

JAMESCAPITAL



DOLLAR GENERAL (RARE PRIMARY TERM INCREASE)

160 E. US HWY 70, PIMA, AZ 85282

PAGE

03	Investment Summary
04	Lease Summary
05	Rent Schedule
06	Retail Aerial
07	Site Plan
08	About the Brand
09	Location Overview

CONTACT INFORMATION



JONATHAN ECKERD
Vice President
(602) 704-5252



KEN JOHNSON
Vice President
(602) 780-3222



INVESTMENT SUMMARY

Tenant	Dollar General
Street Address	160 E. US Hwy 70
City	Pima
State	AZ
Zip	85282
GLA	9,100 SF
Lot Size	0.72 AC
Year Built	2013



\$1,750,610
List Price

\$192.37
Price / SF



5.25%
Cap Rate

9,100 SF
GLA



\$91,907
NOI

\$10.10
Rent / SF



Debt Quote

Loan quote provided by James Capital Advisors based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing. Please Contact:

BRAD KRAUS

Senior Director, Head of Capital Markets
(424) 325-2653
brad.kraus@jamescapitaladvisors.com

Absolute Net (NNN) Dollar General

Just over 6+ years remaining on the primary term with zero landlord responsibilities.

Rare Primary Term Increase

Rent increases 3% in year 11 providing investors with a hedge against inflation in just over one year after acquisition.

Corporate Guaranty (NYSE: "DG")

Dollar General has a "BBB" Credit Rating by S&P and has increased 8.91% from April 2021.

Three (3), 5-Year Options After Primary Term

Each option calls for a 10% increase, hedging against inflation.

Lease Type	Absolute Net (NNN)	Real Estate Taxes	Tenant Reimburses
Type of Ownership	Fee Simple	Insurance	Tenant Responsible
Original Lease Term	15 Years	Roof & Structure	Tenant Responsible
Commencement Date	06/26/2013	Lease Guarantor	Corporate
Lease Expiration	06/30/2028	Company Name	Dollar General
Term Remaining	6+ Years	Ownership	Public
Increases	3% in Year 11 & 10% in Each Option	Years in Business	83
Options	Three (3), 5-Year	Number of Locations	18,000+



Dollar General Has 31 Consecutive Years of Same Store Sales Growth

In 2021 alone annual revenue was \$33.747 Billion which was an increase of 21.59% from 2020 revenue.

Expanding Workforce and International Footprint

Dollar General has announced plans to create 10,000 new jobs during fiscal 2022 which is a 6% increase of its total workforce. The largest US retailer by store count plans to go international with 10 new locations in Mexico in 2022.

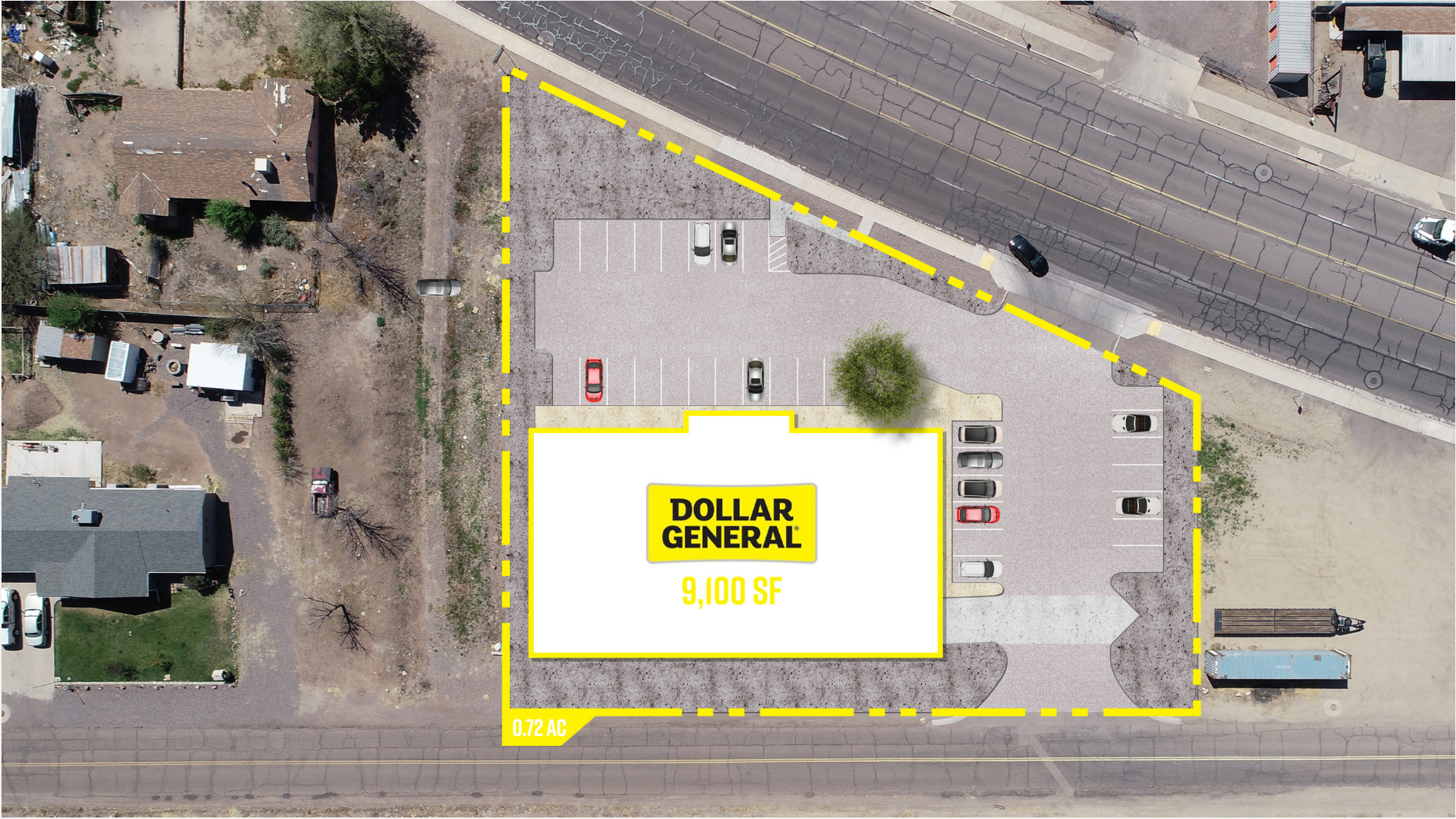
Significant Upgrades and Expansion on the Horizon

In December 2021, the essential needs retailer announced more than 1,000 new store opening and 1,750 current store remodels.

Period	Term	Annual Rent	Monthly Rent	Increase	CAP Rate
06/26/2013 - 6/30/2023	Years 1-10	\$91,907	\$7,659	-	5.25%
07/01/2023 - 06/30/2028	Years 11-15	\$94,664	\$7,889	3.00%	5.41%
07/01/2028 - 06/30/2033	1st Option	\$104,131	\$8,678	10.00%	5.95%
07/01/2033- 06/30/2038	2nd Option	\$114,544	\$9,545	10.00%	6.54%
07/01/2038- 06/30/2043	3rd Option	\$125,998	\$10,500	10.00%	7.20%







ABOUT THE BRAND

Dollar General

Dollar General's value-focused approach of providing customers with household necessities at a price 20-40% lower than competitors has allowed the company to excel in low-income markets. The stores generally feature a low-cost, no frills building with limited maintenance capital, low operating costs, and focused merchandise.

**18,000**

Number of Locations

**BBB**

S&P Credit Rating

**\$33.75 BILLION**

Annual Revenue

**91**

Forbes Ranking



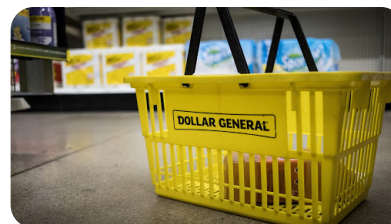
Dollar General Reports '21 Results

Net sales increased 2.8% to \$8.7 billion in the fourth quarter of 2021.

[Read More >](#)


Dollar General Opens 18,000th Store

Dollar General announced the opening of its 18,000th store.

[Read More >](#)


Dollar General To Create 10k New Jobs

The plan is to approximately 10,000 net new career opportunities.

[Read More >](#)


Dollar General Expands to 47th State

Dollar General steps into its 47th State with its expansion of Idaho.

[Read More >](#)



POPULATION	1-Mile	3-Mile	5-Mile
2026 Projection	1,657	3,158	5,947
2021 Estimate	1,606	3,065	5,757
2010 Census	1,620	3,107	5,747
HOUSEHOLDS	1-Mile	3-Mile	5-Mile
2026 Projection	540	1,032	1,910
2021 Estimate	524	1,002	1,851
2010 Census	530	1,022	1,858
Average Income	\$58,844	\$62,505	\$65,801
Median Income	\$53,000	\$55,482	\$56,700

Pima, AZ

Pima is a town in Graham County, Arizona in the valley of the Gila River. U.S. Route 70 passes through the town, leading southeast 8 miles (13 km) to Safford, the county seat, and northwest 68 miles (109 km) to Globe. Pima is part of the Safford Micropolitan Statistical Area. As of the 2020 census, Graham County's population was 38,533. The county is home to several organizations including Eastern Arizona College and the Mount Graham International Observatory, which includes one of the world's largest and most powerful telescopes.

DISCLAIMER

The information contained in this Marketing Brochure has been obtained from sources believed to be reliable, but the accuracy or completeness of the information contained therein cannot be guaranteed. James Capital Advisors, Inc. ("Broker") has not, and will not, verify any of this information, nor has Broker conducted, nor will it conduct, any investigation regarding these matters. Broker makes no representations, guarantees, or warranties of any nature about the accuracy or completeness of any information provided. The information provided in this brochure is in no way a substitute for a thorough due diligence investigation by Buyer. Broker has made no investigation of, and has made no representations, guarantees, or warranties of any nature, with regard to income and expenses for this property nor the future financial performance of the property. In addition, Broker has made no investigation of, and has made no representations, guarantees, or warranties as to the size and square footage of the property, the presence of any contaminating substances at the property, the physical condition of the property or compliance with any State, Local or Federal regulations. In addition, Broker has made no investigation of, and has made no representations, guarantees, or warranties of any nature, with regard to the financial condition or future financial condition of any tenants, nor any future plans or intentions of tenants with regard to the continued occupancy of the property. All parties are aware that Broker has no affirmative obligation to conduct a due diligence examination of the property for any Buyer. Any and all projections or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. Therefore, Broker assumes no legal responsibility for accuracy or completeness of this information, and expressly disclaims all representations, guarantees, or warranties related thereto.

The value of the property to any Buyer depends on numerous factors that must be evaluated by Buyer and Buyer's legal, tax, construction, and financial advisors. Buyer and Buyer's advisors should conduct a thorough, independent investigation of the property to determine its suitability for Buyer's intended usage. This investment, as with all real estate investments, carries a substantial risk. As such, Buyer and Buyer's legal and financial advisors are strongly advised to request and review all legal and financial documentations related to the property and tenants.

A tenant's past performance is not a guarantee of future performance. The lease rate stated for some properties may be based on a tenant's projected sales with little or no record of actual performance or comparable rents for the area in question. Returns are in no way guaranteed. Tenants may fail to pay the rent or property taxes or any other tenant obligations under the terms of the lease or may default under the terms of such lease. Regardless of tenant's history of performance, and/or any lease guarantors and/or guarantees, Buyer is responsible for conducting Buyer's own investigation of all matters related to any and all tenants and lease agreements. Broker is not, in any way, responsible for the performance of any tenant or for any breach or default by any tenant of any terms of any lease agreement related to the property. Further, Buyer is responsible for conducting Buyer's own independent investigation of all matters related to the value of the property, including, but not limited to, the value of any long-term leases. Buyer must carefully evaluate the possibility of tenants vacating the property or breaching their leases and the likelihood and financial impact of being required to find a replacement tenant if the current tenant should default and/or abandon the property. Buyer must also evaluate Buyer's legal ability to make alternate use of the property in the event of a tenant abandonment of the property.

CONFIDENTIALITY

This Marketing Brochure and the information contained within, is propriety and strictly confidential. It is intended to be used only by the party receiving it from Broker. It should not be made available to any other person or entity without the express written consent of Broker.

RELEASE

This Marketing Brochure has been prepared to provide basic, unverified information for prospective purchasers. By accepting this Marketing Brochure, the recipient agrees to release and hold harmless Broker from any claim, demand, liability or loss arising out, or relating in any way, to the information contained in this Marketing Brochure and from Buyer's investigation of the property. In no event shall James Capital Advisors, Inc. or Broker be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this Marketing Brochure or any information contained herein.

NON-ENDORSEMENT

Broker is not affiliated with, endorsed by or sponsored in any way by any tenant or lessee identified in this Marketing Brochure. The presence of any entity's logo or name is not intended in any way to indicate affiliation, sponsorship or endorsement by said entity of Broker.

CONTACT INFORMATION

DOLLAR GENERAL

DEAL TEAM



**JONATHAN
ECKERD**
Vice President

(602) 704-5252
jonathan.eckerd@jamescapitaladvisors.com
AZ RE Lic. SA663487000



**KEN
JOHNSON**
Vice President

(602) 780-3222
ken.johnson@jamescapitaladvisors.com
AZ RE Lic. SA655911000

