



DOLLAR GENERAL

2603 Villard Street - Pomeroy, WA 99347

Representative Image

DOLLAR GENERAL - POMEROY, WA

EXCLUSIVELY MARKETED BY



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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale the Plus Sized 12,480 SF Dollar General in Pomeroy, WA. The Opportunity Includes a High Quality Investment With an Investment Grade Tenant and Guaranty From Dollar General on Brand New 15 Year Triple Net (NNN) Build-to-Suit Lease With No Landlord Responsibilities, Providing a Secure Investment.

Sale Price

\$2,746,000

OFFERING SUMMARY

Cap Rate:	5.50%
NOI:	\$151,032
Price / SF:	\$220.03
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	2603 Villard Street
City, State, Zip:	Pomeroy, WA 99347
County:	Garfield
Building Size:	12,480 SF
Lot Size:	1.44 Acres
Year Built:	2022

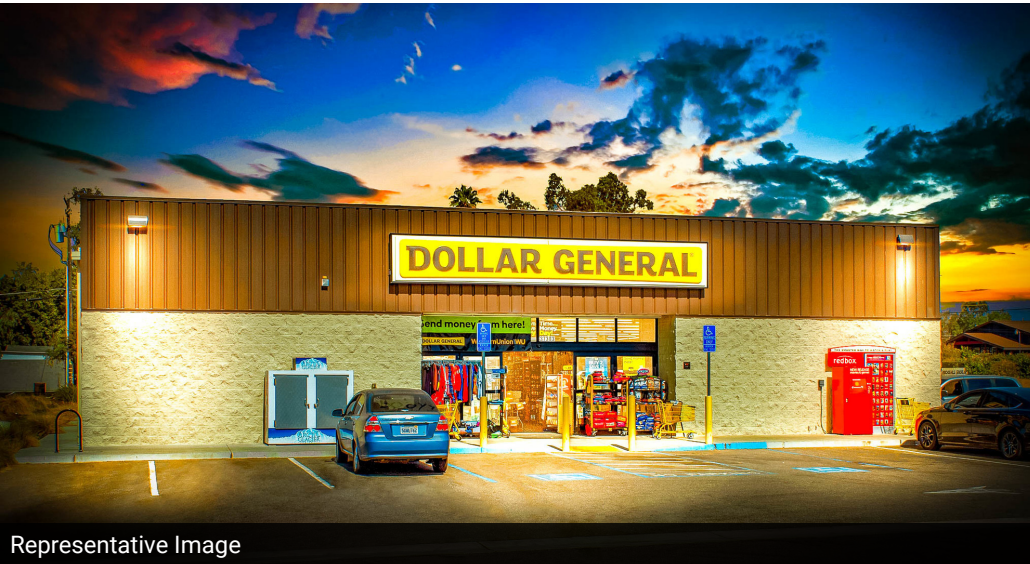


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INVESTMENT HIGHLIGHTS



Representative Image



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PROPERTY HIGHLIGHTS

- Brand New Build-to-Suit Construction
- Dollar General is a Publicly Traded (NYSE:DG) Fortune 500 Company With an S&P Rating of BBB and Moody's Rating of Baa2
- Dollar General Has Been in Business For Over 80 Years and Has a Current Net Worth of Over \$6.2 Billion
- Dollar General Operated 18,356 Stores in 47 States as of April 29, 2022
- Rare Plus Sized Dollar General With 12,480 Square Feet
- Located in Washington State Which is One of Nine States With No Income Tax
- Located on Hwy 12, the Main Thoroughfare in Pomeroy and Approximately 40 Minutes West of Lewiston, ID
- No Competition With the Two Nearest Dollar Generals Approximately 90 Minutes Away



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Representative Image

LEASE ABSTRACT

Tenant:	Dollar General
Premises:	12,480 SF
Base Rent:	\$151,032
Rent Per SF:	\$12.10
Lease Commencement:	6/17/2021
Rent Commencement:	10/6/2022
Lease Expiration:	10/31/2037
Lease Term:	15 Years
Renewal Options:	4 x 5 Years
Rent Increases:	10% at Each Option
Lease Type:	Triple Net (NNN)
Use:	Dollar Store
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right of First Refusal:	No
Guarantor:	Corporate

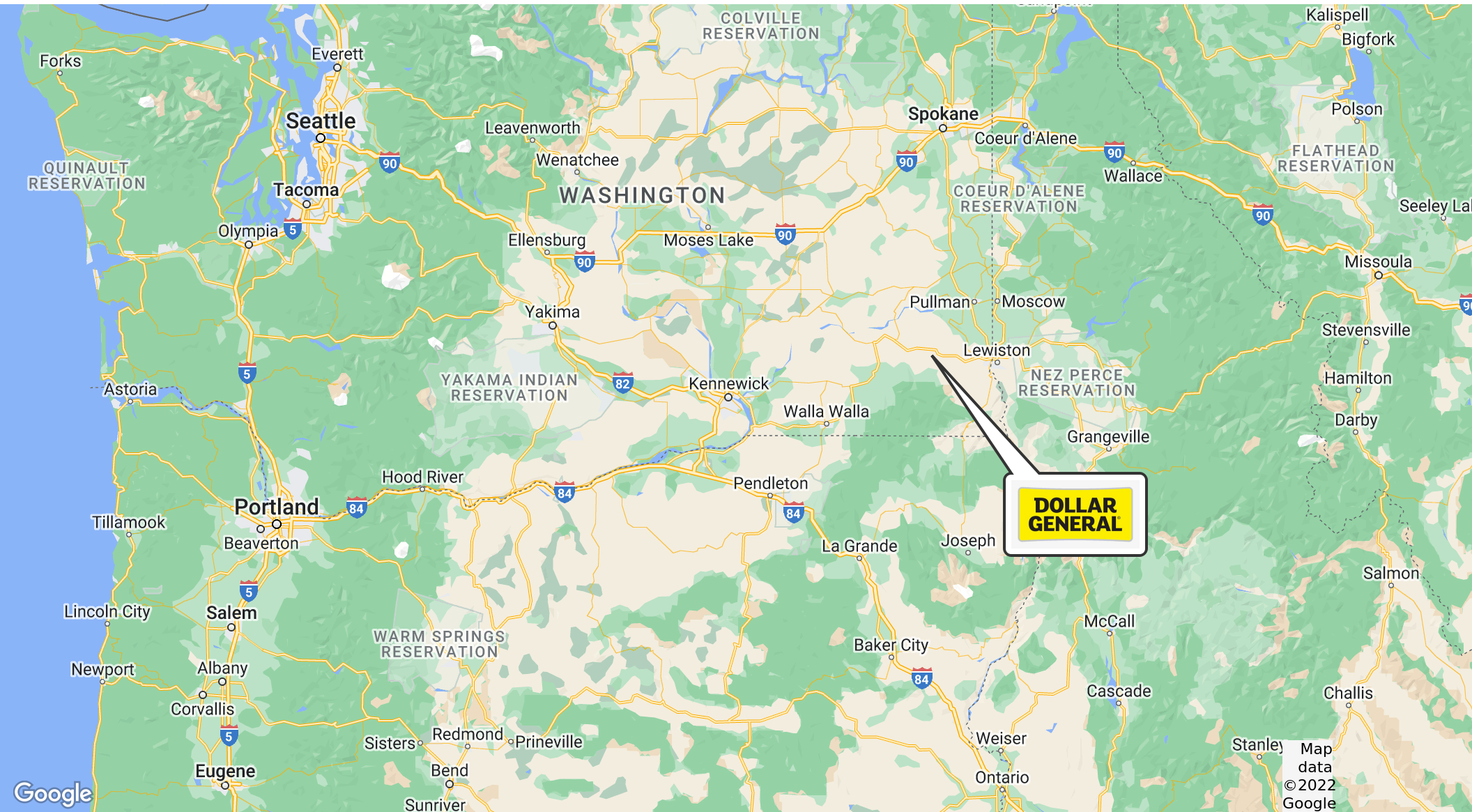


SECTION 3

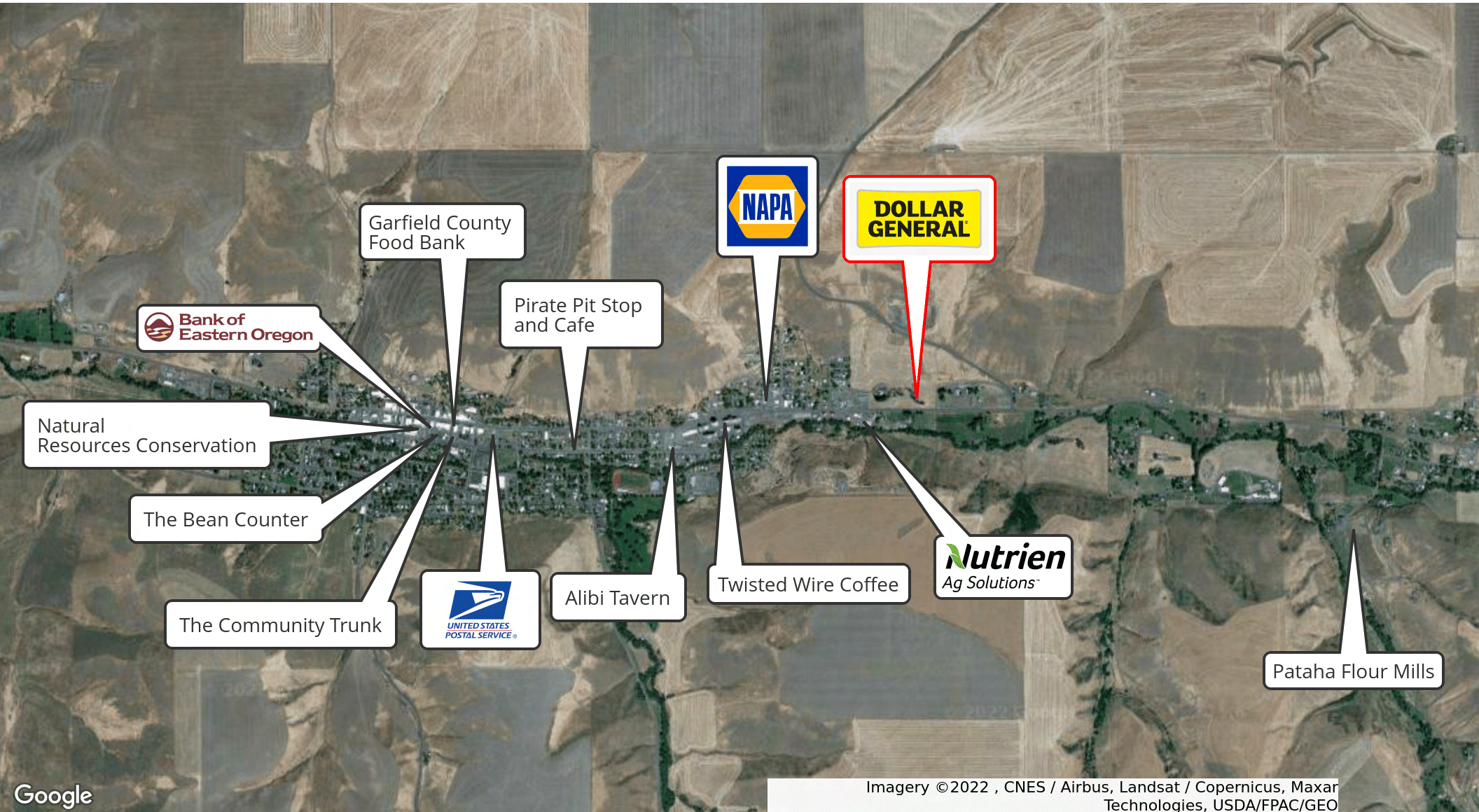
PROPERTY INFORMATION



LOCATION MAP



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

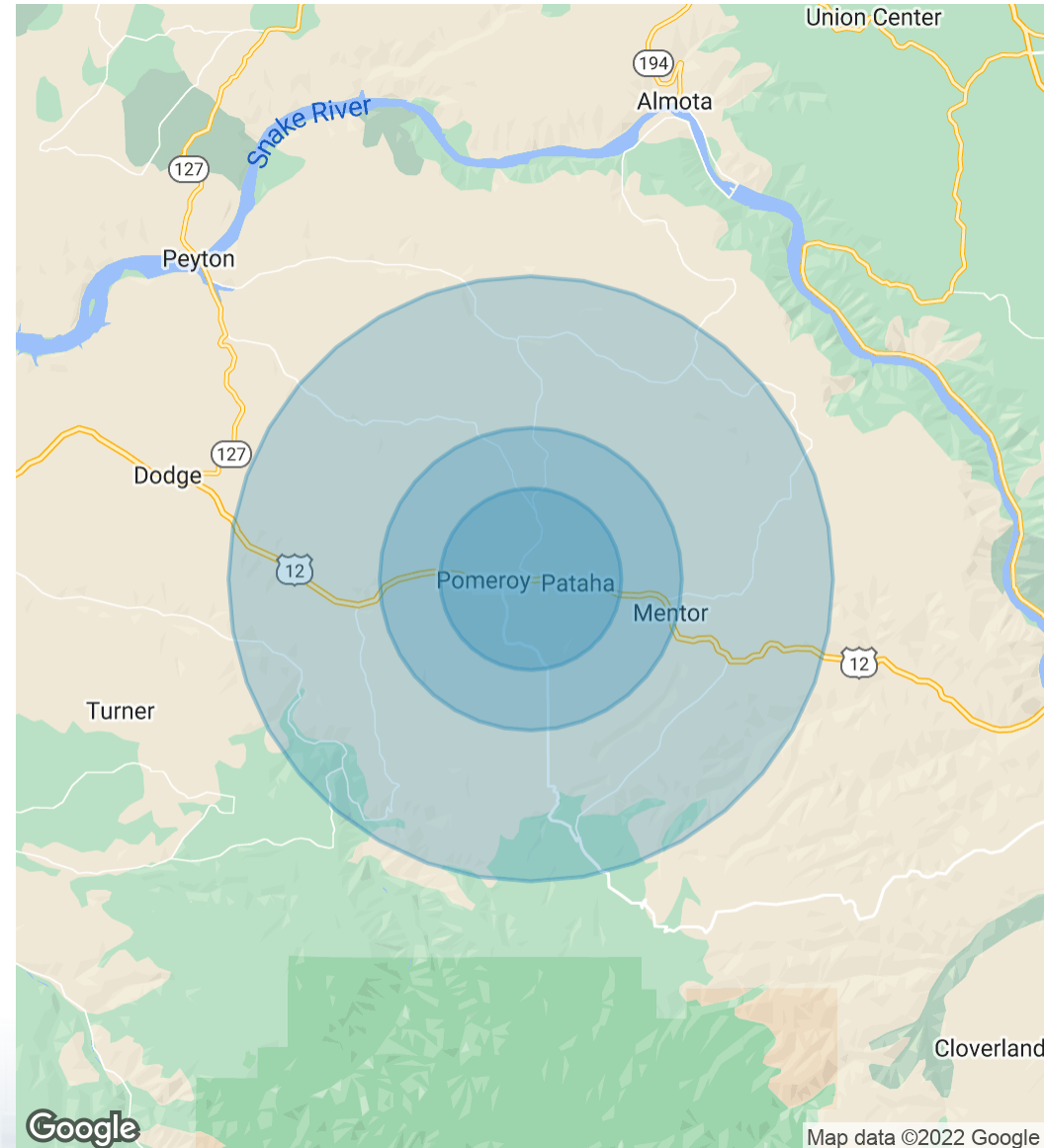
POPULATION	3 MILES	5 MILES	10 MILES
Total Population	766	1,343	1,708
Average Age	48.4	48.6	48.7
Average Age (Male)	49.6	49.9	50.1
Average Age (Female)	47.1	47.2	47.5

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	431	755	934
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$42,018	\$42,659	\$47,234
Average House Value	\$137,464	\$140,440	\$152,342

TRAFFIC COUNTS

Route 12	3,400 VPD
South 15th Street	4,813 VPD

* Demographic data derived from 2020 ACS - US Census





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Pomeroy, WA



Garfield County Courthouse

POMEROY, WA

Pomeroy is a city in Garfield County, Washington. Pomeroy was officially incorporated on February 3, 1886. It is the county seat of and only incorporated city in Garfield County. One of the nice things about Pomeroy is that SR-12 goes right through the center of town. U.S. Route 12 in Washington serves as the primary highway through town, connecting Pomeroy with the Lewiston–Clarkston metropolitan area. Living in Pomeroy offers residents a suburban rural mix feel and most residents own their homes. Many retirees live in Pomeroy and residents tend to be conservative. The City of Pomeroy had a population of 1,343 as of July 1, 2021.

The largest industries in Pomeroy, WA are Retail Trade, Wholesale Trade, and Agriculture, Forestry, Fishing & Hunting, and the highest paying industries are Wholesale Trade, Transportation & Warehousing, & Utilities, and Construction. Farmland occupies over two-thirds of the county's total land usage. The main crop is dry land wheat. The total value of agricultural sales tends to be in the same range as the total wages earned for the county. The county's modest retail trade and service base is concentrated in the Pomeroy area. Due to its close proximity to the City of Lewiston, can benefit from the economic factors of the City. Lewiston's economy has historically been driven by agriculture and manufacturing activity. Lewiston's location at the confluence of the Snake River and Clearwater River made it a natural distribution point due to its seaport. Paper product manufacturer, Clearwater Paper is the largest employer in the manufacturing sector.

Located about 45 minutes from Clarkston, Washington, and Lewiston, Idaho, the town has some interesting sights, including three museums, a cafe where one pay by donation, a connection to the Lewis & Clark Expedition, and a unique accommodation that is a garden oasis. Pomeroy is located along what people came to call the Nez Perce Trail. This trail is also called the Nee-Mee-Poo Trail. The Nez Perce Trail had been in existence for many centuries, forged by the Native Americans who called this wide-ranging region home. Across from Meyers is the Garfield County Courthouse, over 100 years later, it still demands attention with its brick and stone construction, turret, and a clock tower. To delve deeper into the area's history, stop by the Garfield County Museum. The museum holds a variety of donated items from folks in Garfield County. Nearby attractions are Washington Agricultural Museum, Pataha Stage Stop Antiques, Pomeroy Golf Course etc.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



**DOLLAR
GENERAL**

TENANT OVERVIEW

Company:	NYSE: DG
Founded:	1939
Locations:	18,356
Headquarters:	Goodlettsville, TN
Website:	dollargeneral.com

DOLLAR GENERAL

Dollar General Corporation (NYSE: DG) was founded in 1939 and has been delivering value to shoppers for over 75 years. Dollar General helps shoppers Save time. Save money. Every day! 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 low everyday prices in convenient neighborhood locations. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo. Dollar General operated 18,356 stores in 47 states as of April 29, 2022. During the year, we completed 2,780 real estate projects, including the opening of our 17,000th store and the launch of our new pOpshelf concept, while also delivering the 31st consecutive year of same-store sales growth. In addition, the Company is reiterating its plans to execute 2,900 real estate projects in fiscal year 2021, including 1,050 new store openings, 1,750 store remodels, and 100 store relocations. The company continues to expect capital expenditures in the range of \$775 million to \$825 million.

CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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