

A 3D architectural rendering of a Dollar General retail store. The building features a two-tone design with tan horizontal siding on the upper portion and light-colored stucco on the lower portion. A prominent yellow sign with the words "DOLLAR GENERAL" in black capital letters is mounted above the entrance. The entrance has large glass doors and a small black awning. Several cars are parked in the lot, and a few people are visible near the entrance. The scene is set against a clear blue sky with some light clouds and green trees in the background.

DOLLAR GENERAL

DOLLAR GENERAL

300 North 16th Street - Payette, ID 83661

Representative Image

DOLLAR GENERAL - PAYETTE, ID

EXCLUSIVELY MARKETING BY

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CONFIDENTIALITY & DISCLAIMER

© 2022 The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. The listing broker does not doubt its accuracy; however, the listing broker makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. The listing broker encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.



SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale Dollar General in Payette, ID. 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	\$2,542,000
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OFFERING SUMMARY

Cap Rate:	5.25%
NOI:	\$133,500
Price / SF:	\$238.91
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	300 N 16th Street
City, State, Zip:	Payette, ID 83661
County:	Payette
Building Size:	10,640 SF
Lot Size:	1 Acre
Year Built:	2022



Representative Image



Representative Image

INVESTMENT HIGHLIGHTS



Representative Image



Representative Image

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
- Well Located Dollar General Immediately Off of Hwy 84 Approximately 40 Minutes North of Nampa and the Boise, ID in a Growing Suburb
- Strategically Located With the Next Two Nearest Dollar Generals Approximately 30 Minutes Away



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Representative Image

LEASE ABSTRACT

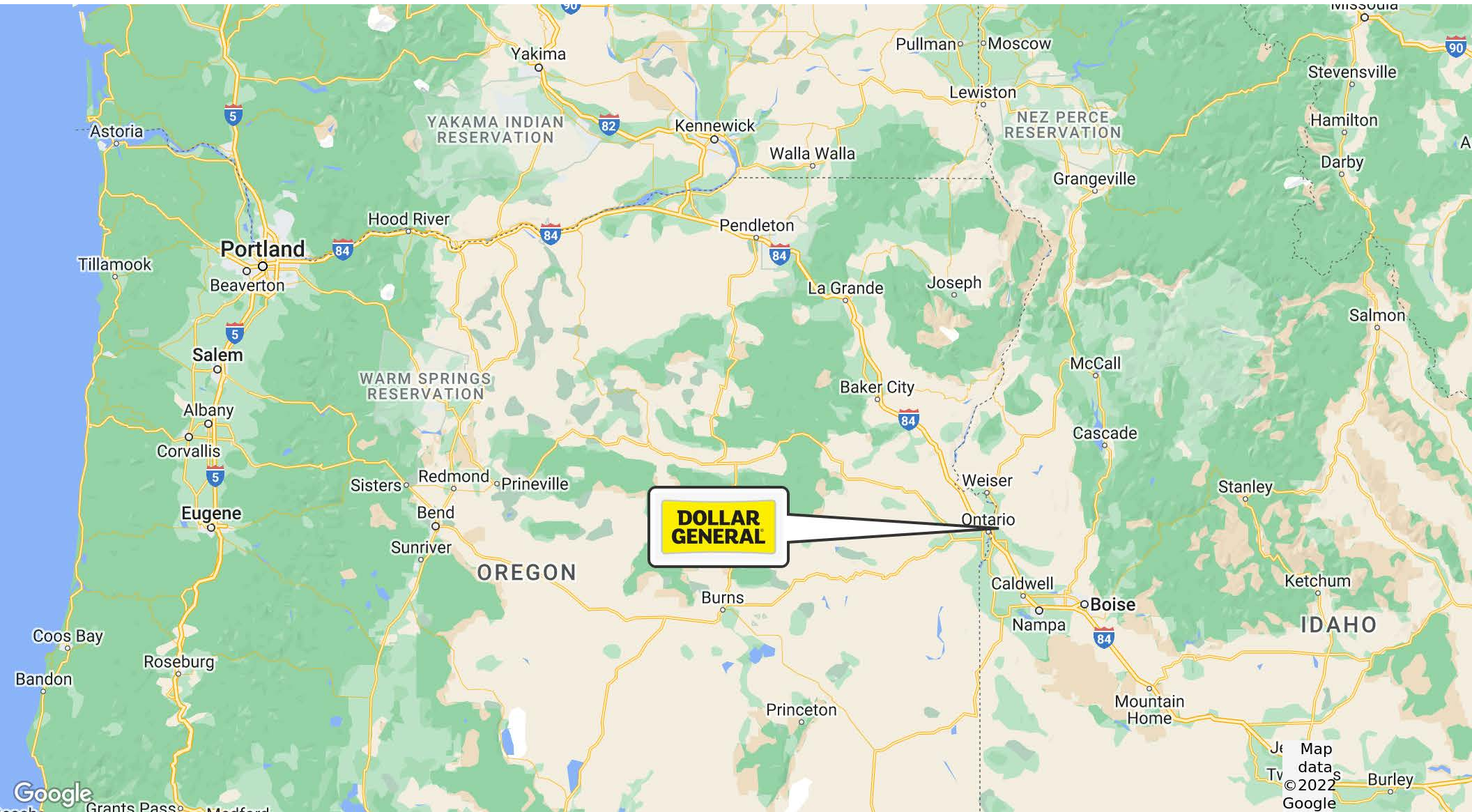
Tenant:	Dollar General
Premises:	10,640 SF
Base Rent:	\$133,500
Rent Per SF:	\$12.55
Lease Commencement:	12/03/2021
Rent Commencement:	01/16/2023
Lease Expiration:	01/31/2038
Lease Term:	15 Years
Renewal Options:	4 x 5 Years
Rent Increases:	10% at Each Option
Lease Type:	Absolute Triple Net (NNN)
Use:	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



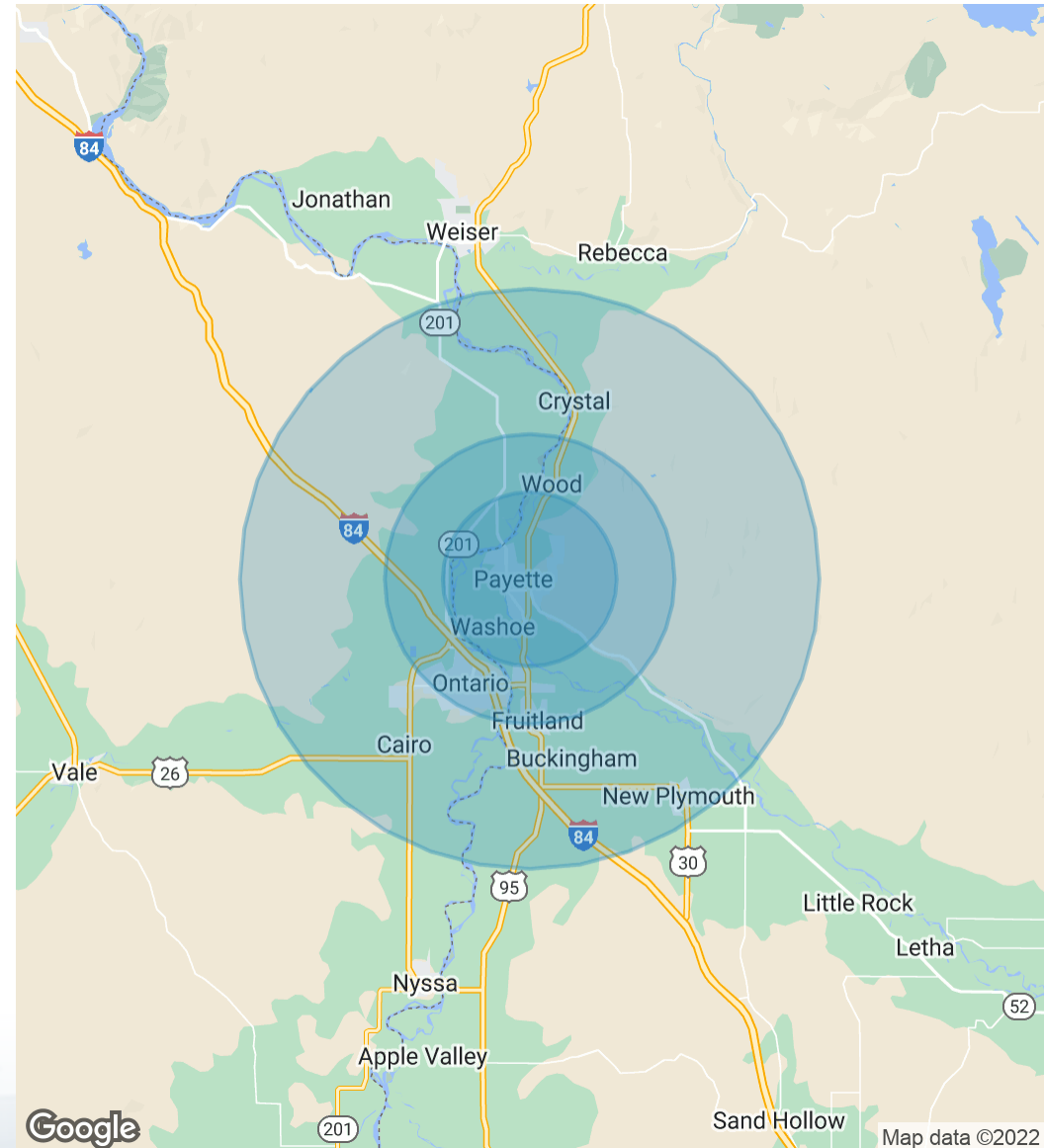
DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	9,269	23,093	35,332
Average Age	40.9	37.4	38.3
Average Age (Male)	40.9	36.5	36.1
Average Age (Female)	42	40	41.4

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,817	9,330	14,597
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$58,638	\$57,027	\$57,984
Average House Value	\$184,614	\$157,926	\$165,795

TRAFFIC COUNTS	
North 16th St	15,500 VPD
7th Ave N	4,131 VPD
Center Ave	2,101 VPD
US Hwy 95	18,431 VPD
East Idaho Ave	23,169 VPD

* Demographic data derived from 2020 ACS - US Census





DOLLAR GENERAL

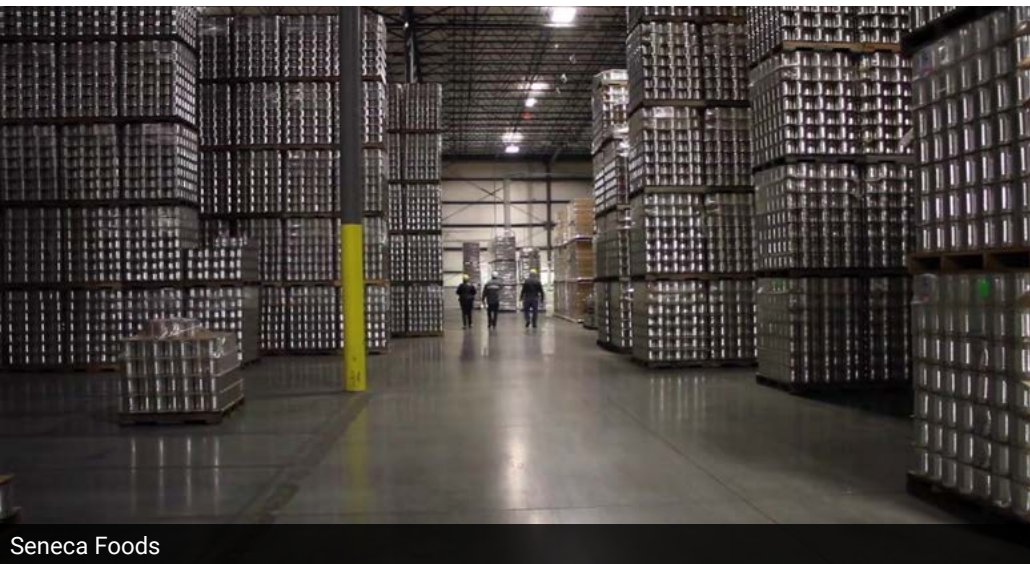
SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Payette, ID



Seneca Foods

PAYETTE, ID

Payette is a city in and the county seat of Payette County, Idaho. Payette, Idaho is 41 miles NW of Nampa, Idaho and 299 miles E of Portland, Oregon. It is part of the Ontario, OR-ID Micropolitan Statistical Area. With local access to interstate transportation and a short drive to Boise, Payette offers the urban-rural balance sought by business and family to work, live and play. According to the United States Census Bureau, the city has a total area of 3.86 square miles. The City of Payette had a population of 8,233 as of July 1, 2022.

The City of Payette is dedicated to promoting growth and development within the City's business community with a proactive approach designed to retain, assist, and attract businesses of all sizes. This approach has resulted in a diverse and successful business base positioned all over town. Businesses are attracted by Payette's strategic location, local resources, incentive packages, cooperative local officials, and superior amenities. The Payette area boasts a highly productive and educated workforce with close proximity to the Boise State University. Payette's major employers fall within the fields of education, retail trade, administration, agricultural food processing, manufacturing and distribution, and healthcare. Manufacturing is a key component to the city. The city has several manufacturing companies. Farms in Payette and the surrounding area are a staple to Payette's community. Payette is home to the University of Idaho Extension Office. Food Processing is another major economic driver in the city. Seneca Foods is one of Payette's largest employer. Some of the other employers in the city include: Payette School District, Payette County, Albertsons Store, Genesis Healthcare and the City of Payette.

During the stay in Payette, one can visit the Kiwanis Park and the Central Park. The Payette County Historical Society will surely help tourists to get a glimpse of the area's history. One can also visit the Four Rivers Cultural Center and Museum, Payette County Museum, National Old Time Fiddlers' Hall of Fame, and Fort Boise. Visitors can also plan a day trip to the Malheur Butte, which is extinct volcano in Malheur County, Oregon. The Big Gnarly is the nation's largest motorcycle Hillclimb, with up to 13,000 spectators and 900 entries, and is also Idaho's largest motorcycle event and it is always held two weeks after Labor Day Weekend. The jewel of Payette, Idaho, Kiwanis Park is a family-friendly destination for travelers to explore. The park includes 6 miles of paved walking and biking trails, picnic pavilions, playgrounds, a swimming pool, and a low-cost recreation center that features a weight room, basketball courts, and racquetball courts. One of the park's most popular attractions is the Kiwanis Museum, which is full of artifacts from the city's early days.



SECTION 5

TENANT OVERVIEW



Representative Image

**DOLLAR
GENERAL****TENANT OVERVIEW**

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



Representative Image

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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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from the listing broker and should not be made available to any other person or entity without the written consent of the listing broker.

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, the listing broker has not verified, and will not verify, any of the information contained herein, nor has the listing broker 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 the listing broker 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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