



NO COMPETITION WITHIN 13+ MILES!



DOLLAR GENERAL PLUS | 2021 BTS

ACTUAL STORE

15831 STAUNTON TURNPIKE, SMITHVILLE, WV 26137

BRIAN BROCKMAN

BANG REALTY
11427 REED HARTMAN HWY #236
CINCINNATI, OH 45241
513.657.3645

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INVESTMENT SUMMARY

List Price:	\$1,594,584
Current NOI:	\$95,675.04
Initial Cap Rate:	6.00%
Land Acreage:	+/- 1.74
Year Built	2021
Building Size:	10,542 SF
Price PSF:	\$151.26
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.00%

INVESTMENT OFFERING

We are pleased to present this 10,542 SF. Dollar General Plus store located in Smithville, West Virginia. The property is secured with a 15 year Absolute NNN Lease leaving zero landlord responsibilities. The lease contains 4 (5 year) options to renew, each with a 10% rental rate increase. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of "BBB", which is classified as Investment Grade. The store has been operating successfully since it opened in October 2021.

This Dollar General is highly visible as it is strategically positioned on Staunton Turnpike and is the only dollar store within a 13 mile radius! The 10 mile population from the site is 6,111 while the 3 mile average household income is \$49,378 per year, making this location ideal for a Dollar General. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a "passive" investor to attain the fee simple ownership of Dollar General. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, the nation's top dollar store. List price reflects a 6.00% cap rate based on NOI of \$95,675.04.



PRICE \$1,594,584



CAP RATE 6.00%



LEASE TYPE Absolute NNN



TERM REMAINING 14 Years

INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease | Zero Landlord Responsibilities
- **2021 BTS Plus Size Construction**
- **The Only Dollar Store Within 13+ Miles!**
- 4 (5 Year) Options | 10% Increases At Each Option
- Three Mile Household Income \$49,378
- Ten Mile Population 6,111
- **On Main Thoroughfare | Excellent Access and Visibility off Hwy 47**
- Investment Grade Dollar Store With "BBB" Credit Rating
- DG Reported 32 Consecutive Quarters of Same Store Sales Growth
- **The Only Dollar Store Serving the Community**
- **Underserved Retail Trade Area | 15 Miles to Nearest Grocer**

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$95,675.04	\$9.08
Gross Income	\$95,675.04	\$9.08
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$95,675.04	\$9.08

PROPERTY SUMMARY

Year Built:	2021
Lot Size:	+/- 1.74 Acres
Building Size:	10,542 SF
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$95,675.04
Rent PSF:	\$9.08
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	10/29/2021
Lease Expiration Date:	10/31/2036
Lease Term Remaining:	15 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Four (5 Year)
Lease Guarantor:	Dollar General Corporaion
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$34.2 BILLION



STORE COUNT:
18,000+



GUARANTOR:
DG CORP



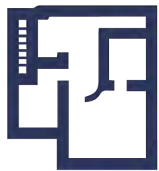
S&P:
BBB

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	10,542	10/29/2021	10/31/2037	\$95,675.04	100.0	\$9.08
			Option 1	\$105,242.52		\$9.98
			Option 2	\$115,766.76		\$10.98
			Option 3	\$127,343.40		\$12.08
			Option 4	\$140,077.80		\$13.28
Totals/Averages	10,542			\$95,675.04		\$9.08



TOTAL SF
10,542



TOTAL ANNUAL RENT
\$95,675.04



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$9.08



NUMBER OF TENANTS
1



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2.8% INCREASE
IN NET SALES Q4



1,110 STORES
OPENING IN 2022



\$34.2 BIL
IN SALES

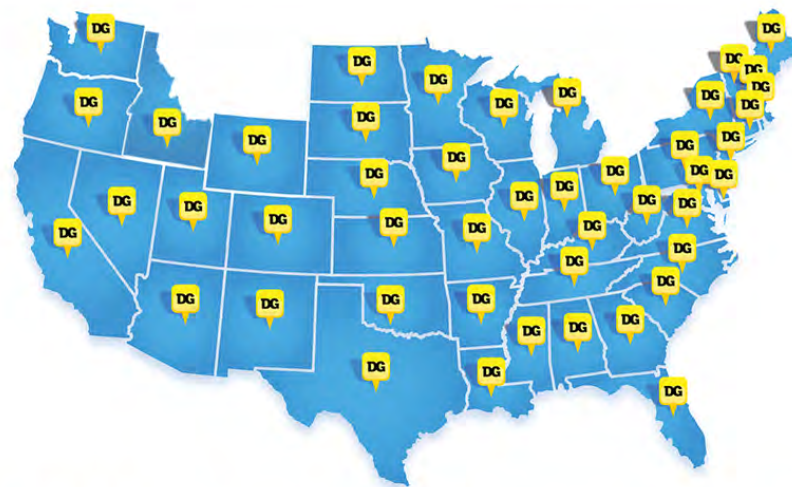


83 YEARS
IN BUSINESS



31 YEARS
SAME STORE GROWTH

DOLLAR GENERAL is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 18,000+ stores with more than 140,000 employees, located across 47 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets, now they are expanding into more densely populated areas. Opened 1,050 new stores in 2021, and planning to open an additional 1,110 in 2022. The Dollar General strategy is to deliver a hassle-free experience to consumers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.




18,000+ STORES ACROSS 47 STATES

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PROXIMITY TO LOCAL ATTRACTIONS



45 Miles
Mid-Ohio
Valley Regional
Airport



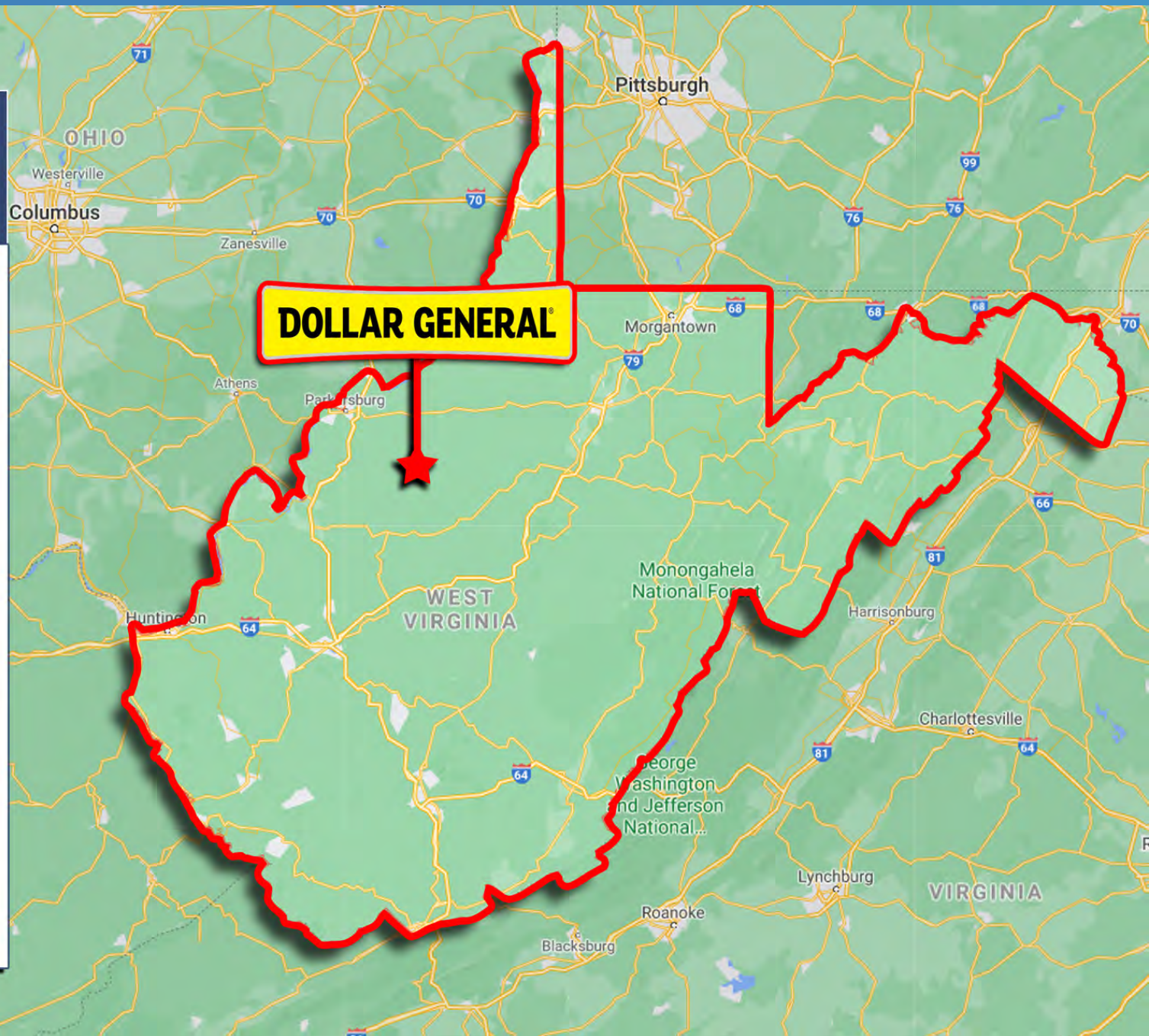
38 Miles
Parkersburg,
WV



97 Miles
Morgantown,
WV

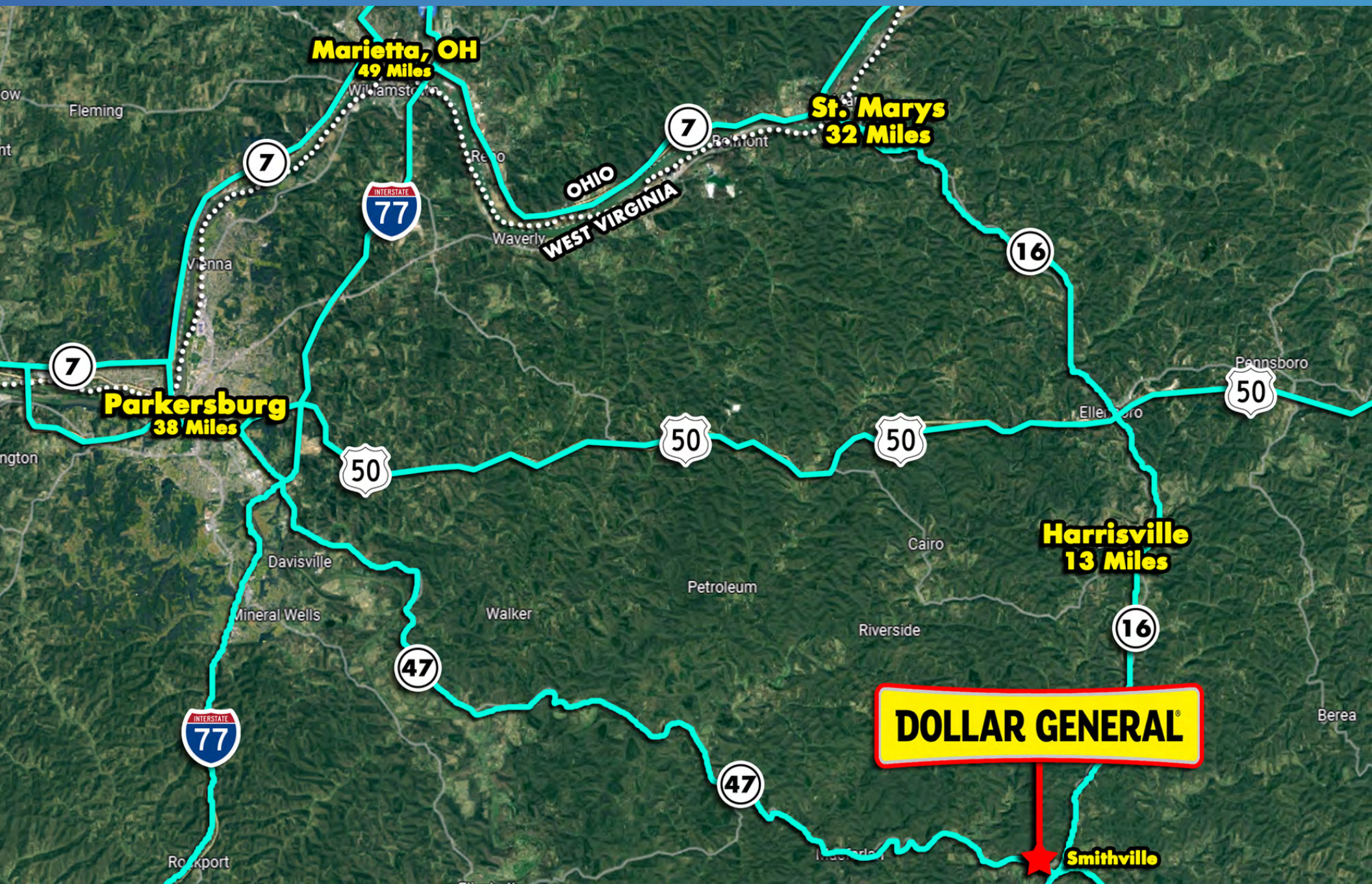


23 Miles
Glenville
State
University



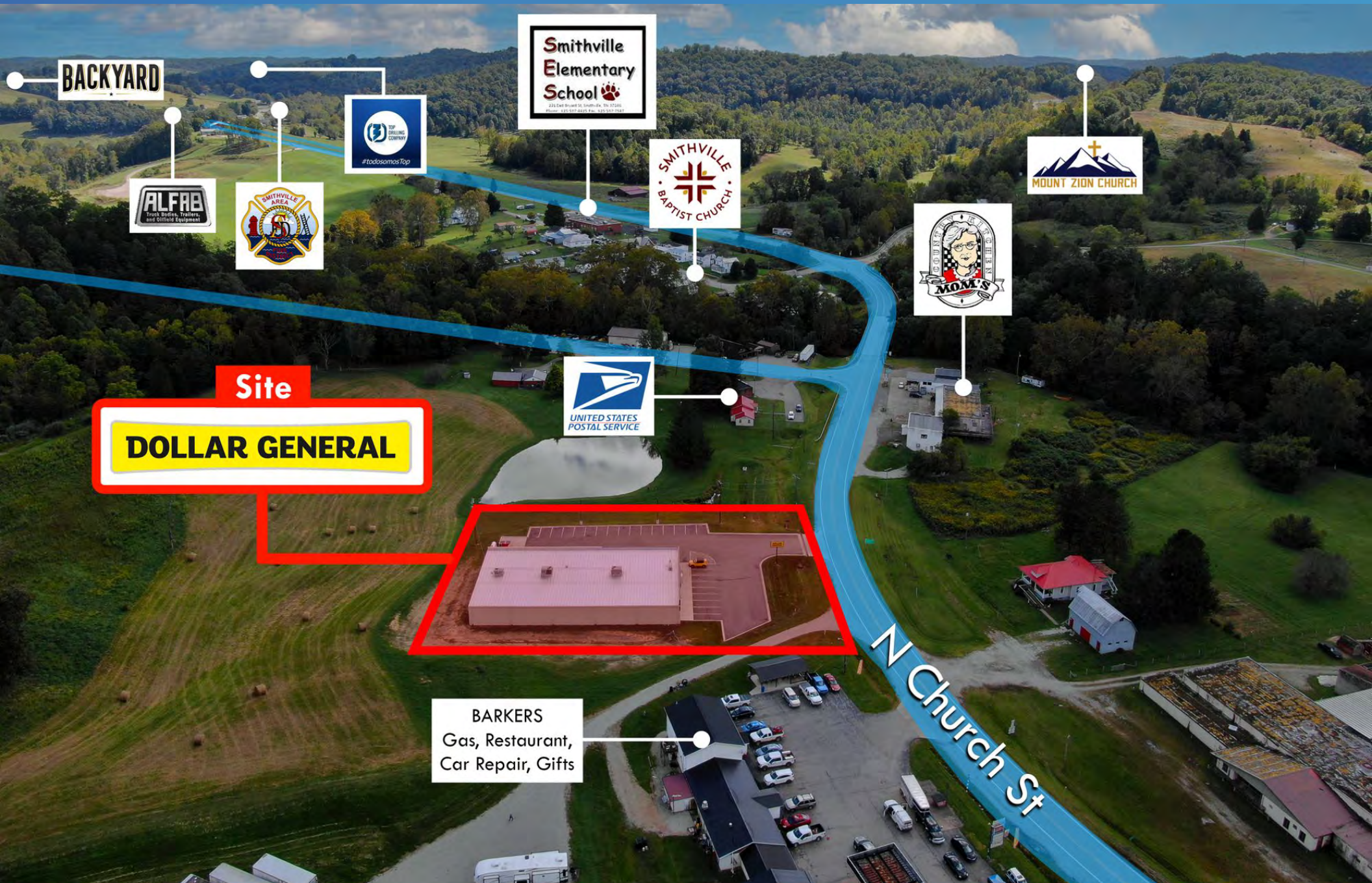
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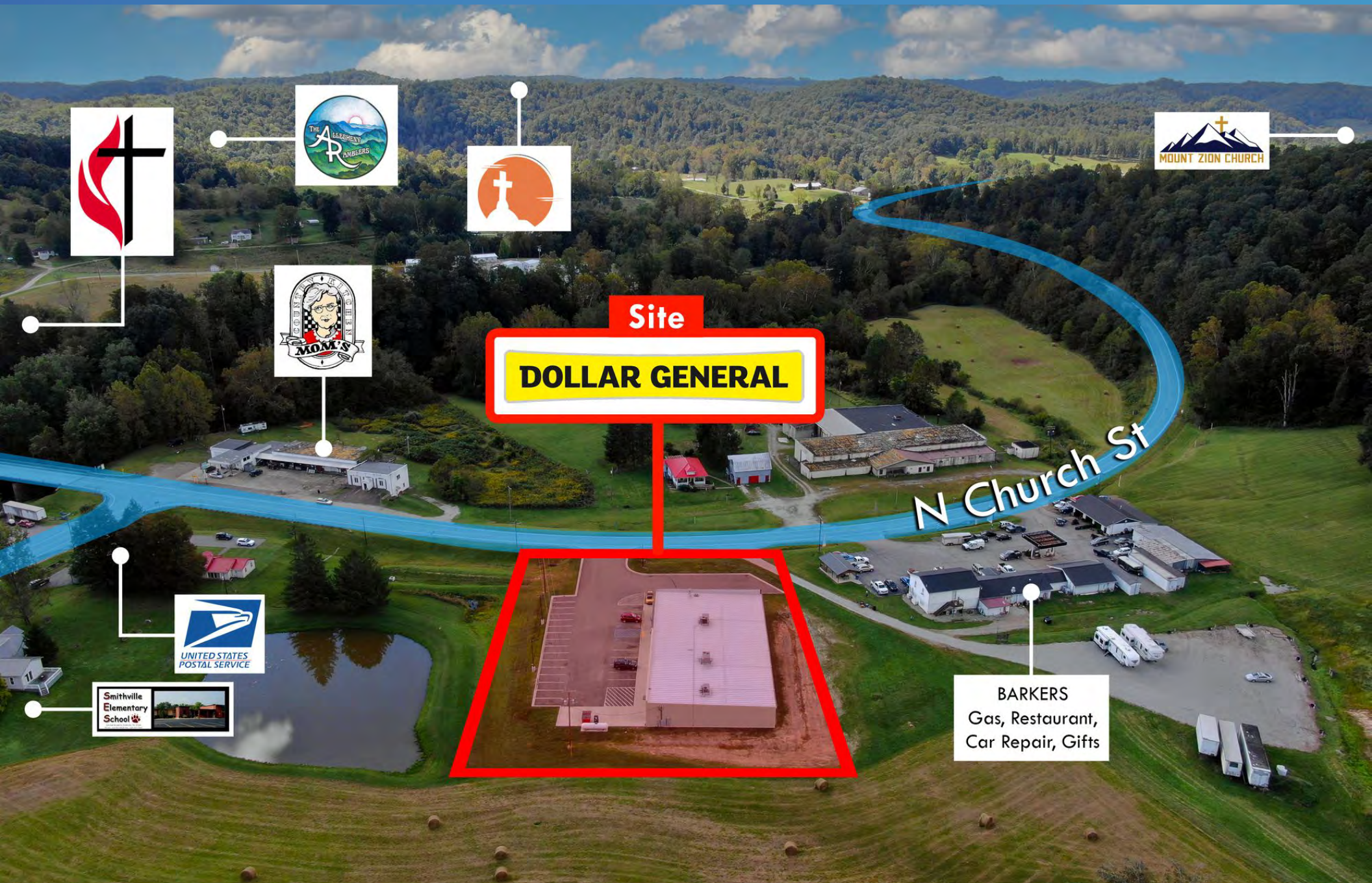
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Site
DOLLAR GENERAL

N Church St



BARKERS
Gas, Restaurant,
Car Repair, Gifts

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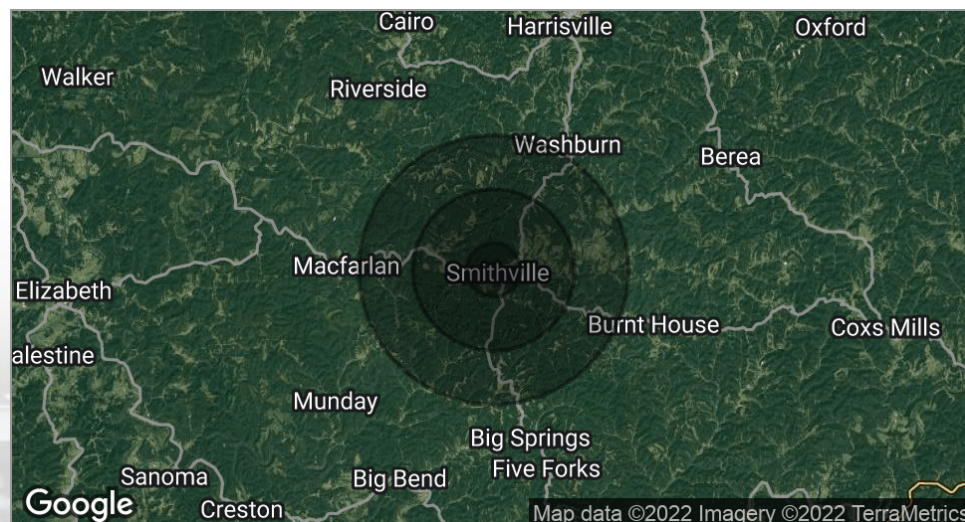


Smithville is an unincorporated community in southern Ritchie County, West Virginia. It lies along West Virginia Route 47 south of the town of Harrisville, the county seat of Ritchie County. Its elevation is 686 feet. It has a post office with the ZIP code 26178. The community was named after Barnes Smith, Sr., the original owner of the town site.

Ritchie County was one of fifty Virginia counties that were admitted to the Union as the state of West Virginia on June 20, 1863, at the height of the Civil War. Later that year, the new state's counties were divided into civil townships, with the intention of encouraging local government. This proved impractical in the heavily rural state, and in 1872 the townships were converted into magisterial districts. Ritchie County was divided into four districts: Clay, Grant, Murphy, and Union.

In 1911, historian Minnie Kendall Lowther published "The History of Ritchie County." Her book is still regarded as one of the most comprehensive histories of any county in West Virginia.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	338	1,034	6,111
Median Age	50.7	51.3	49.4
# Of Persons Per HH	2.4	2.3	2.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	143	443	2,594
Average HH Income	\$49,378	\$51,015	\$55,292
Median House Value	\$85,293	\$87,135	\$95,389
Consumer Spending	\$3.7 M	\$11.4 M	\$68.7 M





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