



DOLLAR GENERAL®

DOLLAR GENERAL 'PLUS'

33 SPRING STREET | DEXTER, ME 04930

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03 INVESTMENT HIGHLIGHTS

04 INVESTMENT SUMMARY

06 TENANT OVERVIEW

07 AREA OVERVIEW

INVESTMENT HIGHLIGHTS

- **List Price of \$2,022,718 yielding an attractive 5.70% Cap Rate**
- **NEW DEVELOPMENT STORE:** 2022 Built-To-Suit Construction for Dollar General (Rent Commencement: January 2023)
- **'PLUS' SIZE STORE MODEL:** 10,640 square foot store situated on a 1.19 acre lot. Dollar General's new store format including an additional \pm 1,500 square feet \pm 10,500 total square feet). This format includes more space for consumable products, an additional row of coolers, and fresh produce section to increase sales by on average 10-15%.
- **BRAND NEW 15 YEAR LEASE:** Including Five, 5-Year options with 10% rental increases in the option periods.
- **INVESTMENT GRADE CREDIT:** Corporate Guarantee by Dollar General Corporation, a Fortune 100 company (S&P: BBB).
- **NNN LEASE:** With no landlord responsibilities, making this a perfect asset for investors looking for a long term, passive investment.
- **LIMITED COMPETITION:** Only 1 other dollar store located within 10 miles from Dexter.
- **STRATEGIC POSITIONING:** Directly in the heart of Dexter, ME exposed to over 4,400 Vehicles Per Day (VPD).
- **LAKE WASSOOKEAG:** Right next to town attracting tourism year-round offering activities such as boating, ice skating, and more.
- **DEXTER, ME:** Located just 25 miles west of Bangor & 35 miles north of Waterville, Dexter is known for its year-round outdoor recreation. Dexter is home of Ridge View Community School, which hosts over 550 students from across the county.



REPRESENTATIVE PHOTO

DOLLAR GENERAL®

INVESTMENT SUMMARY

TENANT SUMMARY

TENANT TRADE NAME	Dollar General
TYPE OF OWNERSHIP	Fee Simple
LEASE TYPE	NNN
LEASE GUARANTOR	Corporate (S&P: BBB)
ROOF, LOT, STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	±15.00 Years
RENT COMMENCEMENT	January 2023
LEASE EXPIRATION DATE	1/31/2038
TERM REMAINING	15.00 Years
INCREASES	10.00% in Options
OPTIONS	Five, 5-Year



\$2,022,718
LIST PRICE



5.70%
CAP RATE



\$115,294
ANNUAL RENT



±10,640 SF
GLA



2022
YEAR BUILT

ANNUALIZED OPERATING DATA

LEASE COMMENCE	ANNUAL RENT	MONTHLY RENT	CAP RATE	RENTAL INCREASE
Years 15-0	\$115,294	\$9,607.91	5.70%	-
Option 1	\$126,824	\$10,568.70	6.27%	10%
Option 2	\$139,506	\$11,625.57	6.90%	10%
Option 3	\$153,458	\$12,788.13	7.59%	10%
Option 4	\$168,803	\$14,066.94	8.35%	10%
Option 5	\$185,684	\$15,473.63	9.18%	10%
Average:	\$148,262	\$12,355.15	7.33%	10%

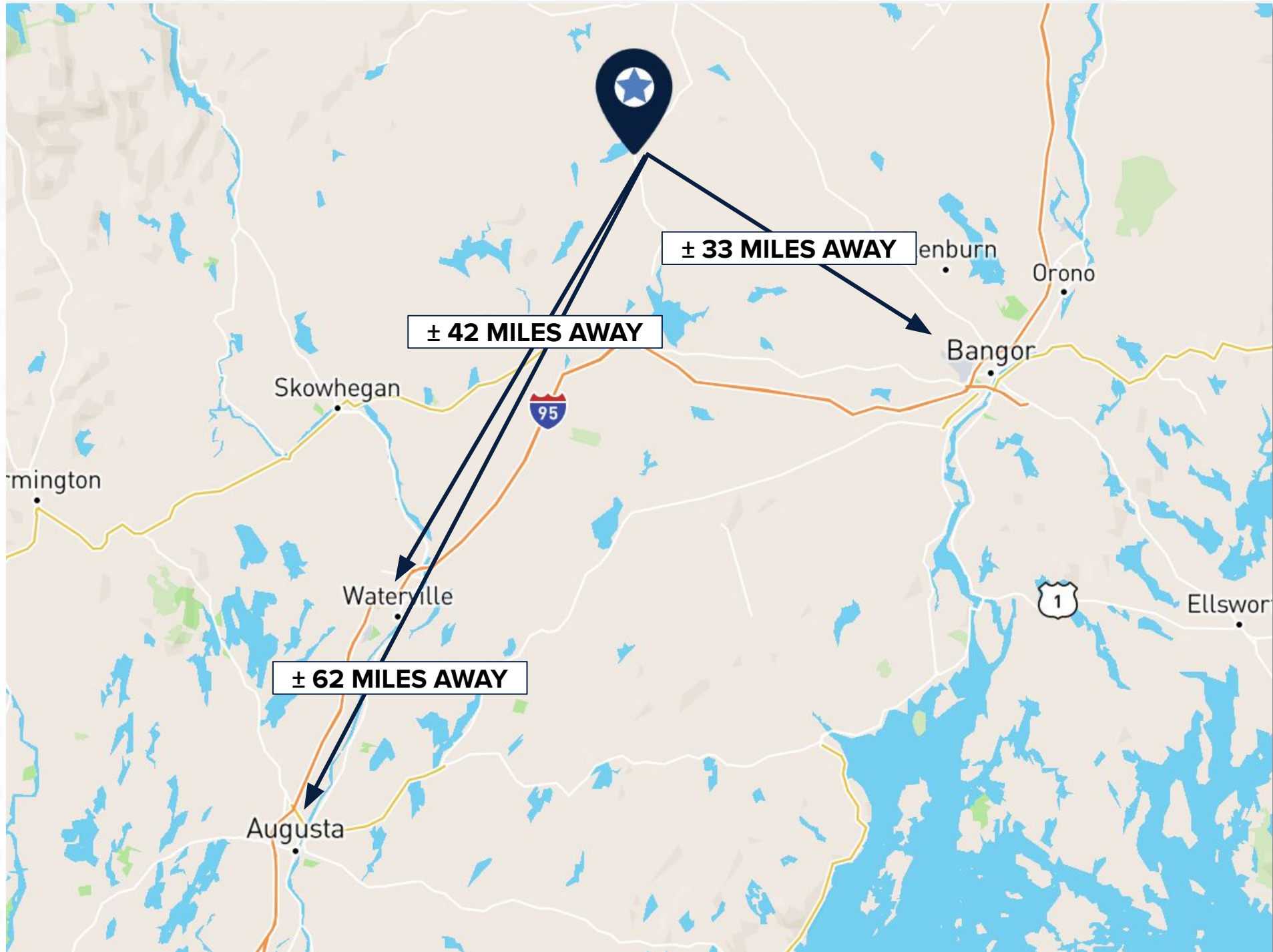
FOR FINANCING OPTIONS REACH OUT TO:

JIM BRANDON
(310) 955-5836
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TENANT MAP



PROXIMITY MAP



TENANT OVERVIEW

COMPANY NAME

Dollar General

OWNERSHIP

Public

YEAR FOUNDED

1939

INDUSTRY

Discount Retail

HEADQUARTERS

Goodlettsville, TN

NO. OF LOCATION

±18,000

NO. OF EMPLOYEES

±115,000

DOLLAR GENERAL®

Dollar General is the fastest-growing retailer which currently boasts roughly 18,000 neighborhood general stores in 46 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 75% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies.

Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others. Over the past few years, Dollar General has started to introduce alcohol and tobacco products such as cigarettes into their product mix, which has further driven revenue and increased profitability.

With its small-box store model typically measuring ± 9,100 sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession.

The discount retailer boasted its expectation of 29 consecutive years of same-store sales growth in December 2018, attributable to its value and convenience proposition, along with strong consumables and seasonal goods sales.

AREA OVERVIEW

DEXTER, ME

Dexter, a town in central Maine, is found in Penobscot County and is situated along Route 7, which travels north from Newport's Route 95/Route 7 interchange and goes on toward the Dover-Foxcroft and Moosehead Lake Region. Dexter Maine was incorporated in 1816 and Maine becomes the 23rd state in 1820.

Dexter also has a great nine-hole municipal golf course and driving range, a public beach and picnic areas, plus boasts one of Maine's best small municipal regional airport's which offers 3,000 feet of lighted paved runway. Additionally, snowmobiling, fishing, water sports, and hunting are all popular recreational activities associated with the area. Dexter also has many clubs and organizations that are very active in the community.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five Year Projection	2,588	4,033	5,680
Current Year Estimate	2,548	3,977	5,611
Growth Current Year-Five Year	0.3%	0.3%	0.2%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five Year Projection	1,115	1,727	2,420
Current Year Estimate	1,096	1,700	2,387
2010 Census	1,017	1,591	2,277
Growth Current Year-Five Year	0.3%	0.3%	0.3%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$49,160	\$50,077	\$52,099

BANGOR, ME MSA



BANGOR, ME

Since its inception in 1834, Bangor nestled beside the Penobscot River in the beautiful state of Maine. With a statue of Paul Bunyan in its attractive downtown district on Main Street, which is also teeming with a variety of independently owned stores and restaurants in charming brick buildings, Bangor pays respect to its rich past as a logging hub. With a variety of family-friendly festivals, concerts, plays, and parades taking place all year long, residents of Bangor who rent apartments or homes have numerous opportunity to enjoy a small-town sense of community. The Maine Discovery Museum, Stephen King's House, and the Cole Land Transportation Museum are just a few of the modern conveniences that Bangor has to offer.

Bangor is home to Husson University, which offers the locality a wealth of educational, cultural, and recreational activities. Both at Bangor Mall and all around Downtown Bangor, there are several shopping alternatives.

There is plenty of area to enjoy the outdoors in the city thanks to a variety of recreational locations, such as the Bangor Waterfront, Broadway Park, Kenduskeag Stream Park, and the Bangor City Forest. The renowned Acadia National Park is also easily accessible from Bangor by car. With easy access to Interstates 95 and 395 and the Bangor International Airport, traveling is a breeze from Bangor.



AUGUSTA, ME

The Kennebec River runs through the center of Augusta, the state capital of Maine, which is a rural area rich in heritage. The nation's capital served as a trade port for Plymouth Colony's English inhabitants in 1628. Numerous events celebrate the past and are devoted to protecting the state's history. Visit Old Fort Western, the oldest still-standing wooden fort in America, where Benedict Arnold tried to seize Quebec during the American Revolution.

All throughout the year, the fort organizes historical reenactments and various themed events. Even Museum in the Streets, a seasonal tour where informative signs are placed at the locations, you can discover the past. The University of Maine at Augusta is located in Augusta, providing the area a college town-like atmosphere.

Visit the Pine Tree State Arboretum, a 224-acre park and botanical garden ideal for hiking, biking, and cross-country skiing, to take in the beautiful beauty this small town has to offer. Visit the Kennebec River Rail Trail, site of numerous yearly marathons and bike races, for a leisurely stroll or bike ride. Independent, distinctive businesses abound throughout downtown Augusta, enhancing the sense of place.

There are also many fantastic restaurants with breathtaking views of the Kennebec River. While you may enjoy buffet-style Chinese food in a cabin right on the riverbanks, Otto's on the River offers delectable seafood, pasta, and vegan dishes along with live music. Augusta is the perfect place for people wishing to move to an area with a contemporary flair because of its fascinating history, stunning natural surroundings, and lovely downtown area. Numerous magazines list Augusta as one of the best little towns in America to live in, and it's easy to understand why.



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