

BERKELEY
CAPITAL ADVISORS

DOLLAR GENERAL

Dollar General

ASHEBORO, NC

FILE PHOTO

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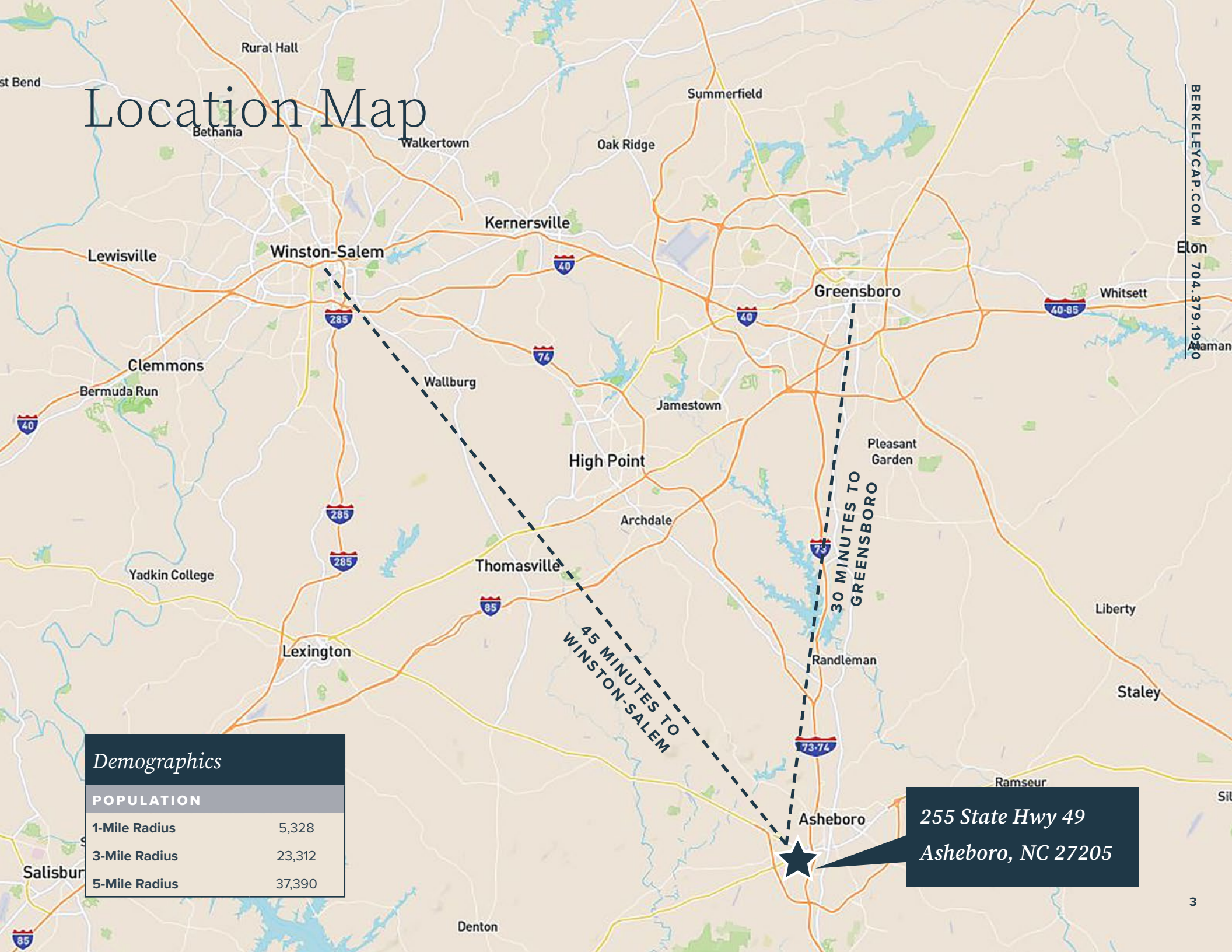
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BCA FIRM NORTH CAROLINA
REAL ESTATE LICENSE NO.: C9467

Location Map



BERKELEYCAP.COM
704.379.1900
Elon
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Demographics	
POPULATION	
1-Mile Radius	5,328
3-Mile Radius	23,312
5-Mile Radius	37,390

255 State Hwy 49
Asheboro, NC 27205

Investment Overview

PROPERTY

Dollar General

ADDRESS

255 NC-49
Asheboro, NC 27205

TENANT ENTITY

Dolgencorp, LLC

GUARANTOR

Dollar General Corporation

RENT COMMENCEMENT

Expected September 1, 2023

RENT EXPIRATION

Expected August 31, 2038

ORIGINAL LEASE TERM

15 Years

LEASE TERM REMAINING

15 Years

OPTIONS REMAINING

Five, 5 Years

LEASE TYPE

Absolute Net

NOI

\$128,724

RENT INCREASES

10% ever option

RIGHT OF FIRST REFUSAL

No

PROPERTY DETAILS

10,566
Square Feet

1.92
Acres

2023
Year Built

42
Parking Spaces

*Note: All lease provisions to be independently verified by Buyer during the Due Diligence Period.
The information contained herein has been obtained from sources we deem reliable.*

\$2,200,000

Asking Price (5.85% Cap Rate)

RENT SCHEDULE

LEASE YEAR	START	END	ANNUAL RENT	% INCREASE
Years 1-15	9/1/2023	8/31/2038	\$128,724	-
Option 1	9/1/2038	8/31/2043	\$141,596	10.00%
Option 2	9/1/2043	8/31/2048	\$155,756	10.00%
Option 3	9/1/2048	8/31/2053	\$171,332	10.00%
Option 4	9/1/2053	8/31/2058	\$188,465	10.00%
Option 5	9/1/2058	8/31/2063	\$207,311	10.00%



FILE PHOTO

Property Highlights

PROPERTY HIGHLIGHTS

- 2023 new construction
- Great visibility & access from NC-49 | 23,000 VPD | Direct route to Charlotte
- Relocation store with long operating history
- Absolute net lease | No landlord responsibilities
- New 15-year lease
- Corporate guaranteed lease | Dollar General Corporation | 18,000+ locations nationwide
- Investment grade Credit | Baa2/BBB
- Located inside of primary retail corridor | 948KSF within a 2-mile radius
- Large parcel | 1.92 acres
- Large industrial presence nearby bringing in a large amount of daytime workers to the area | 4.8M SF of space within a 2-mile radius
- Less than 10 minutes from Randolph Health | 145 beds | One of the largest employers in Randolph County
- 5 minutes from Asheboro High School & South Asheboro Middle School | Nearly 2,000 students combined
- 7 minutes from Asheboro Regional Airport
- Close to Destination Retailers: Food Lion, Lowe's Foods, McDonald's, Wendy's, Burger King, Arby's, Taco Bell, Bojangles, Biscuitville, and others
- Less than 30 minutes from both downtown High Point and Greensboro

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Tenant Overview



Dollar General Corporation, a discount retailer, provides various merchandise products in the southern, southwestern, midwestern, and eastern United States. The company offers consumable products, including paper and cleaning products, packaged food products, perishable, snacks and candies, health and beauty products, pet products, and tobacco products. It also provides seasonal products, prepaid phones and accessories, gardening supplies, hardware products, and automotive and home office supplies as well as home products, and apparel and accessories.

As of February 25, 2022, it operated 18,190 stores in 47 states in the United States. The company was formerly known as J.L. Turner & Son, Inc. and changed its name to Dollar General Corporation in 1968. Dollar General Corporation was founded in 1939 and is based in Goodlettsville, Tennessee.

BAA2/BBB

Credit Rating

DG

NYSE Ticker Symbol

\$34B

Total Revenue

\$56B

Market Cap

18,190

Total Locations

163K

Total Employees



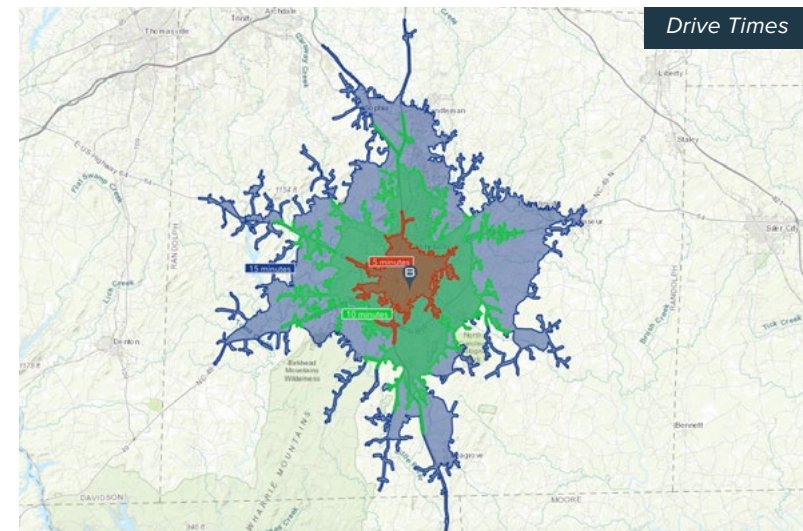
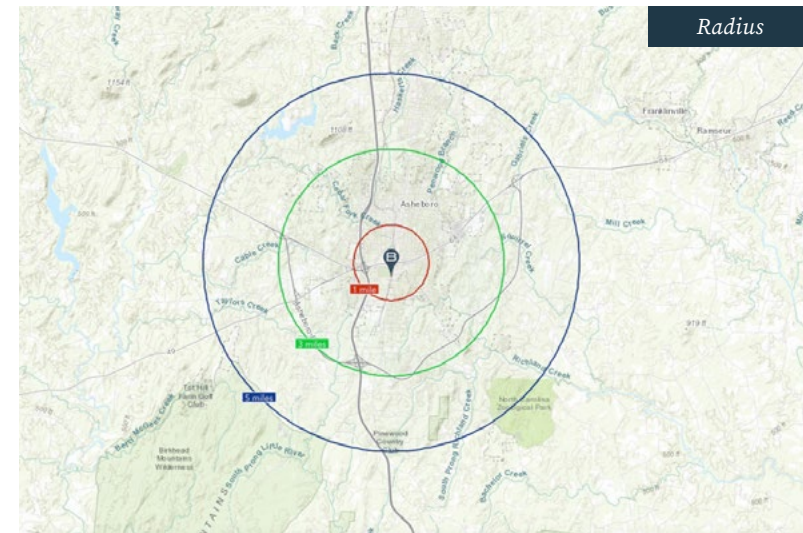
Demographics

Radius

POPULATION	1-MILE	3-MILE	5-MILE
2027 Population	5,318	23,295	37,397
2022 Population	5,328	23,312	37,390
2020 Population	5,340	23,331	37,308
2010 Population	5,020	22,439	36,279
2022-2027 Annual Rate	-0.04%	-0.01%	0.00%
2020-2022 Annual Rate	-0.10%	-0.04%	0.10%
2010-2020 Annual Rate	0.62%	0.39%	0.28%
HOUSEHOLDS			
2027 Households	2,405	9,528	14,925
2022 Households	2,402	9,513	14,872
2020 Households	2,394	9,494	14,801
2010 Households	2,241	9,121	14,274
2022-2027 Annual Rate	0.02%	0.03%	0.07%
2020-2022 Annual Rate	0.15%	0.09%	0.21%
2010-2020 Annual Rate	0.66%	0.40%	0.36%
2022 AVG. HH INCOME	\$54,281	\$58,004	\$60,504

Drive Times

POPULATION	5-MINUTE	10-MINUTE	15-MINUTE
2027 Population	15,172	36,392	60,173
2022 Population	15,173	36,276	60,041
2020 Population	15,202	36,185	59,870
2010 Population	14,511	35,188	57,906
2022-2027 Annual Rate	0.00%	0.06%	0.04%
2020-2022 Annual Rate	-0.08%	0.11%	0.13%
2010-2020 Annual Rate	0.47%	0.28%	0.33%
HOUSEHOLDS			
2027 Households	6,451	14,558	23,832
2022 Households	6,439	14,461	23,693
2020 Households	6,423	14,371	23,545
2010 Households	6,102	13,825	22,536
2022-2027 Annual Rate	0.04%	0.13%	0.12%
2020-2022 Annual Rate	0.11%	0.28%	0.28%
2010-2020 Annual Rate	0.51%	0.39%	0.44%
2022 AVG. HH INCOME	\$56,741	\$59,027	\$61,458



Confidentiality Disclaimer

Berkeley Capital Advisors, LLC ("BCA") has been authorized by the owner of the subject property (the "Seller") to present you with this marketing package. This is a confidential package intended solely for your own limited use and benefit, as a principal, in considering whether you desire to pursue negotiations to acquire the subject property.

Your receipt and acceptance of this package serves to acknowledge your agreement to: (1) hold the information and materials contained herein, and the offering they represent, in the strictest of confidence; (2) not disclose, directly or indirectly, the information and materials contained herein, or the offering they represent, to any other person, firm or entity without prior written authorization from BCA or the Seller; (3) not use the information and materials contained herein in any fashion or manner detrimental to the interest of BCA or the Seller; (4) not disturb any tenants in possession of the subject property nor reveal to them the offering this package represents.

This marketing package was prepared by BCA and it has been reviewed by representatives of the Seller. The information and materials contained herein are selective and limited in nature, and neither BCA nor the Seller purports this to be an all-inclusive report on the subject property. Within this package, certain leases, documents and other materials are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of those documents. Interested and qualified prospective purchasers will be afforded an opportunity to review additional information and to inspect the subject property, and all such prospective purchasers should conduct their own independent due diligence.

This package is based in part upon information supplied by the Seller and in part upon information obtained by BCA from sources believed to be reliable. All income, expense and/or investment projections contained herein are provided for general reference purposes only, in that they are based on assumptions relating to the general economy, competition and other factors beyond the control of BCA and the Seller, and all such projections are therefore subject to variation. This package shall not be deemed an indication of the state of affairs of the subject property, nor constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of this package.

Neither BCA, the Seller, nor any of their respective officers, employees or agents, has made or does make any representation or warranty, expressed or implied, as to the accuracy or completeness of this package or any of its contents, and no legal commitments or obligations shall arise by reason of this package or its contents.

BCA and the Seller expressly reserve the right, at their sole discretion, to alter or amend the terms of this offering, to reject any or all expressions of interest or offers to acquire the subject property and/ or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing this package or making an offer to acquire the subject property unless and until a written agreement for such acquisition has been fully executed, delivered and approved by the Seller and any conditions to the Seller's obligations thereunder have been satisfied or waived.

Parties seeking to act in a third-party brokerage capacity must register their client(s) with BCA prior to receiving or dispersing any marketing information. BCA will not recognize any third-party brokerage relationships without first receiving and approving such written client registration, nor will BCA or the Seller be obligated for any brokerage claims which may result, regardless of such broker's involvement in procuring a purchaser for the subject property.

This package is the property of BCA. Photocopying, re-typing or other duplication of the information and materials contained herein is expressly prohibited. The information contained within this package and the offering of the subject property may not be announced, posted or otherwise publicized in any electronic media (such as, by way of example only, any Internet or "broadcast facsimile" communications).

If, after reviewing this package, you have no further interest in acquiring the subject property at this time, please return this package in its entirety to BCA. Likewise, if the terms contained in this Confidentiality & Disclaimer section are not acceptable to you, please immediately return this package to BCA.

AGENT'S DUTIES

When you contract with a real estate firm to act as your agent in a real estate transaction, the agent must help you obtain the best price and terms possible, whether you are the buyer or seller. The agent also owes you the duty to:

- Safeguard and account for any money handled for you
- Act with reasonable skill, care and diligence
- Be loyal and follow reasonable and lawful instructions
- Disclose to you any information which might influence your decision to buy or sell

Even if the agent does not represent you, the agent must still be fair and honest and disclose to you all "material facts" which the agent knows or reasonably should know. A fact is "material" if it relates to defects or other conditions affecting the property, or if it may influence your decision to buy or sell.

AGENTS WORKING WITH SELLERS

A seller can enter into a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. The listing agreement should state what the seller will pay the firm no matter who finds the buyer.

The listing firm may belong to a listing service to expose the seller's property to other agents who are members of the service. Some of those agents may be working with buyers as buyers' agents; others will be working with buyers but still representing the sellers' interests as an agent or "subagent". When the buyer's agents and seller's subagents desire to share in the commission the seller pays to the listing firm, the listing agent may share the commission with the seller's permission.

AGENTS WORKING WITH BUYERS

A buyer may contract with an agent or firm to represent him (as a buyer's agent), or may work with an agent or firm that represents the seller (as a seller's agent or subagent). All parties in the transaction should find out at the beginning who the agent working with the buyer represents.

If a buyer wants a buyer's agent to represent him in purchasing a property, the buyer should enter into a "buyer agency agreement" with the agent. The buyer agency agreement should state how the buyer's agent will be paid. Unless some other arrangement is made which is satisfactory to the parties, the buyer's agent will be paid by the buyer. Many buyer agency agreements will also obligate the buyer to pay the buyer's agent no matter who finds the property that the buyer purchases.

A buyer may decide to work with a firm that is acting as agent for the seller (a seller's agent or subagent). If a buyer does not enter into a buyer agency agreement with the firm that shows him properties, that firm and its agents will show the buyer properties as an agent or subagent working on the seller's behalf. Such a firm represents the seller (not the buyer) and must disclose that fact to the buyer.

The terms and conditions stated in this Confidentiality & Disclaimer section apply and relate to all of the sections of this package as if stated independently therein. Prospective purchasers of the subject property are hereby notified that Berkeley Capital Advisors, and its agents, are acting in the capacity of a "Seller's Agent" during the course of this offering, and as such are solely representing the interests of the Seller.

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