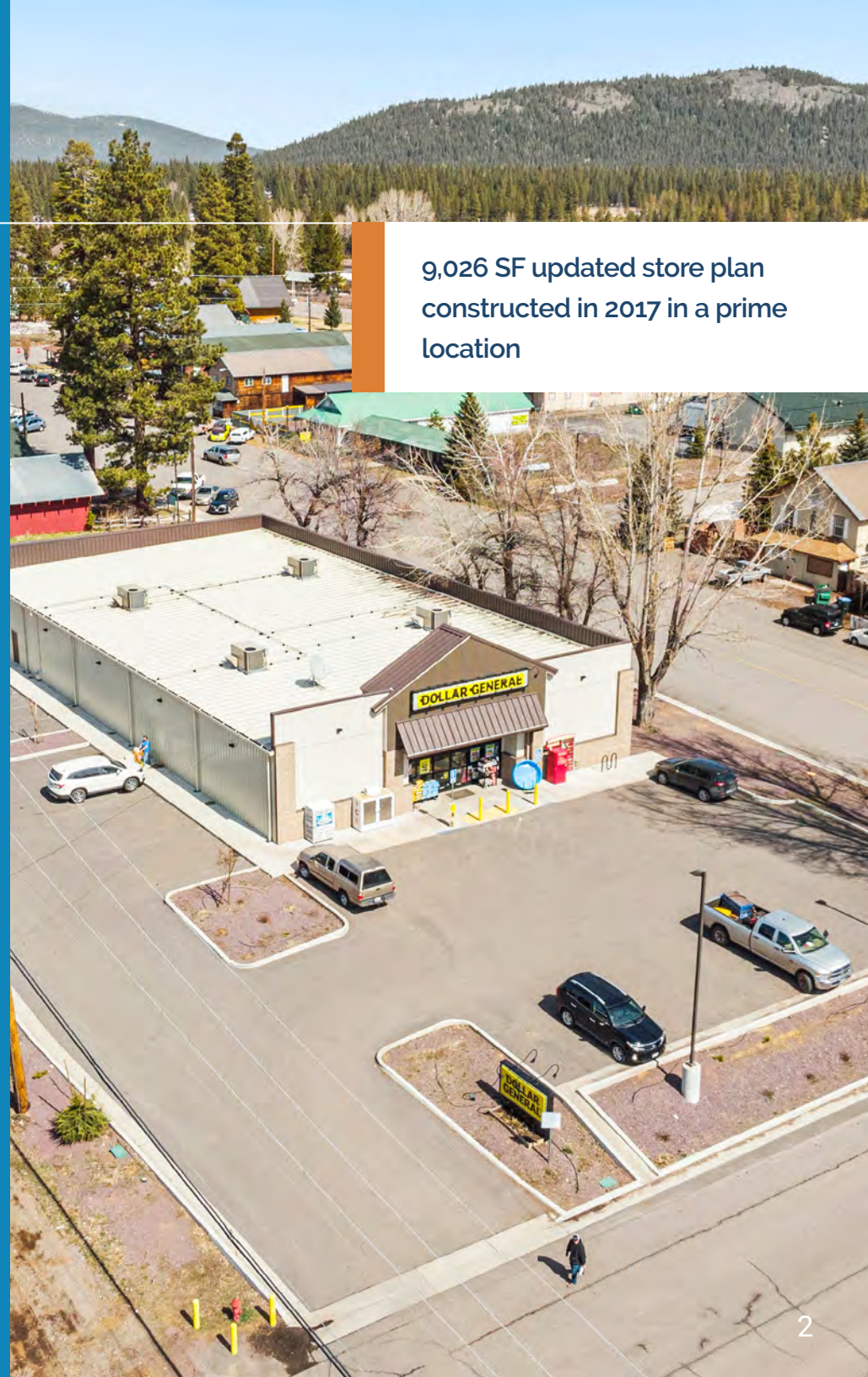
dlucas@cppcre.com

PH: 415.274.7390

CA DRE# 01389761

NV RED#: 1001411

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Dollar General

305 BIRCH STREET, WESTWOOD, CA 96137

\$2,324,073

PRICE

5.50%

CAP

NOI:

\$127,824

PRICE/SF:

\$267

LEASE TYPE:

Absolute NNN

ORIGINAL TERM:

15 Years

TERM REMAINING:

10.7 Years Remaining

LEASABLE AREA:

9,026 SF

LAND AREA:

1.00 AC

YEAR BUILT/TENANT SINCE:

2017

FEE SIMPLE:

Fee Simple

HIGHLIGHTS

- > Corporate backed, absolute NNN lease with zero landlord maintenance or expense responsibilities
- > 10+ years remaining with three, 5-year options, each with a 10% rent increase
- > Westwood is known for outdoor activities and fresh water fishing in the many nearby lakes and rivers

Only dollar store within a 13+ mile radius



INVESTMENT HIGHLIGHTS

Dollar General has remained open since the beginning of the COVID-19 pandemic and has seen a year-over-year increase in revenue

A CORPORATE DOLLAR GENERAL

- > NNN lease with no Landlord responsibility
- > 10% rent increase during each option period
- > Lease guaranteed by Dollar General Corporation (NYSE:DG) with investment grade credit (S&P BBB)
- > Fee simple ownership

LOCATION HIGHLIGHTS

- > Corner location with high visibility and convenience for customers
- > Main street frontage
- > Down the street from Westwood High School and on the same block as Westwood's main restaurants and retail





INCOME & EXPENSE

PRICE **\$2,324,073**

Capitalization Rate: 5.50%

Building Size (SF): 9,026

Lot Size (SF): 43,560

STABILIZED INCOME **PER SQUARE FOOT**

Scheduled Rent \$14.16 \$127,824

Effective Gross Income \$14.16 \$127,824

LESS **PER SQUARE FOOT**

Taxes NNN Tenant

Insurance NNN Tenant

Roof and Structure NNN Tenant

Maintenance NNN Tenant

EQUALS NET OPERATING INCOME **\$127,824**



REPRESENTATIVE PHOTO



RENT ROLL

TENANT INFO		LEASE TERMS		RENT SUMMARY			
TENANT NAME	SQ. FT.	TERM YEARS		MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEAR RENT/FT
Dollar General	9,026	12/1/2017	11/30/2032	\$10,652	\$127,824	\$1.18	\$14.16
	Option 1	12/1/2032	11/30/2037	\$11,717	\$140,606	\$1.30	\$15.58
	Option 2	12/1/2037	11/30/2042	\$12,889	\$154,667	\$1.43	\$17.14
	Option 3	12/1/2042	11/30/2047	\$14,178	\$170,134	\$1.57	\$18.85
TOTALS:	9,026			\$10,652	\$127,824	\$1.18	\$14.16



Premises & Term

TENANT	Dollar General
GUARANTOR	Dollar General Corporate
LEASE TYPE	NNN
LEASE TERM	15 Years
RENT COMMENCEMENT	12/1/2017
OPTION	Three, 5-Year Options



Expenses

TAXES

Tenant

INSURANCE

Tenant

UTILITIES

Tenant

ROOF AND EXTERIOR STRUCTURE

Tenant

MAINTENANCE

Tenant

Additional Lease Provisions

ASSIGNMENT/SUBLETTING

Right to assign/sublet, Tenant retains lease liability

ESTOPPELS

20 Days

ROFR

None



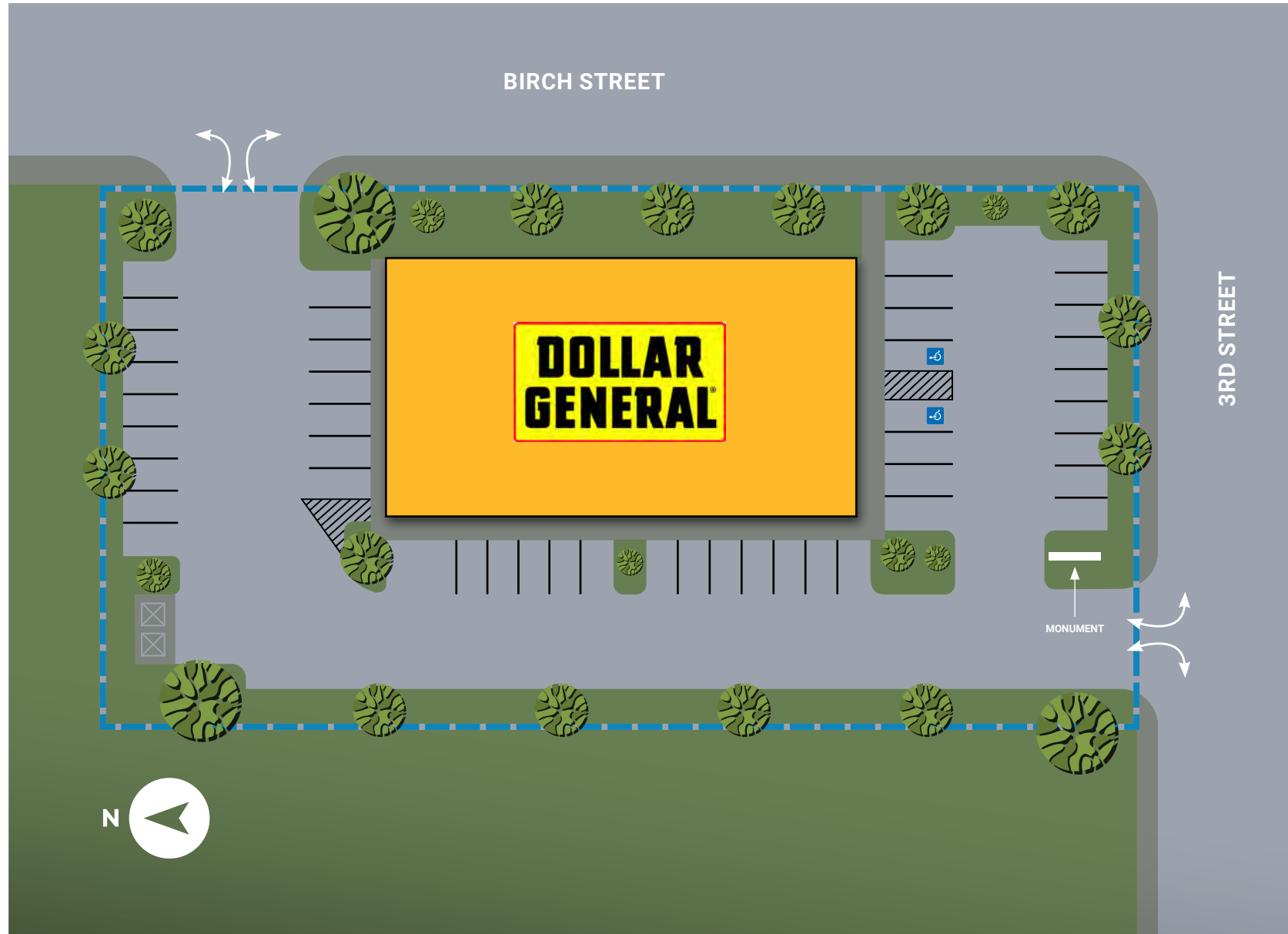
SITE PLAN



9,026
RENTABLE SF



1.00
ACRES





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
- > 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
- > 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
- > It's #91 ranking among the 2021 Fortune 500 list is a 21-place jump into the Top 100, reflecting the company's exceptional growth

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

\$34.2 B

NET SALES
(FY 2021)



Dollar General Corporation Reports Fourth Quarter 2021 Results

MARCH 17, 2022 (DOLLAR GENERAL) GOODLETTSVILLE, Tenn. – March 17, 2022 – Dollar General Corporation (NYSE: DG) today reported financial results for its fiscal year 2021 fourth quarter (13 weeks) and fiscal year (52 weeks) ended January 28, 2022.

> **FOURTH QUARTER NET SALES INCREASED 2.8%; FISCAL YEAR NET SALES INCREASED 1.4%**

> **ANNUAL CASH FLOWS FROM OPERATIONS OF \$2.9 BILLION**

> **QUARTERLY CASH DIVIDEND OF \$0.55 PER SHARE, AN INCREASE OF 31% COMPARED TO THE PRIOR QUARTER**

“We are pleased with our fourth quarter and fiscal year results, and I want to thank our associates for their unwavering commitment to meeting the critical needs of our customers during the pandemic,” said Todd Vasos, Dollar General’s chief executive officer. “Despite a more challenging than expected operating environment, our teams remained focused on executing our operating priorities and advancing our strategic initiatives, which we believe position us well for solid sales and profit growth in 2022 and beyond.”

“We feel very good about the underlying strength of the business, as reflected in our full-year outlook for fiscal 2022,” said John Garratt, Dollar General’s chief financial officer.

“In addition, we expect to return significant cash to shareholders in the form of a dividend increase, as compared to 2021, and share repurchases, including an estimated benefit from the 53rd week. As always, we continue to be disciplined in managing expenses and capital with the goal of delivering consistent, strong financial performance, while strategically investing for the long term.”

“Overall, we are excited about our plans for 2022, as we look to further differentiate Dollar General from the rest of the retail landscape, while delivering long-term sustainable growth and value for our shareholders.”

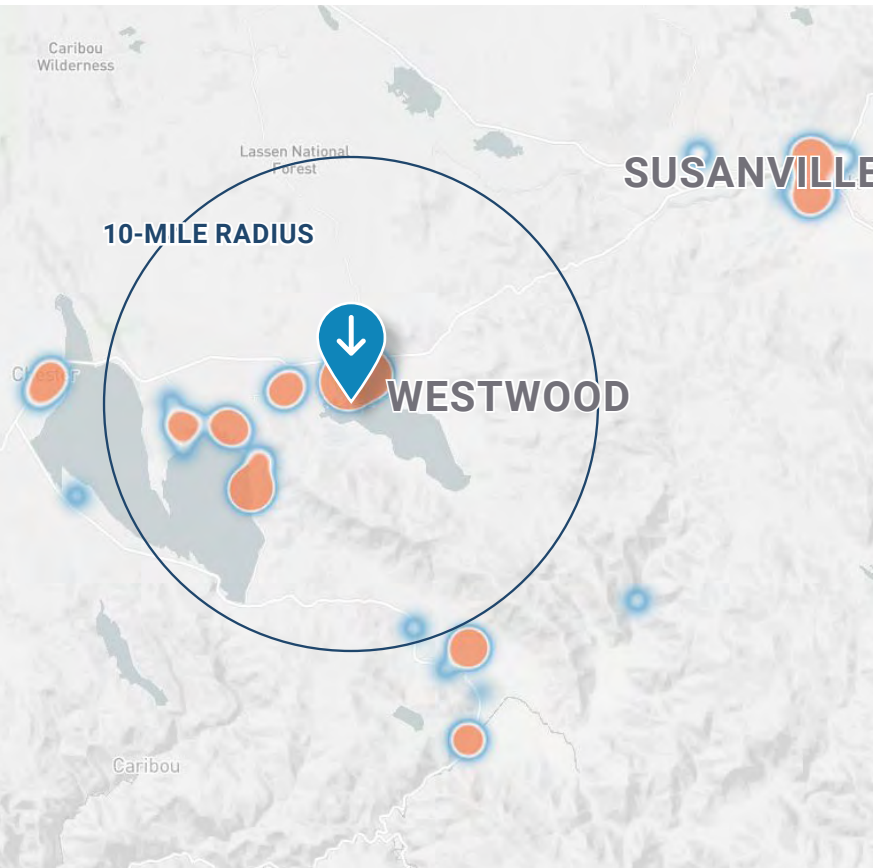
-Todd Vasos, Dollar General’s chief executive officer





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**. ORANGE 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

[VISIT PLACER.AI](#) →



41.1 K
VISITS
OVER PAST 12 MONTHS



79
MINUTES
AVERAGE DWELL TIME

Ring Radius Population Data

	5-MILE	10-MILES	15-MILES
2019	1,855	3,504	7,415

Ring Radius Income Data

	5-MILE	10-MILES	15-MILES
Average	\$48,697	\$74,018	\$67,979
Median	\$42,459	\$53,068	\$51,827

30.7K OF THIS DOLLAR GENERAL'S ANNUAL VISITORS FREQUENTED THE SUBJECT PROPERTY MORE THAN 5 TIMES IN THE PAST 12 MONTHS

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LOCATION OVERVIEW

Westwood, California

A MOUNTAIN TOWN

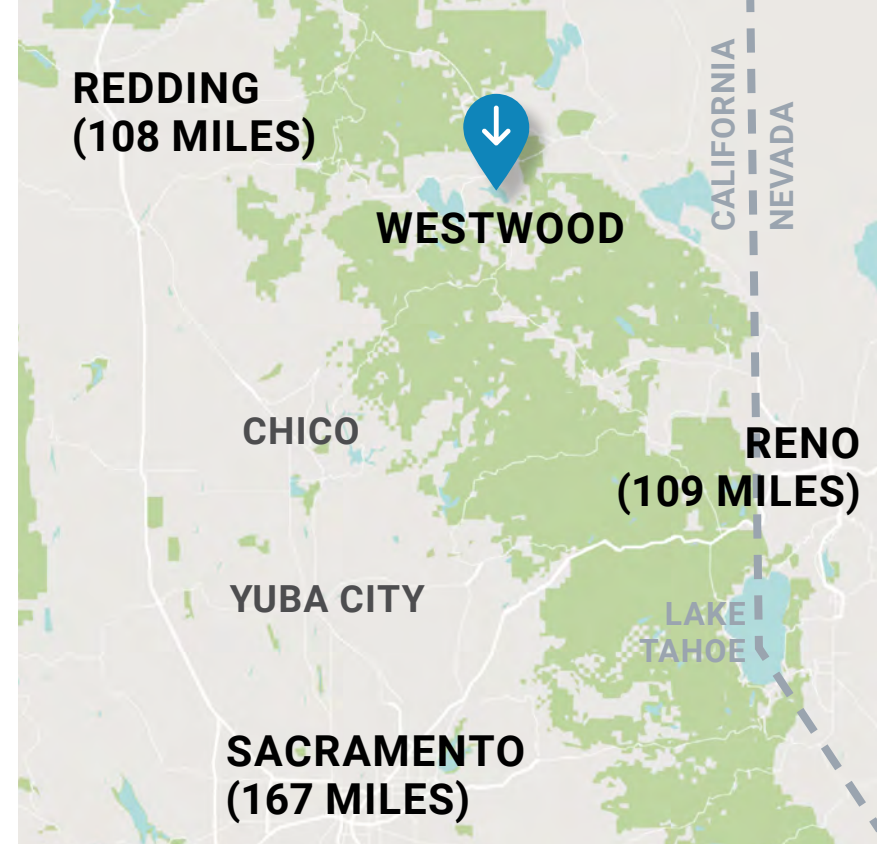
- > Located 20 miles southwest of Susanville, at an elevation of 5,128 feet and nestled between the Cascade and Sierra Mountains
- > Home to approximately 1,541 people who enjoy all that Westwood has to offer, including hiking, biking, horseback riding, skiing, and snowshoeing
- > Westwood is the site of the Walker family mansion and statues of Paul Bunyan and Babe the Blue Ox
- > The annual Paul Bunyan Mountain and Blues Festival has a wide array of attractions including the fun run, parade, logging show, a Craft & Antique show, Blue Ox Bingo, a petting zoo, a kid's area, great food and live music

LASSEN COUNTY

- > Home to Lassen National Forest, Lassen Volcanic National Park, the Bizz Johnson Trail, the Honey Lake Wildlife Area and Eagle Lake
- > Eagle Lake is the second-largest natural lake in California and home to the world-famous Eagle Lake Trout, attract fishing enthusiasts from around the world
- > In 2019, Lassen Volcanic National Park saw an estimated 517,039 visitors

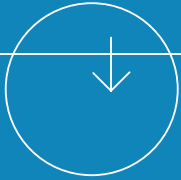
30,573

**LASSEN COUNTY
POPULATION
(ESTIMATED)**



MANZANITA LAKE, LASSEN VOLCANIC NATIONAL PARK

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BRYAN WEBB

bwebb@cppcre.com

PH: 415.274.2717

CA DRE# 01826546

DAVE LUCAS

dlucas@cppcre.com

PH: 415.274.7390

CA DRE# 01389761

NV RED#: 1001411

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