



REPRESENTATIVE



OFFERING MEMORANDUM

DOLLAR GENERAL

Roseburg, OR

Marcus & Millichap

OFFERING SUMMARY

DOLLAR GENERAL

135 Reston Road Roseburg, OR 97471

PRICE	\$2,995,000		
CAP Rate	4.85%		
NOI	\$145,224		
RENTABLE SQ FT.	10,640		
YEAR BUILT	2022		
LOT SIZE	2.02 AC		
TENANT TRADE NAME	Dollar General		
LEASE GUARANTOR	Corporate		
LEASE TYPE	NNN		
ROOF & STRUCTURE	Tenant		
LEASE TERM	15 Years		
RENT COMMENCEMENT DATE	May 2022		
LEASE EXPIRATION DATE	May 2037		
TERM REMAINING ON LEASE	15 Years		
INCREASES	10% Increases in each Option Period		
OPTIONS	Three, 5-Year Options		
BASE RENT	Years 1-15	\$145,224	
OPTION RENT	Years 16-20	(Option 1)	\$159,744
	Years 21-25	(Option 2)	\$175,728
	Years 26-30	(Option 3)	\$193,296
TENANT RESPONSIBILITIES	Taxes, Insurance, CAM, Roof & Structure		
LANDLORD RESPONSIBILITIES	100% No Landlord Responsibilities		

PACIFIC OCEAN



DEMOGRAPHIC SUMMARY

POPULATION

AVG. HOUSEHOLD INCOME

5-MILE

1,743

\$62,191

7-MILE

3,560

\$65,668

10-MILE

16,993

\$62,842

INVESTMENT HIGHLIGHTS

NEW BUILD TO SUIT DOLLAR GENERAL

- The subject property is a 10,640 SF Dollar General located in Roseburg, OR.
- This store opened in May 2022 and sits on 2.02 AC of land.

ROSEBURG, OR

- Roseburg is in the Umpqua River Valley in southern Oregon and is the county seat and most populous city of Douglas County.
- Roseburg is the hub of retail, government activity and medical services for Central Douglas County.
- Education in Roseburg is provided by Umpqua Community College (16,000 Students), Roseburg High School (1,576 Students), and more.
- Mercy Medical Center, a 178 bed hospital, is located in Roseburg and is the 2nd largest employer in the city with over 1,000 employees.
- National retail in Roseburg includes Lowe's Home Improvement, Home Depot, Costco, Marshalls and many more.
- Roseburg Regional Airport supports over 31,750 aircraft operations per year.

OREGON

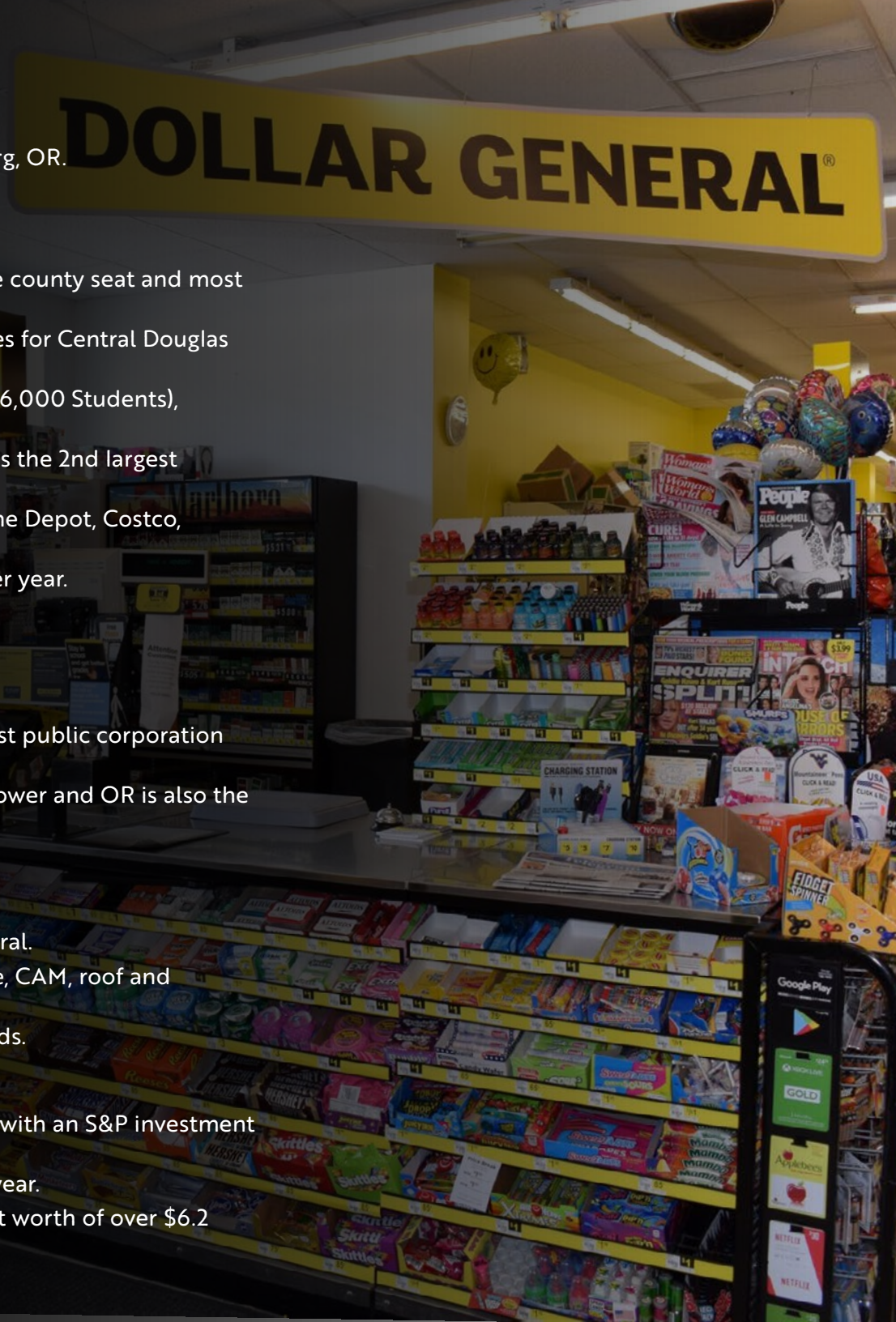
- Oregon is one of only five states that have no state sales tax.
- Oregon is the ninth largest and 27th most populous U.S. state
- Nike, Inc. is headquartered in Beaverton, OR which is the state's largest public corporation with an annual revenue of \$30.6 billion.
- Oregon's economy is powered by agriculture, fishing, hydroelectric power and OR is also the top timber producer in the U.S.
- Oregon's natural marvels attract over 29 million tourists per year.

NEW 15 YEAR CORPORATE NNN LEASE

- Brand new 15-year corporate guaranteed NNN lease with Dollar General.
- Tenant is 100% responsible for all expenses including taxes, insurance, CAM, roof and structure.
- There are 10% rent increases in each of the three, 5-year option periods.

INVESTMENT GRADE TENANT

- Dollar General is a publicly traded (NYSE: DG) Fortune 500 company with an S&P investment grade credit rating of BBB.
- Currently over 18,200 locations and expanding by 1,000 stores each year.
- Dollar General has been in business for 80 years and has a current net worth of over \$6.2 billion.



TENANT SUMMARY

FORTUNE[®]
500

PROVEN MOMENTUM.
ESSENTIAL RETAILER.



BBB

S&P CREDIT RANKING
INVESTMENT GRADE

DG

PUBLICALLY
TRADED

\$52 B

TOTAL NET
WORTH

81

YEARS IN
BUSINESS

18,200+

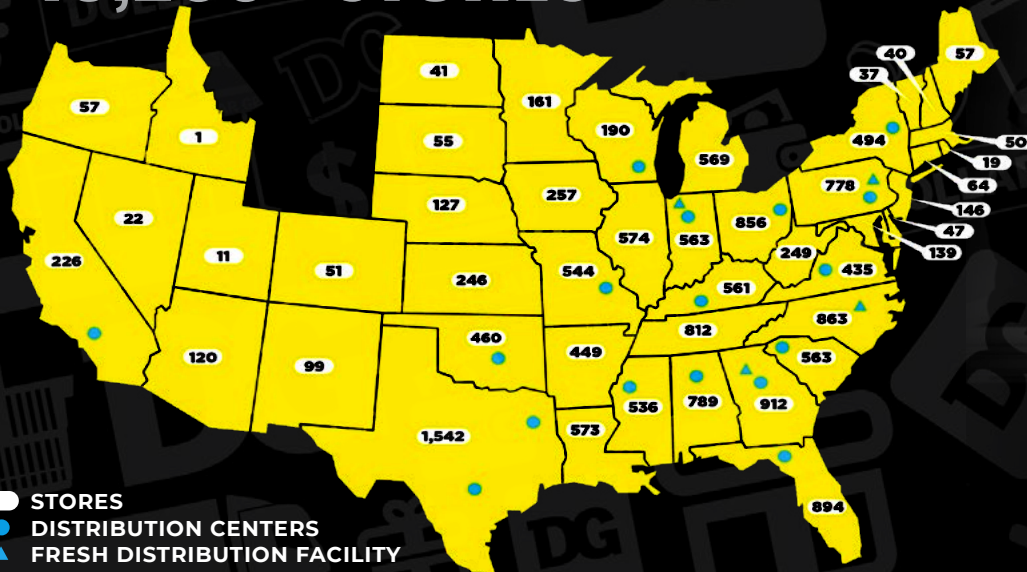
STORES IN
47 STATES

1,050

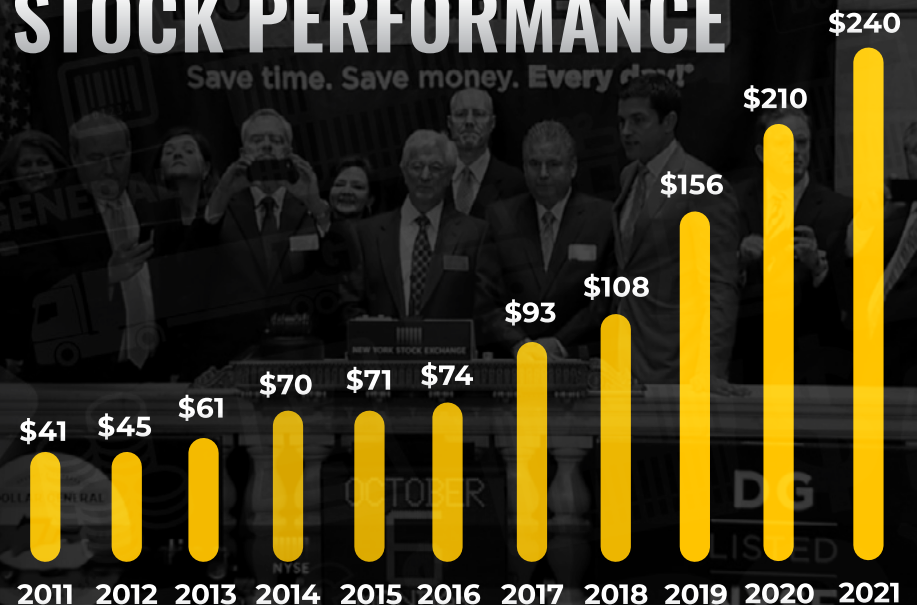
NEW STORES
PLANNED FOR 2022

REPRESENTATIVE

18,200+ STORES IN 47 STATES



STOCK PERFORMANCE





EASTERN OREGON UNIVERSITY
3,067 students




UCC
UMPUQA COMMUNITY COLLEGE
16,000 students



OREGON
ARMY NATIONAL GUARD



McDonald's **TACO BELL**



I 5
44,800 VPD



Roseburg VOR-DME
RBG 108.2



Roseburg Regional Airport



Mercy Medical Center



Stewart Park Golf Course



Harvard Medical Park



Aeroporto George Felt



Foon Estate Vineyard




River Forks Park



WILDLIFE SAFARI



Winston Middle School
222 students



Douglas High School
2,179 students



Brockway Elementary School
335 students



Freed Estate Vineyards



Abacela Winery


















McDonald's

Burger King

Walgreen's



O'Reilly AUTO PARTS **Domino's Pizza** **UNITED STATES POSTAL SERVICE**




Delfino Vineyard



Whitetail Ridge Vineyard




TERMILE OREGON
KANTU BREWING



Chateau Nonchalant Vineyard



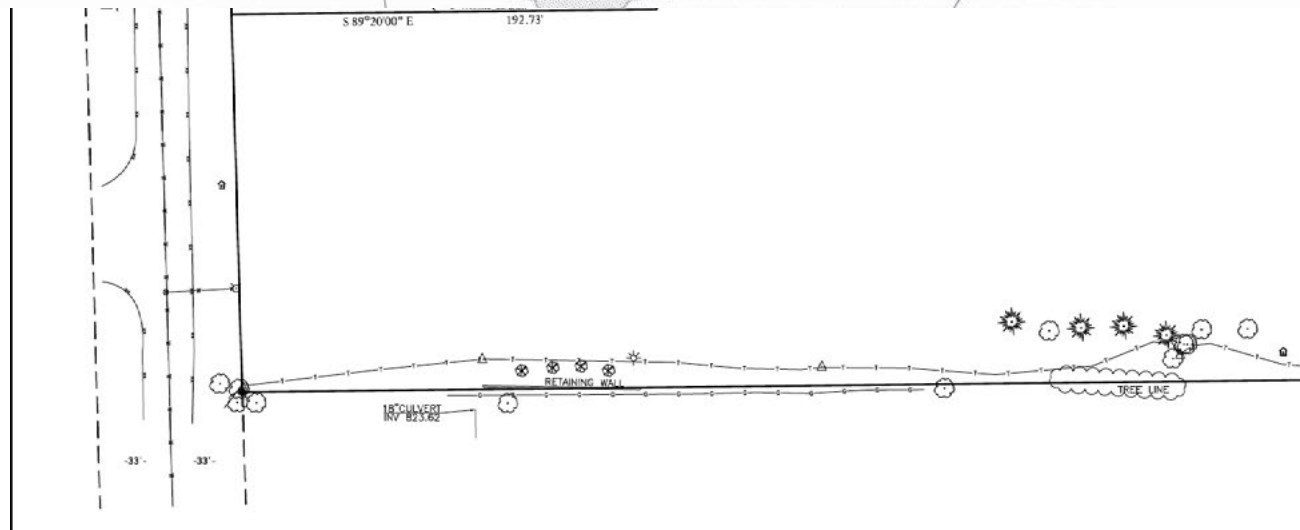
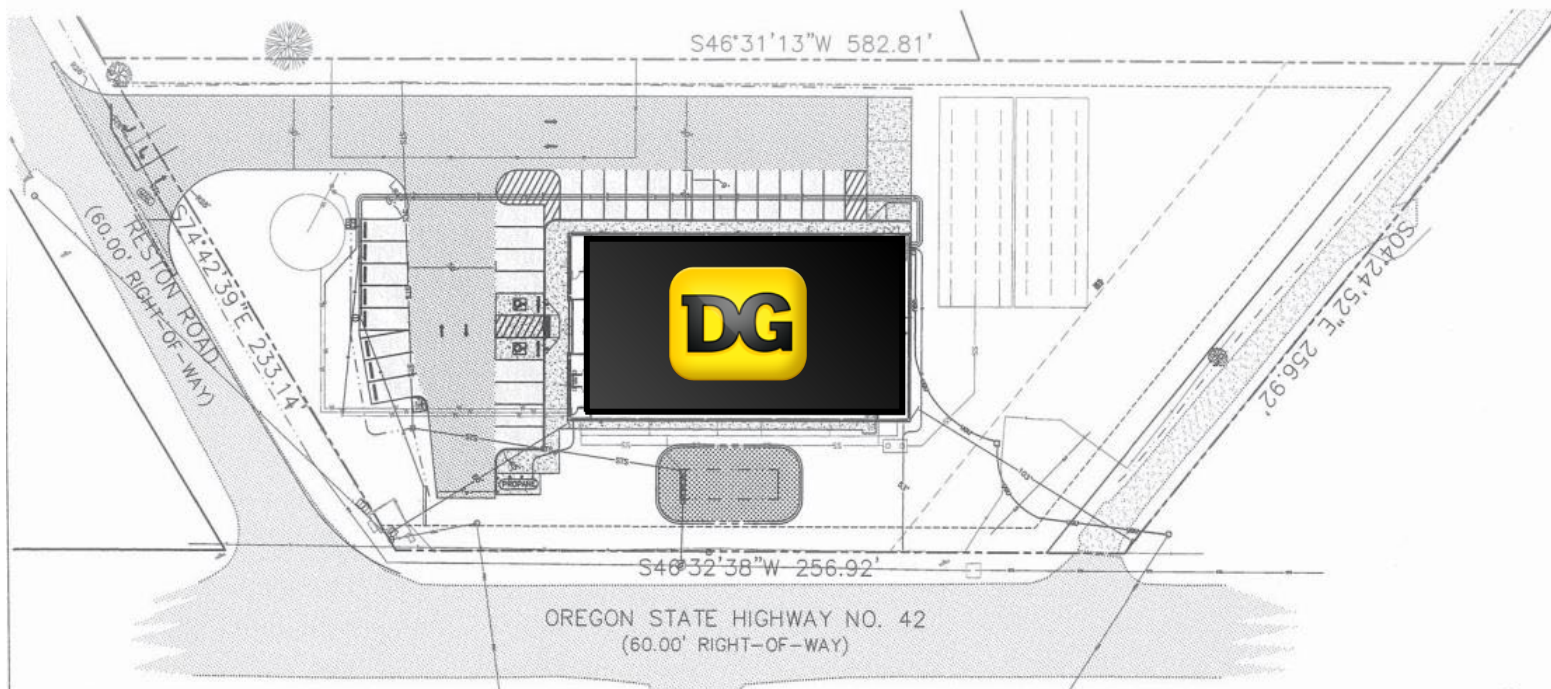
Hwy 42
22,200 VPD

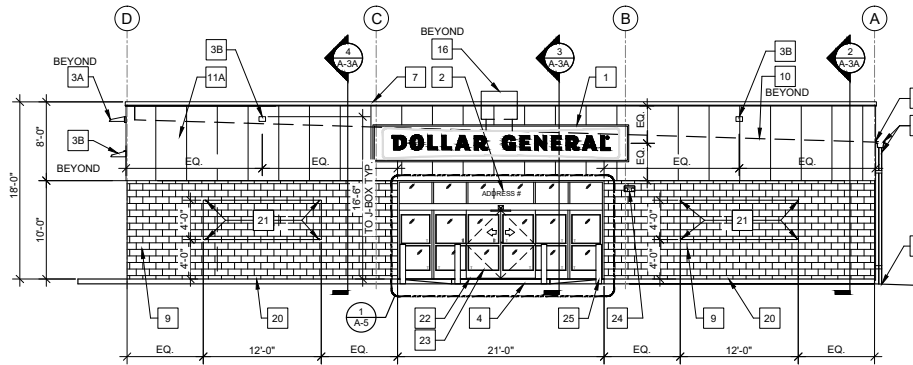
Girardet Wine Cellar

DEMOGRAPHIC SUMMARY	5-MILE	7-MILE	10-MILE
POPULATION	1,743	3,560	16,993
AVG. HOUSEHOLD INCOME	\$62,191	\$65,668	\$62,842

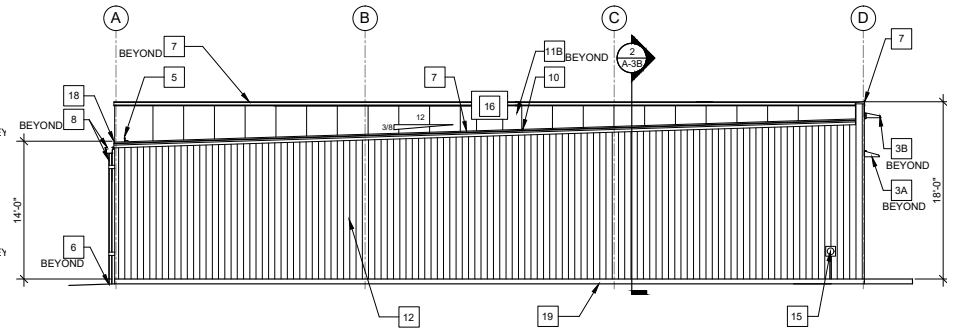
SITE PLAN



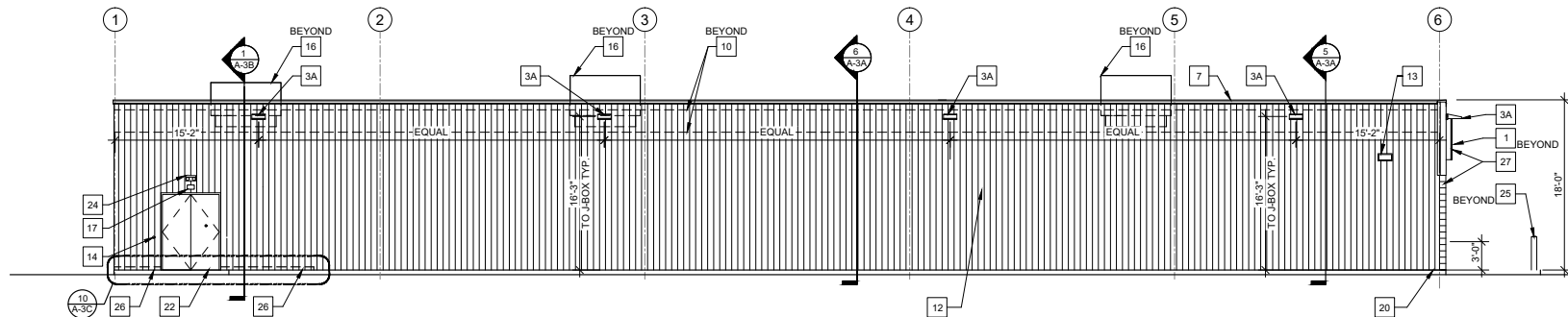
ELEVATIONS



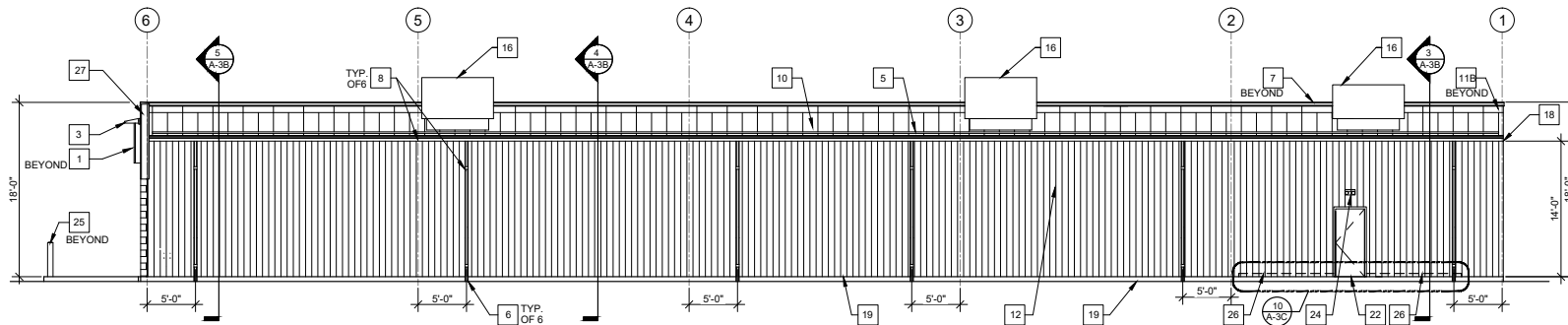
1
A-2
SOUTHWEST ELEVATION
1/8" = 1'-0"



2
A-2
NORTHEAST ELEVATION
1/8" = 1'-0"



3
A-2
NORTHWEST ELEVATION (TRUCK SIDE)
1/8" = 1'-0"



4
A-2
SOUTHEAST ELEVATION
1/8" = 1'-0"

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BROKER OF RECORD | ADAM LEWIS | LIC #: 201209561

Marcus & Millichap

TAYLOR MCMINN

RETAIL GROUP

Dated:

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Phone: (678) 808-2762
Fax: (815) 550-1286
don.mcminn@marcusmillichap.com

Re: 135 Reston Rd – Roseburg, OR 97471 (Dollar General)

Dear:

Please accept this offer to purchase the above referenced Property. This letter expresses Purchaser's interest in purchasing the Property under the following terms and conditions:

Purchaser _____

**Purchaser's
Address** _____

**Purchaser's
Phone/Fax** _____

**Purchaser's
Email Address** _____

Offer Price _____

Earnest Money \$50,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract with an additional \$50,000 deposited at the expiration of the Inspection Period (\$100,000 Total). The Earnest Money shall become non-refundable barring any other listed contingencies at the expiration of the Inspection Period.

Inspection Period 21 Calendar Days from the Effective Date, which shall mean the date on which the latter of the parties executes a Contract. All available Due Diligence Documents ("Documents") will be forwarded immediately upon the Effective Date of the Contract.

Purchaser's Initials _____ Seller's Initials _____

Financing Period
(Please Check One)

☐ **All Cash** (No Financing Period)

☐ **Financing:** Purchaser shall have ten (10) days from the Effective Date of the Contract to apply for and obtain a financing commitment. In addition, Purchaser shall have 30 days from the effective date of the contract to complete loan processing. Purchaser shall use its best efforts to secure and obtain a new first mortgage loan in the amount of \$_____ on terms which are acceptable to Purchaser.

Closing Date

Within 10 Calendar Days after rent commencement and receipt of tenant estoppel.

Closing Costs

Seller shall pay for the transfer tax. Buyer shall pay for Title. Purchaser and Seller shall each bear its own attorneys expenses. All other Closing Costs shall be split 50-50 between Buyer and Seller.

Property Condition

Property is being sold "AS IS" with Seller making representations or warranties concerning the property.

Contract within 10 days:

Within Ten (10) Calendar Days of the Effective Date of this Letter of Intent, Purchaser and Seller shall enter into a binding Contract (the "Contract"). Seller will Draft the Contract and Failure to reach an agreement will allow the Seller to consider this agreement void and accept offers from other parties.

Broker Commission

Purchaser acknowledges that Purchaser has employed _____, ("Purchaser's Brokers") to represent them in this transaction. Any commissions due the Purchaser's broker (if applicable) shall be paid by the Seller directly.

1031 Exchange

Purchaser ☐ is / ☐ is not (check one) completing an IRS 1031 Tax Deferred Exchange, to which the Seller agrees to cooperate providing there is no cost or expense to Seller. Purchaser has \$_____ in an exchange account from a transaction which closed escrow on _____. Purchaser will provide Seller, upon request, proof of such funds.

Confidentiality

Purchaser and Purchaser's agents and representatives hereby covenant with Seller that Purchaser and Purchaser's agents and representatives shall not, without the prior written consent of Seller (which consent may be withheld in Seller's sole and absolute discretion), disclose to any other person (other than Purchaser's accountants and attorneys) or entity by any means whatsoever: (i) any information pertaining to the Documents; (ii) any information pertaining to the Contract; or (iii) any information or documentation

Purchaser's Initials _____ Seller's Initials _____

(written or oral) provided by Seller or Seller's agents and representatives concerning Seller, Seller's business, Tenant, Tenant's business or the Property.

This Letter of Intent is contingent upon the prospective Purchaser's willingness to execute Seller's standard Purchase Agreement as well as review and approval of the details of the transaction proposed above by the appropriate principal parties of the Seller.

It is understood and agreed that the foregoing constitutes a *Letter of Intent* setting forth the major business points from our discussions. It is further understood that neither party intends to create any contractual rights or obligations as a result of entering into this *Letter of Intent*. No binding agreement or rights or obligations shall arise as the result of executing this letter or with respect to the proposed transactions, unless and until we execute definitive documentation incorporating the above provisions and other appropriate terms.

If the foregoing accurately reflects our discussions, please acknowledge same by returning a signed copy of this letter. Execution of this Letter of Intent by the undersigned agent in no way binds or obligates the Seller or any of its principals.

Agreed and Accepted | Purchaser

By: _____

Printed: _____

Dated: _____

Agreed and Accepted | Seller

By: _____

Printed: _____

Dated: _____