

**OFFERED
FOR SALE
\$2,264,000**

**5.25%
CAP RATE**

DOLLAR GENERAL®

CONFIDENTIAL OFFERING MEMORANDUM

13950 Butlers Road
AMELIA COURT HOUSE, VA

RICHMOND, VA MSA



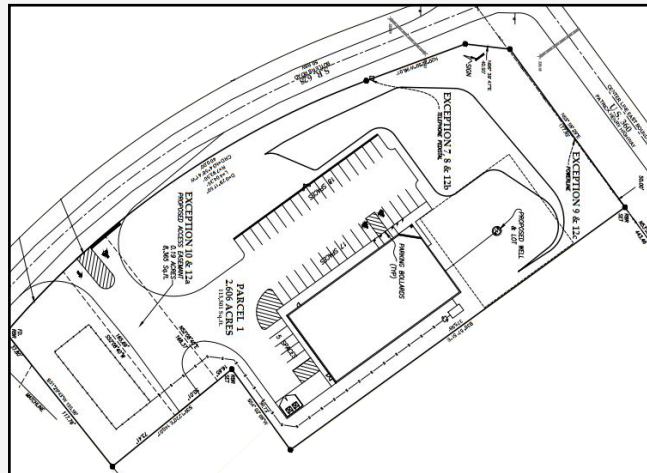
ASSET SNAPSHOT

Atlantic Capital Partners has been engaged to offer a free-standing, Absolute NNN Leased, corporately guaranteed Dollar General. The subject property features 10,542 square feet of retail space and 38 parking spaces. Ideally located along a high-traffic corridor, the subject property has built in demand as it will service the immediate surrounding residents as their local mini grocery and convenience store.

- Absolute NNN 15-Year Lease - Zero Landlord Responsibilities
- Corporate Guaranty (17,000+ Stores)
- E-Commerce + Pandemic + Recession Resistant Tenant - Sales Increased During Covid
- Highly Desirable, Growing & Proactive Brand
- 2022 Construction with Warranties in Place
- Ideal Dollar Store Demographics + Customers

LEASE SUMMARY

Property	Dollar General	
Location	13950 Butler's Road, Amelia Court House, VA 23002	
Building Size (GLA)	± 10,542 SF	
Land Size	± 2.61 Acres	
Year Built	2022	
Tenant/Guarantor	Dollar General/DOLLAR GENERAL CORPORATION	
Rent Type	Absolute NNN	
Landlord Responsibilities	None	
Rent Commencement	12/12/2022	
Current Rent	\$118,852	
Rent Schedule	Term	Rent
Base Term	2/1/2023 - 1/31/2038	\$118,852
1st Extension Term	2/1/2038 - 1/31/2043	\$130,737
2nd Extension Term	2/1/2043 - 1/31/2048	\$143,810
3rd Extension Term	2/1/2048 - 1/31/2053	\$158,191
4th Extension Term	2/1/2053 - 1/31/2058	\$174,011
5th Extension Term	2/1/2058 - 1/31/2063	\$191,412
Sale Price Cap Rate	\$2,264,000 5.25%	



5 MILES

4,882
PEOPLE



5 MILES

\$90,285
AHHI



14,000 VPD
US-360

INVESTMENT HIGHLIGHTS

PASSIVE INCOME

Absolute NNN Lease | No Landlord responsibilities | New Construction

STRONG CORPORATE GUARANTY

Dollar General was ranked #91 on the Fortune 500 2021 list, a jump from their ranking of 112 in 2020 | Over 17,000 locations in 46 states | Included on Fortune's 2020 World's Most Admired Companies

E-COMMERCE + PANDEMIC + RECESSION RESISTANT TENANT

Dollar General Sales increased 21.6% and same-store sales increased 16.3% from 2019 to 2020 | Classified as Essential Business

FILLS A MARKET GAP

With the next closest Dollar General location 3.8 miles away, this Dollar General store will draw sustainable demand from the surrounding area

- Year 1 Rent: \$118,852
- 10,542 SF Building
- January 2038 Lease Expiration
- 10% Escalations Each Renewal Option
- Zero Landlord Responsibilities
- Five (5), Five Year Options

GROWING & PROACTIVE BRAND

Dollar General plans to execute 2,980 real estate projects in 2022, which include 1,110 new stores (up from 1,050 last year) along with 1,750 remodels and 120 store relocations

BRAND RECOGNITION

75% of Americans live within 5 minutes of a Dollar General | Dollar General is the nation's top dollar store

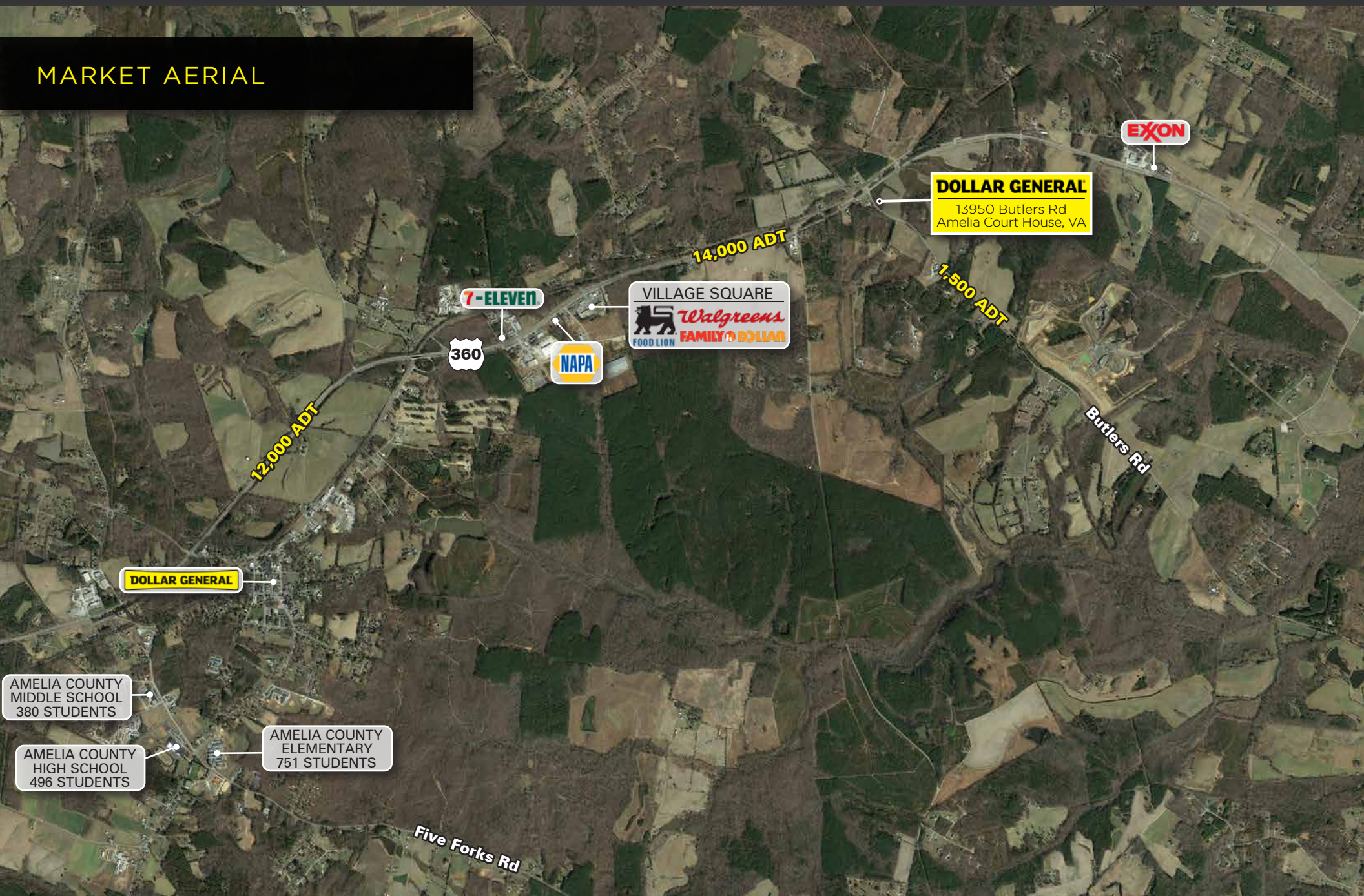
IDEAL DEMOGRAPHICS FOR DISCOUNT CONVENIENT STORE

Median Household Income of \$65,352 within a 1-mile radius

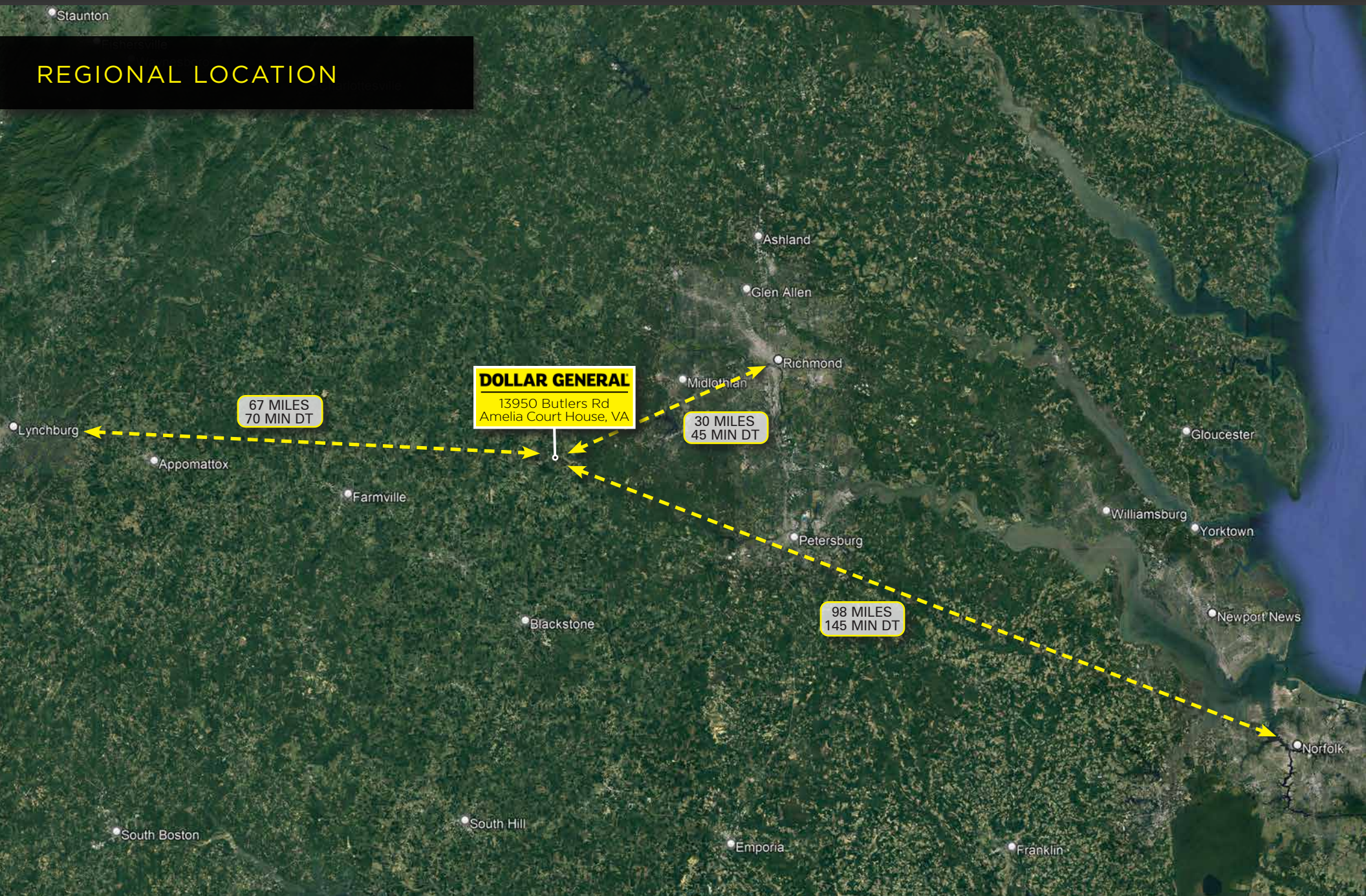
HIGH DEMAND CONCEPT

Throughout the course of the Covid-19 pandemic, investor demand in the dollar store sector increased to record levels | The net lease dollar store sector will continue to be active as investors are attracted to the strong credit tenants that this asset class provides

MARKET AERIAL



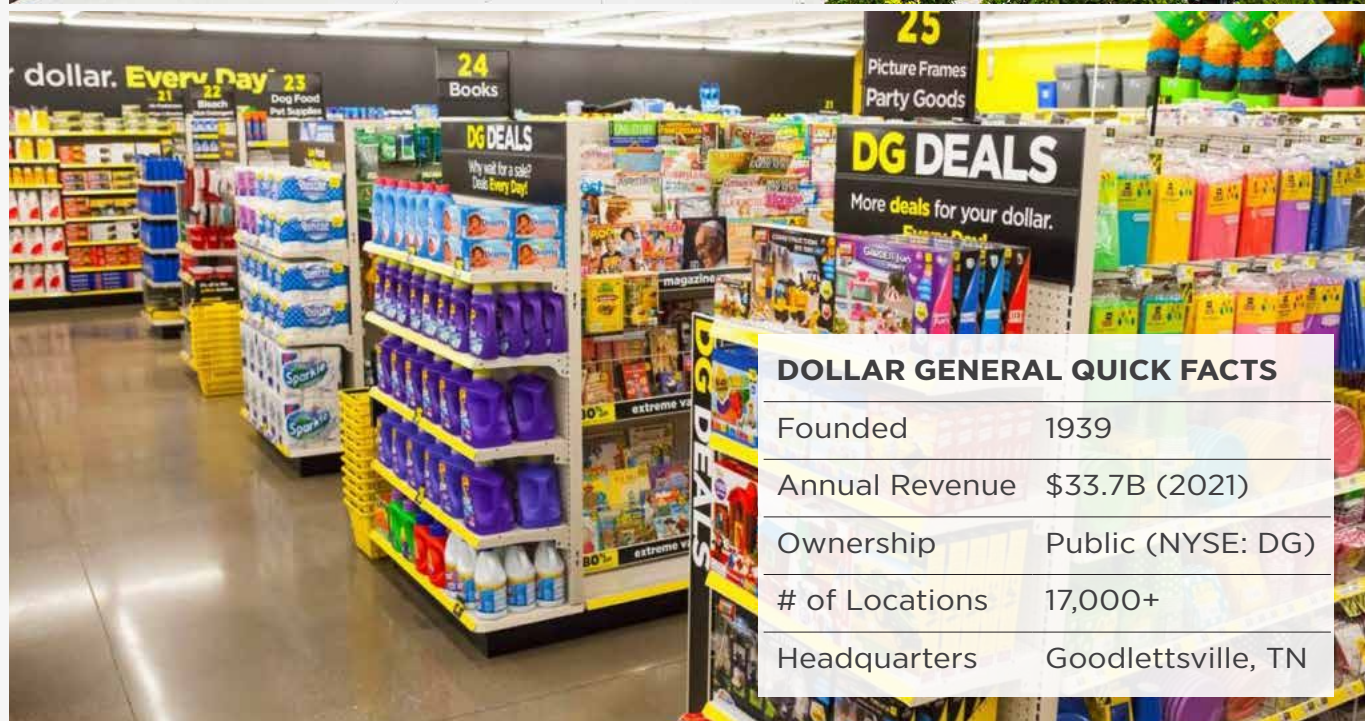
REGIONAL LOCATION



ABOUT DOLLAR GENERAL

Dollar General Corporation has been delivering value to shoppers for 80 years. Dollar General helps shoppers save time and money by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 17,000 stores in 46 states as of July, 2021. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

Net Sales for Dollar General increased 21.6% and same-store sales increased 16.3% from 2019 to 2020. Net income grew to \$2.7B and cash flow from operations were \$3.9B, an increase of 73.2%. Dollar General has shown no signs of giving up its spot as the largest "small box" discount retailer in the United States, opening over 900 stores in 2019, over 1,000 in 2020, and planned to open an additional 1,050 in 2021.



DOLLAR GENERAL QUICK FACTS

Founded	1939
Annual Revenue	\$33.7B (2021)
Ownership	Public (NYSE: DG)
# of Locations	17,000+
Headquarters	Goodlettsville, TN

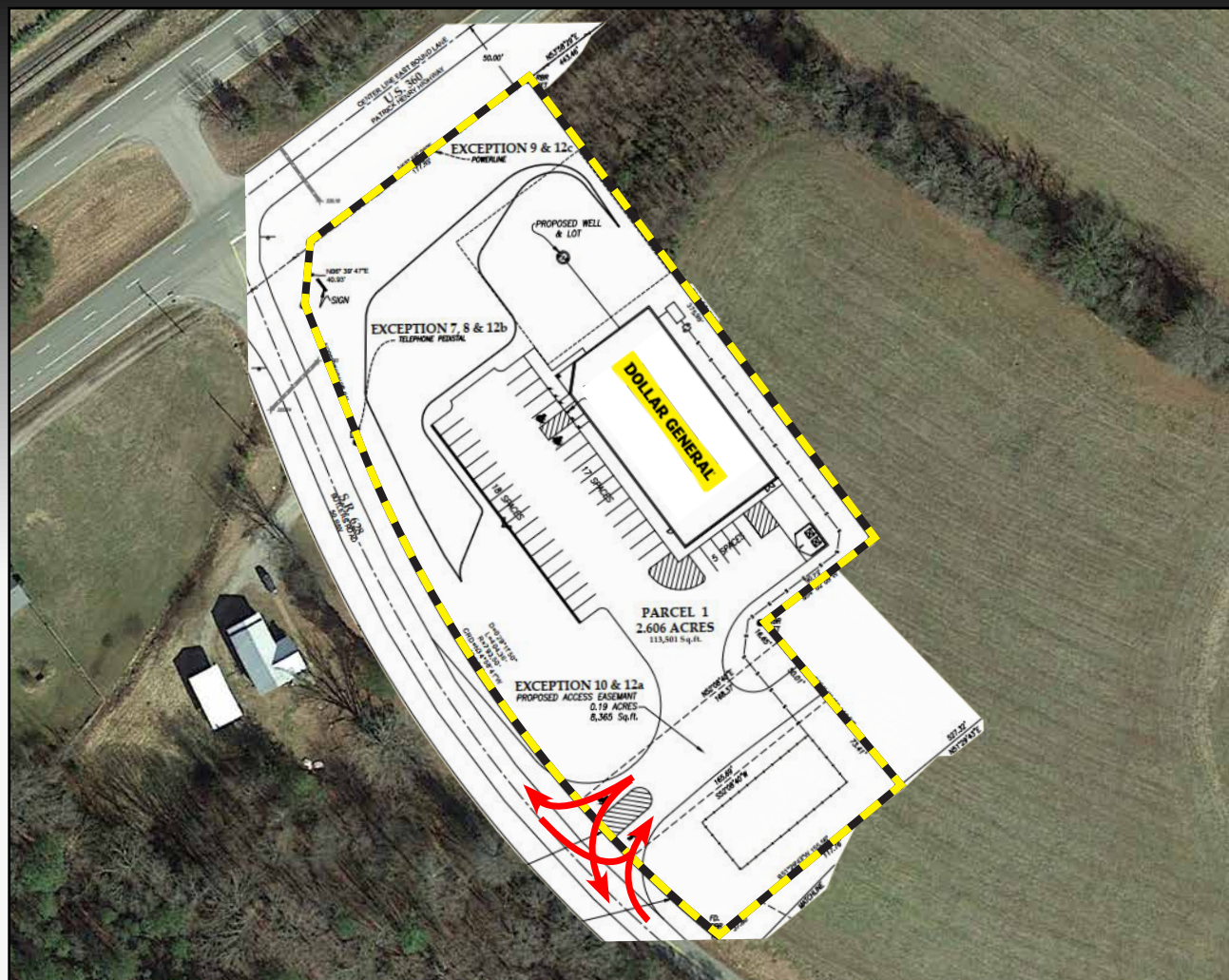
DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2027 POPULATION EST.	337	2,286	4,948
2022 POPULATION	334	2,241	4,882
2010 POPULATION	324	2,137	4,580
ANNUAL GROWTH 2022-2027	0.18%	0.40%	0.27%
ANNUAL GROWTH 2010-2022	0.18%	0.30%	0.51%

POPULATION BY RACE	1 MILE	3 MILES	5 MILES
WHITE	71.86%	72.78%	73.35%
BLACK	20.36%	20.17%	18.97%
HISPANIC ORIGIN	3.89%	3.35%	3.48%
AM. INDIAN & ALASKAN	0.30%	0.22%	0.25%
ASIAN	0.60%	0.58%	0.94%
HAWAIIAN & PACIFIC ISLAND	0.00%	0.00%	0.00%
OTHER	2.10%	1.78%	1.74%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2010 HOUSEHOLDS	141	816	1,663
2022 HOUSEHOLDS	153	894	1,843
2027 HOUSEHOLDS EST.	155	918	1,879
ANNUAL GROWTH 2022-2027	0.26%	0.53%	0.39%
OWNER OCCUPIED	120	693	1,490
RENTER OCCUPIED	33	201	353

HOUSEHOLDS BY HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
AVG HOUSEHOLD INCOME	\$84,113	\$87,150	\$90,285
MED HOUSEHOLD INCOME	\$65,352	\$66,650	\$67,731
<\$25,000	21	112	246
\$25,000 - \$50,000	33	184	377
\$50,000 - \$75,000	32	202	382
\$75,000 - \$100,000	15	108	197
\$100,000 - \$150,000	32	175	385
\$150,000 - \$200,000	18	89	189
\$200,000+	2	25	68



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\$84,113
AHHI



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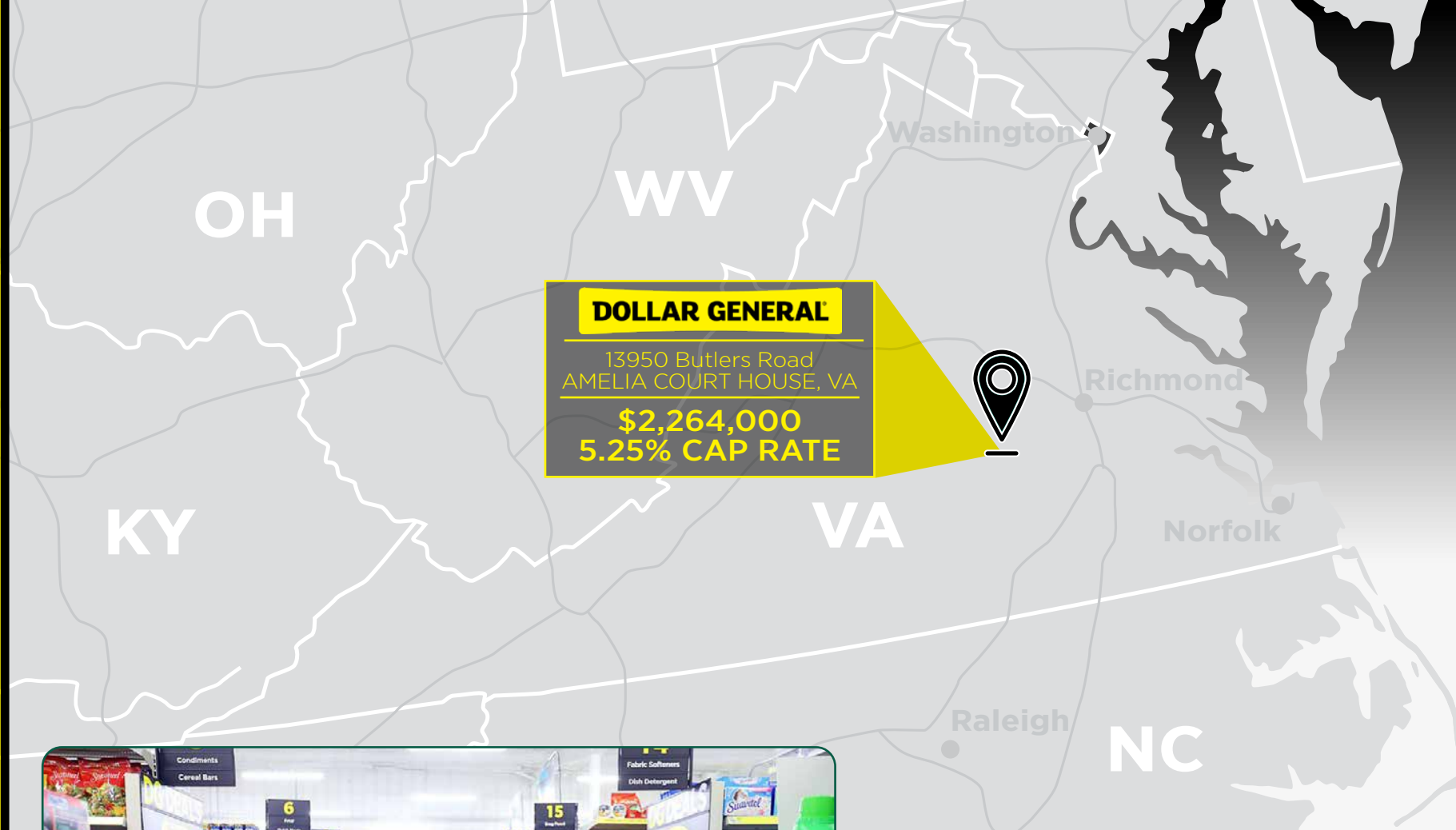
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BUTLERS RD



Primary Deal Contacts

DAVID HOPPE

Executive Vice President
980.498.3293
dhoppe@atlanticretail.com

SAM YOUNG

Executive Vice President
980.498.3292
syoung@atlanticretail.com

TOMMY CIESLA

Financial Analyst
980.498.3296
tciesla@atlanticretail.com

GEORGE GALLOWAY
BOR
VA License # 0225053525

Exclusively Offered By



Three Morrocroft Centre
6801 Carnegie Blvd
Suite 420
Charlotte, NC 28211

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