



ABSOLUTE NNN DOLLAR GENERAL FOR SALE

SUBJECT PROPERTY PHOTO - TAKEN APRIL 2022

**DOLLAR GENERAL**  
5281 Park Drive, East China, MI 48054

*Exclusively Listed By:*

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# DOLLAR GENERAL

5281 Park Drive | East China, MI 48054

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

## SALE PRICE

**\$1,995,000**

## CAP RATE

**5.0%**

### INVESTMENT SUMMARY

List Price:	\$1,995,000
NOI:	\$99,750
Cap Rate:	5.0%
Price / SF:	\$188.81
Building Size:	10,566 SF
Land Acreage:	2.12 Acres

### LEASE SUMMARY

Lease Type:	Absolute NNN Lease
Taxes / CAM / Insurance:	Tenant Responsibilities
Roof / Structure:	Tenant Responsibilities
Original Lease Term:	15 Year Lease
Term Remaining:	15 Years
Commencement Date:	March 20, 2022
Term Expiration:	March 31, 2037
Options:	(5) 5 Year Options
Increases:	Yes, In Options - See Lease Abstract
Guarantor:	Dollar General Corporation

# EXECUTIVE SUMMARY

### INVESTMENT HIGHLIGHTS

- Absolute NNN Lease - Zero Landlord Responsibilities
- Corporate Guarantee | NYSE: DG S&P 500 Component | BBB Rating By Standard & Poor's
- Brand New 2022 Construction - Build to Suit for Tenant to Dollar General's Specifications
- 10,566 Square Foot Building Located on 2.12 Acres of Land
- Property is Equipped with Preferred Concrete Parking Lot
- (5) 5 Year Options with Increases in Each Option | Strong Hedge Against Inflation
- Strong Demographics Conducive to Dollar General's Business Model
- Perfect 1031 Exchange Investment
- Port Huron MI MSA - Within Close Proximity to Metro Detroit (20 Minutes) and Canada

### RENT INCREASES

### ANNUAL RENT

### MONTHLY RENT

Years 1 - 15	\$99,750.00	\$8,312.50
Option 1 (Years 16 - 20)	\$109,704.96	\$9,142.08
Option 2 (Years 21 - 25)	\$120,675.48	\$10,056.29
Option 3 (Years 26 - 30)	\$132,743.04	\$11,061.92
Option 4 (Years 31 - 35)	\$146,017.32	\$12,168.11
Option 5 (Years 36 - 40)	\$160,619.04	\$13,384.92

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## DOLLAR GENERAL TENANT PROFILE



Save time. Save money. **Every day!**<sup>®</sup>

### OVERVIEW

Company:	Dollar General
Founded:	1939; 82 Years Ago
Total Revenue:	\$27.8 billion (2019)
Net Income:	\$1.712 billion (2019)
Net Worth:	\$17.54 Billion
Headquarters:	Goodlettsville, Tennessee
Website:	<a href="http://www.dollargeneral.com">www.dollargeneral.com</a>

### TENANT HIGHLIGHTS

- NYSE: DG | S&P 500 Component
- Operates 18,000 Stores | 143,000 Employees
- One of the Most Profitable Stores in the Rural United States

### TENANT OVERVIEW

Dollar General Corporation is a discount retailer, headquartered in Goodlettsville, Tennessee. The stores provide various merchandise products in the southern, southwestern, Midwestern, and eastern United States. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2020 reached #112. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$27 billion in 2019. As of January 2020, Dollar General operates 16,278 stores in the continental United States.

Dollar General offers both name-brand and generic merchandise — including off-brand goods and closeouts of name-brand items — in the same store. Although it has the word "dollar" in the name, Dollar General is not a dollar store. Most of its products are priced at more than \$1.00. However, goods are usually sold at set price points in the range of .50 to 60 dollars.

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# EAST CHINA MARKET OVERVIEW



### LOCATION OVERVIEW

East China was established on February 12, 1859. The Community is located along the St. Clair River between Marine City and St. Clair. East China Township has many different and extremely beautiful parks and each park has its own unique characteristics. The St. Clair River runs along the eastern boundary with the Canadian border directly across the river. The Belle and Pine rivers also run through portions of the Township. The rivers offer great boating, fishing, and wildlife viewing opportunities. The area consists of small towns and farmland and offers many antique shops, restaurants, theater shows, and a ferry to Canada. A portion of the Bridge to Bay bike path courses through the Township. The population in 2020 was 3,704. Residential land use is the most extensive use and single-family homes cover most of the area.

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## PORT HURON MI MARKET OVERVIEW



### PORT HURON. MICHIGAN

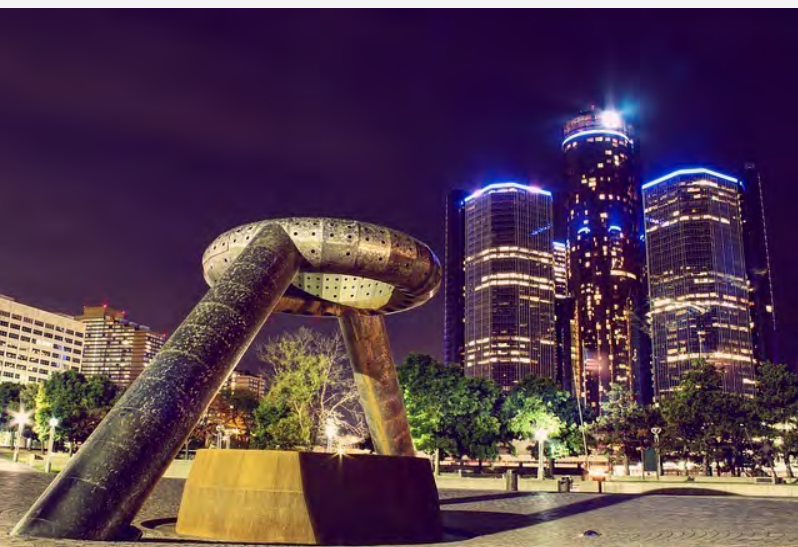
Port Huron city, seat (1871) of St. Clair county, eastern Michigan, U.S. Situated at the lower end of Lake Huron, it lies on the St. Clair River, opposite Sarnia, Ontario, Canada. In 1814 Fort Gratiot was built on the site of the earlier French Fort St. Joseph (1686), and a village was established. Port Huron was created (1837) by the amalgamation of five villages: Peru, Desmond, Gratiot, Fort Gratiot, and Huron. Fort Gratiot Lighthouse (1829), the oldest on the Great Lakes, with its 86-foot [26-meter] tower, marks the St. Clair Straits. The city is connected to Sarnia via ferry service, the Blue Water International Bridge, and a railroad tunnel. Originally a lumber and shipbuilding center, the city is now a railway and St. Lawrence Seaway terminal, with one of the few natural deepwater ports on the Great Lakes. Diversified industries include the production of plastics, chemicals, machinery, tools, and auto parts.



Port Huron is the Maritime Capital of the Great Lakes with unique sites such as the Huron Lightship and the Great Lakes Maritime Center. In 2022, Port Huron Museum has free admission to the Thomas Edison Depot Museum, Huron Lightship, Carnegie Center, and Fort Gratiot Light – Michigan's oldest, working lighthouse. Walk the charming downtown district and discover unique shops, art galleries, and eateries. Boaters will love the walkable waterfront and beautiful marina in the heart of downtown for transient and day docking. Take a sight-seeing boat cruise or hop aboard the Blue Water Trolley. Discover beaches and spots for picnicking, walking, and biking at the Blue Water Bridges, connecting Port Huron to Ontario, Canada.

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## DETROIT MI MARKET OVERVIEW

### DETROIT, MICHIGAN

Detroit is the most populous city in the U.S. state of Michigan, the largest city on the United States–Canada border, and the seat of Wayne County. The municipality of Detroit had a 2016 estimated population of 672,795, making it the 23rd-most populous city in the United States. The metropolitan area, known as Metro Detroit, is home to 4.3 million people, making it the second-largest in the Midwest after Chicago.

Detroit is a major port on the Detroit River, one of the four major straits that connect the Great Lakes system to the Saint Lawrence Seaway. The Detroit Metropolitan Airport is among the most important hubs in the United States. The City of Detroit anchors the third-largest economic region in the Midwest, behind Chicago and Minneapolis-St. Paul, and the 14th-largest in the United States. Detroit and its neighboring Canadian city Windsor are connected through a tunnel and the Ambassador Bridge, the busiest international crossing in North America. Detroit is best known as the center of the U.S. automobile industry, and the "Big Three" auto manufacturers General Motors, Ford, and Chrysler are all headquartered in Metro Detroit.

Detroit was founded on July 24, 1701, by the French explorer and adventurer Antoine de la Mothe Cadillac and a party of settlers. During the 19th century, it became an important industrial hub at the center of the Great Lakes region. With the expansion of the auto industry in the early 20th century, the city and its suburbs experienced rapid growth, and by the 1940s, the city had become the fourth-largest in the country. However, due to industrial restructuring, the loss of jobs in the auto industry, and rapid suburbanization, Detroit lost a considerable population from the late 20th century to the present.

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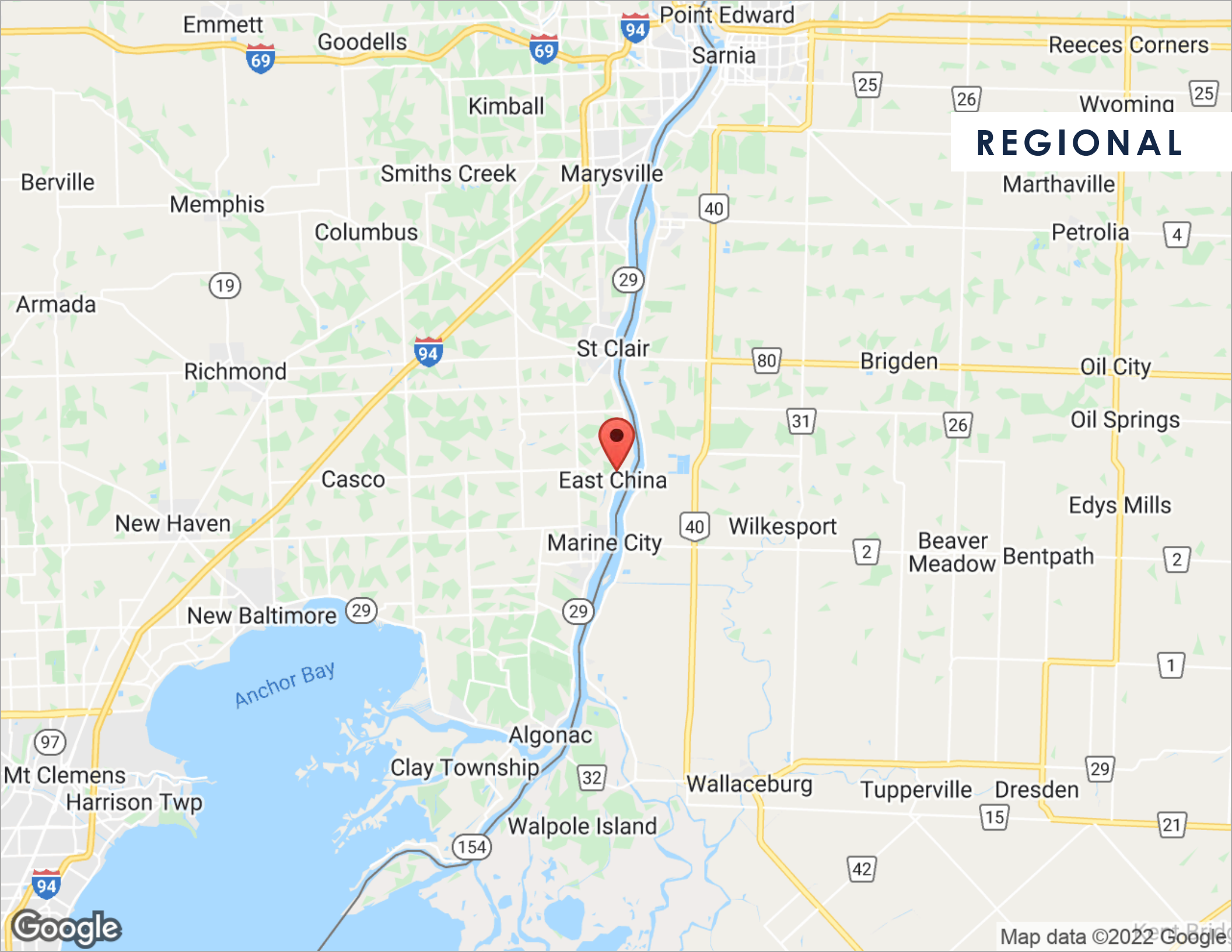
**AERIAL**



**Park Drive**

**River Road**





# REGIONAL

## LOCATION

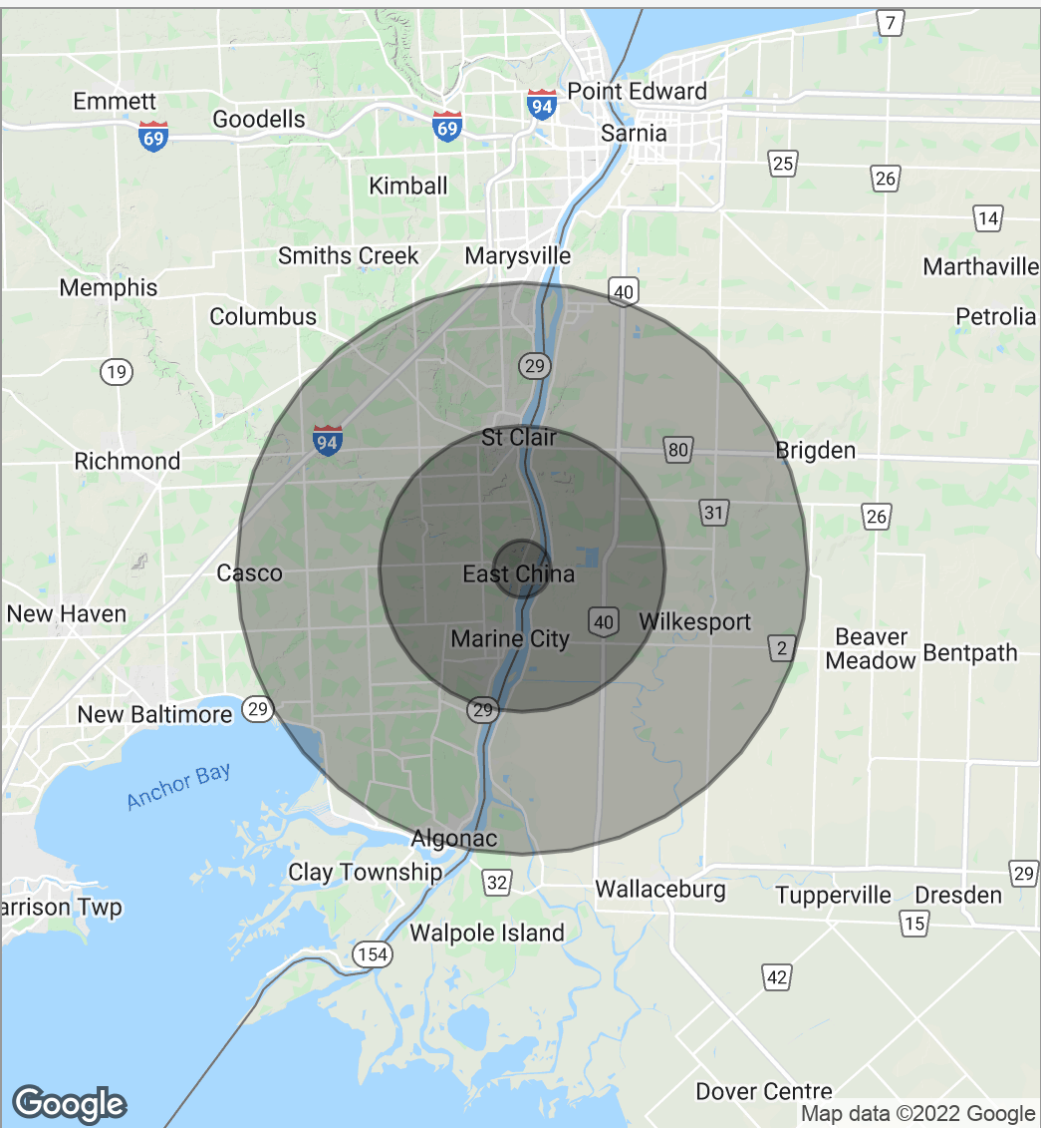




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## DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,381	17,763	44,723
Median age	54.8	42.3	41.4
Median age (Male)	53.3	41.7	40.7
Median age (Female)	57.7	43.7	42.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	481	6,828	17,410
# of persons per HH	2.9	2.6	2.6
Average HH income	\$61,739	\$60,497	\$64,136
Average house value	\$210,278	\$217,165	\$207,445
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	0.0%	0.6%	1.4%
RACE (%)	1 MILE	5 MILES	10 MILES
White	99.0%	98.1%	97.7%
Black	0.7%	0.2%	0.3%
Asian	0.3%	0.9%	0.7%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.1%	0.2%
Other	0.0%	0.0%	0.3%

\* Demographic data derived from 2010 US Census

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