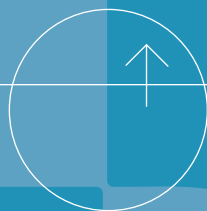




CP PARTNERS



Dollar General

**BRAND NEW 15-YEAR ABSOLUTE NNN LEASE WITH
INVESTMENT GRADE TENANT (NYSE: DG – S&P: “BBB”)**

BUCKLIN, KS

IN ASSOCIATION WITH PARASELL, INC. | A LICENSED KANSAS BROKER #C000002998



CONTACT LISTING TEAM



JOHN ANDREINI

ja@cppcre.com
PH: 415.274.2715
CA DRE# 01440360

KIRBY DEDERIAN

kirby@cppcre.com
PH: 415.231.0598
CA DRE# 02095008

SCOTT REID PARASELL, INC.

scott@parasellinc.com
PH: 949.942.6585
KS LIC# CO00002998

IN ASSOCIATION WITH PARASELL, INC.
P. 949.942.6585
A LICENSED KANSAS BROKER #CO00002998

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.





INVESTMENT HIGHLIGHTS

- > Brand-new 15-year absolute NNN lease backed by corporate guaranty from investment grade tenant (S&P: BBB)
- > Four, 5-year options to extend lease at increased rents
- > Zero landlord maintenance or expense obligations
- > Dollar General (NYSE: DG) is a \$36.2B revenue company

Dollar General

507 RAILROAD STREET, BUCKLIN, KS 67834

\$1,458,000

PRICE

6.10%

CAP

NOI:

\$88,956

LEASE TYPE:

Absolute NNN

LEASE TERM:

15 Years

LEASABLE AREA:

9,026 SF

LAND AREA:

1.35 AC

RENT INCREASES:

10% In Each Option

OPTIONS:

Four, 5-Year

Dollar General is the country's largest small-box discount retailer with over 18,000 stores nationwide



Absolute NNN New Construction Corporate Dollar General Market (NYSE: DG)

THE OFFERING

- > Brand-new 15-year lease with four, 5-year options to extend at increased rents (10% every 5 years during option periods)
- > The lease is backed by a corporate guaranty from Dollar General, #91 on the Fortune 500 list of companies
- > Absolute NNN lease structure features zero Landlord expense or maintenance obligations, providing an investor with a "hands-off" investment

UNDISPUTED LEADER IN THE EXPLOSIVE DOLLAR STORE NICHE

- > Dollar General generated \$36.293 billion in 2022 fiscal year sales, a 6.12% increase from the previous year
- > Dollar General currently operates over 18,000 stores nationwide, making it the country's largest small-box discount retailer
- > The company has an S&P rating of BBB, which has been raised five times since 2009, and is a better credit rating than its main competitor



INCOME & EXPENSE AND LEASE INFO

PRICE		\$1,458,000
Capitalization Rate:		6.10%
Building Size (SF):		9,026
Lot Size (AC):		1.35
STABILIZED INCOME		PER SF
Scheduled Rent		\$9.86 \$88,956
Effective Gross Income		\$9.86 \$88,956
LESS		PER SF
Taxes		NNN \$0.00
Insurance		NNN \$0.00
Total Operating Expenses		NNN \$0.00
NET OPERATING INCOME		\$88,956

LEASE ABSTRACT	
PREMISES & TERM	
TENANT	Dollar General
LEASE GUARANTEED BY	Dollar General Corporation
LEASE TYPE	Absolute NNN
LEASE TERM	15 Years
DELIVERY DATE	March 29, 2023
RENT COMMENCEMENT	April 1, 2023
OPTIONS	Four, 5-Year Options
YEAR BUILT	2023
PARKING LOT	30 Spaces

EXPENSES	
CAM	Tenant's Responsibility
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
HVAC	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility



RENT ROLL

TENANT INFO		LEASE TERMS		RENT SUMMARY				
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT
Dollar General	9,026	4/1/2023	3/31/2038	\$88,956	\$7,413	\$88,956	\$0.82	\$9.86
	Option 1	4/1/2038	3/31/2043		\$8,155	\$97,860	\$0.90	\$10.84
	Option 2	4/1/2043	3/31/2048		\$8,970	\$107,640	\$0.99	\$11.93
	Option 3	4/1/2048	3/31/2053		\$9,867	\$118,404	\$1.09	\$13.12
	Option 4	4/1/2053	3/31/2058		\$10,854	\$130,248	\$1.20	\$14.43
TOTALS:	9,026			\$88,956	\$7,413	\$88,956	\$0.82	\$9.86



SITE PLAN

LEGEND



Property
Boundary

9,026

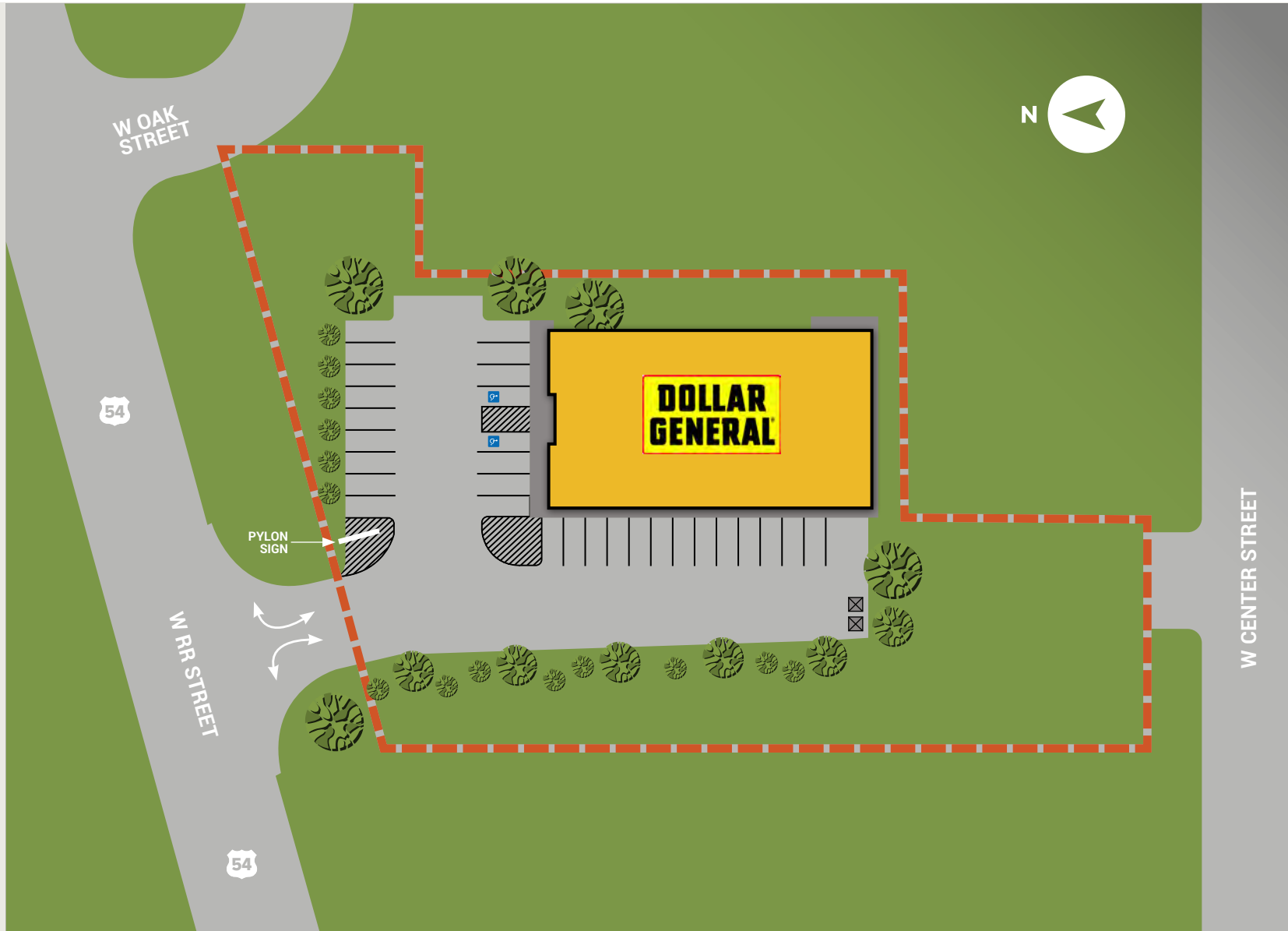
Rentable SF

1.35

Acres



Egress





REPRESENTATIVE PHOTOS

**DOLLAR
GENERAL**

The Country's Largest Small-Box Discount Retailer

ABOUT DOLLAR GENERAL

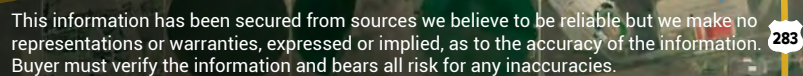
- > Dollar General (NYSE: DG) is a chain of more than 19,000 discount stores in 47 states, primarily in the South, East, Midwest, and Southwest
- > The company's sales hit \$37.8 billion in fiscal year 2022
- > Stores stock high-quality private brands as well as America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo
- > As the country's largest small-box discount retailer, stores are often located in small towns off the radar of giant discounters, offering prices as low or lower than Walmart but in more convenient locations

INVESTMENT GRADE CREDIT

- > The company's credit rating is BBB, which has been raised five times since 2009 - Dollar General has a better credit rating than both of its larger competitors

19,147LOCATIONS IN
47 STATES**1,050**NEW STORE OPENINGS
PLANNED FOR FY2023**~170,000**EMPLOYEES ACROSS
THE U.S.**#106**FORTUNE 500 INDEX
(2022)**\$37.8 B**

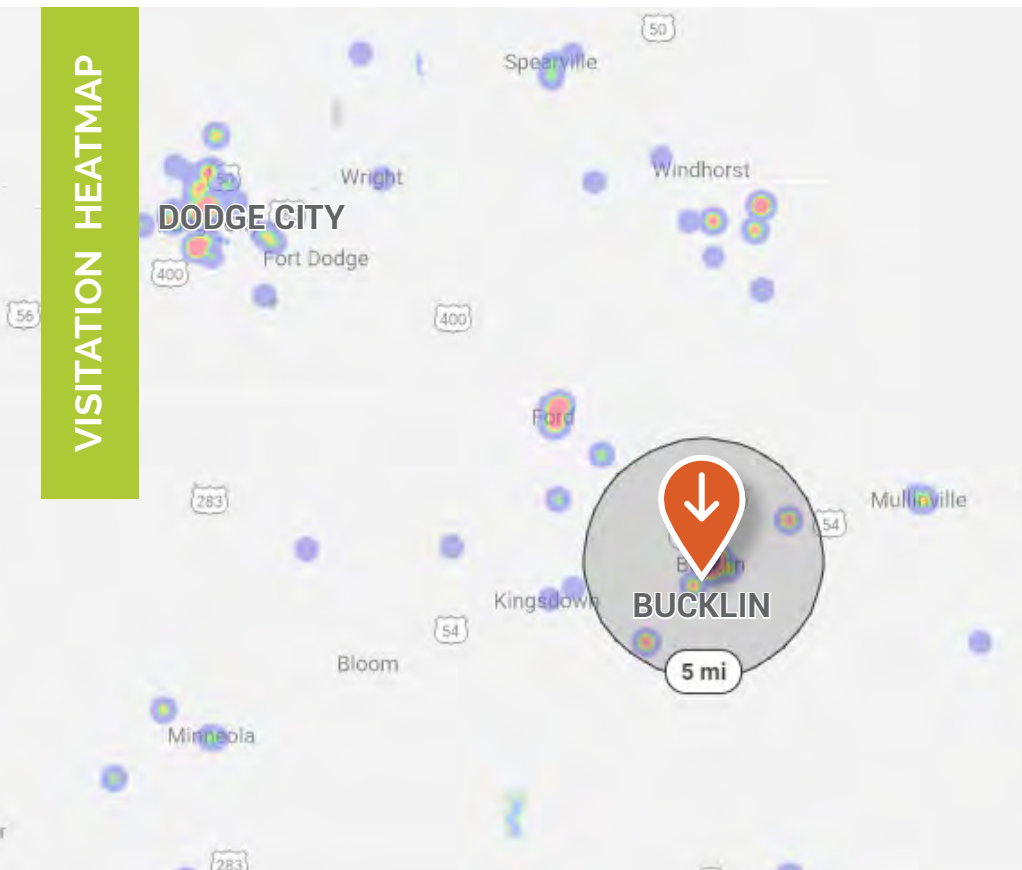
TOTAL SALES (FY22)





TRADE AREA & DEMOGRAPHICS

VISITATION HEATMAP



THE SHADING ON THE MAP ABOVE SHOWS THE **HOME LOCATION OF PEOPLE WHO VISITED THE SUBJECT PROPERTY OVER THE PAST 12 MONTHS**. ORANGE SHADING REPRESENTS THE HIGHEST CONCENTRATION OF VISITS.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

VISIT PLACER.AI →



41K
VISITS

OVER PAST 12 MONTHS



31
MINUTES

AVERAGE DWELL TIME

RING RADIUS POPULATION DATA

	5-MILE	10-MILES	15-MILES
2022	859	859	859

RING RADIUS INCOME DATA

	5-MILE	10-MILES	15-MILES
Average	\$75,175	\$75,175	\$75,175
Median	\$58,528	\$58,528	\$58,528

VISITORS TO THE SUBJECT PROPERTY HAD A **AVERAGE VISIT FREQUENCY OF 1.98 TIMES OVER THE PAST 12 MONTHS**

The information contained on this page has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



LOCATION OVERVIEW

Bucklin, Kansas

A HISTORIC FARM TOWN

SOUTHWESTERN KANSAS REGION

- > Incorporated in 1909, Bucklin is a small agricultural town located in Ford County, approximately 27 miles from Dodge City
- > In its early days, the town was established by the Chicago & Rock Island Railroad and situated at the junction of the two railroad divisions
- > Due to its location on the railroad, it had become a shipping and supply hub for area farmers and ranchers

DODGE CITY

- > The county seat of Ford County with an estimated population of 27,690 residents
- > Once a bustling frontier town, Dodge City is one of the most famous historic Wild West towns

- > The city's largest attraction is the Boot Hill Museum, which preserves and interprets the Old West through exhibits, education and entertainment reflective of the area's rich heritage

BUSINESS & ECONOMY

- > The meat packing industry is a major economic driver in Dodge City
- > Cargill Meat Solutions and National Beef both operate large facilities and are the two largest employers in the city
- > Additionally the city serves as a supply center for area agriculture

34,159



**FORD COUNTY
POPULATION**
(ESTIMATED)



This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



JOHN ANDREINI

ja@cppcre.com
PH: 415.274.2715
CA DRE# 01440360

KIRBY DEDERIAN

kirby@cppcre.com
PH: 415.231.0598
CA DRE# 02095008

**SCOTT REID
PARASELL, INC.**

scott@parasellinc.com
PH: 949.942.6585
KS LIC# C000002998

IN ASSOCIATION WITH PARASELL, INC.
P. 949.942.6585
A LICENSED KANSAS BROKER #C000002998

Copyright ©2023 CP Partners Commercial Real Estate, Inc.
California DRE LIC# 01499268

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

