

# BRAND NEW 2023 DEVELOPMENT DOLLAR GENERAL

## BIRMINGHAM-HOOVER MSA

- 38% POPULATION GROWTH SINCE 2018
- 3 MILES FROM RICKWOOD CAVERNS STATE PARK
- 20 MILES FROM DOWNTOWN BIRMINGHAM

149 Skyline Drive  
Warrior, Alabama 35180

**DOLLAR GENERAL**

REPRESENTATIVE PHOTO

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## CONFIDENTIALITY & DISCLAIMER

The Offering Memorandum contains select information pertaining to the business and affairs of Dollar General (“Property”). It has been prepared by The ESS Group, Inc. We have obtained the information from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. You and your tax and legal advisors should conduct your own investigation of the Property and transaction. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Seller, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Seller and The ESS Group, Inc. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to the prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executive Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or The ESS Group, Inc. or any of their affiliates or any of their respective Officers, Directors, Shareholders, Sellers, Employees, or Agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

BY ACCEPTING THIS CONFIDENTIAL OFFERING MEMORANDUM, YOU AGREE TO RELEASE THE ESS GROUP, INC. AND HOLD IT HARMLESS FROM ANY KIND OF CLAIM, COST, EXPENSE, OR LIABILITY ARISING OUT OF YOUR INVESTIGATION AND/OR PURCHASE OF THIS NET LEASED PROPERTY. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

# INVESTMENT SUMMARY

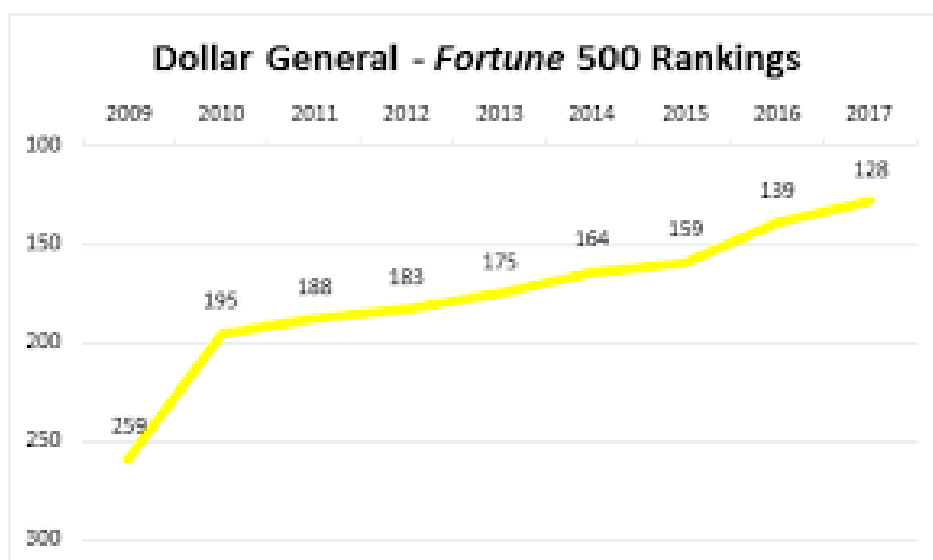
PRICE	\$1,874,536
CAP RATE	6.15 %
NOI	\$115,284
TENANT	Dolgencorp, LLC
LEASE TYPE	Absolute NNN
LEASE TERM	15 Years
LEASE GUARANTOR	Corporate
RENT INCREASES	10% During Options
RENEWAL OPTIONS	Five (5) Options
LANDLORD RESPONSIBILITIES	None
ADDRESS	149 Skyline Drive Warrior, Alabama 35180
BUILDING SIZE	10,640 SF
LAND SIZE	2.22 Acres
YEAR BUILT	2023
RENT COMMENCEMENT DATE	August 7, 2023
RENT EXPIRATION DATE	August 31, 2038
OWNERSHIP TYPE	Fee Simple
ROOF	Tenant's Responsibility
STRUCTURE	Tenant's Responsibility
HVAC	Tenant's Responsibility
MAINTENANCE	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
PROPERTY TAXES	Tenant's Responsibility
UTILITIES	Tenant's Responsibility

RENT SCHEDULE	Yearly	Monthly
Years 1-15	\$115,284	\$9,607
Option 1 (Years 16-20)	\$126,816	\$10,568
Option 2 (Years 21-25)	\$139,488	\$11,624
Option 3 (Years 26-30)	\$153,444	\$12,787
Option 4 (Years 31-35)	\$168,792	\$14,066
Option 5 (Years 36-40)	\$185,664	\$15,472



# INVESTMENT HIGHLIGHTS

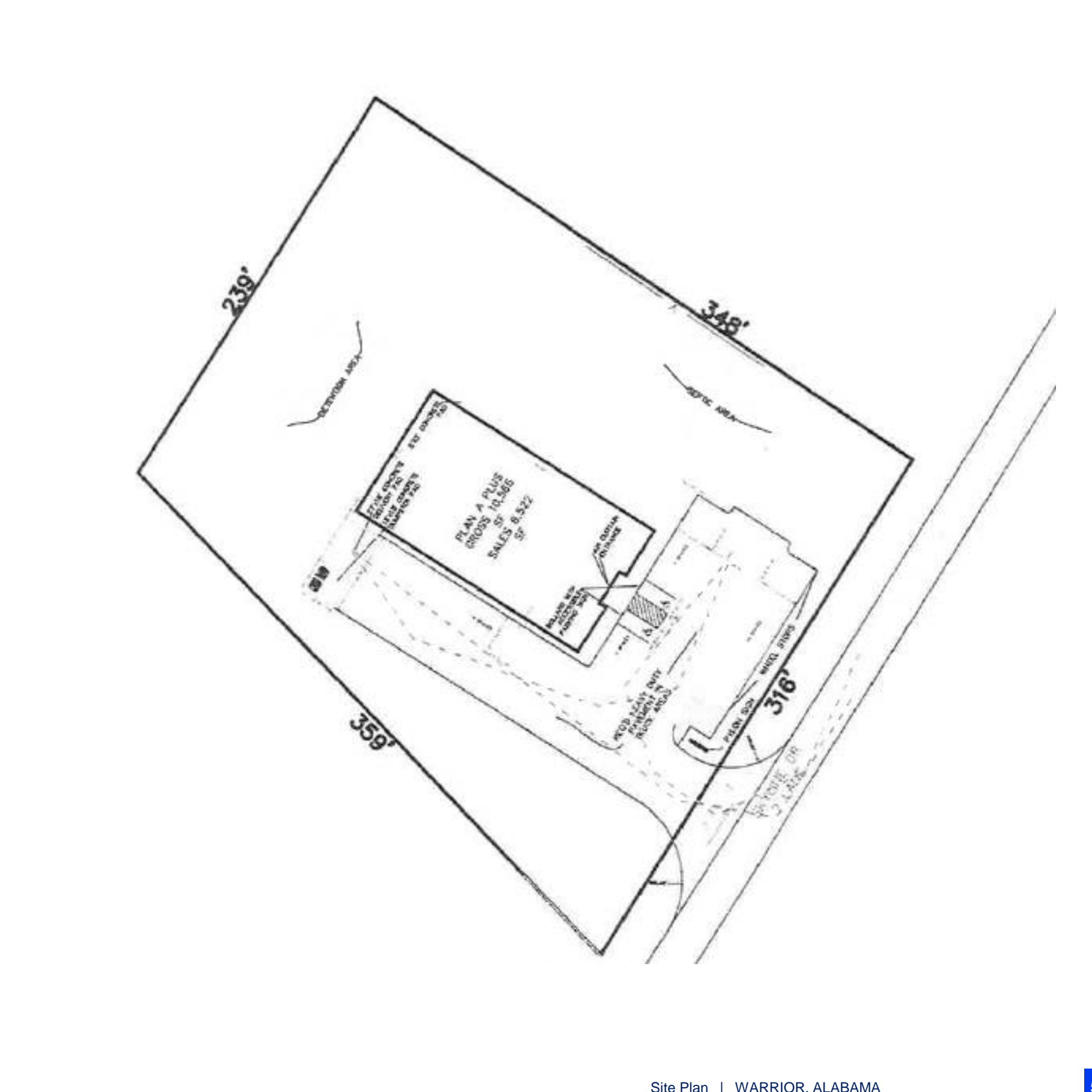
- Brand New 2023 Construction
- Absolute NNN Lease with Zero Landlord Responsibilities
- Strong Corporate Lease Guaranty - Dollar General was Ranked 91 on the Fortune-500 List in 2021
- 15 Years Lease with Five (5) Years Options to Renew
- 11,000+ Population within 5 Miles – 38% Population Growth Compared to 2018
- Located 20 Miles from Downtown Birmingham & 3 Miles from Rickwood Caverns State Park, a Major Tourist Attraction, Which was Awarded TripAdvisor's Traveler's Choice Award in 2020, Brining in Thousands of Visitors Every Year



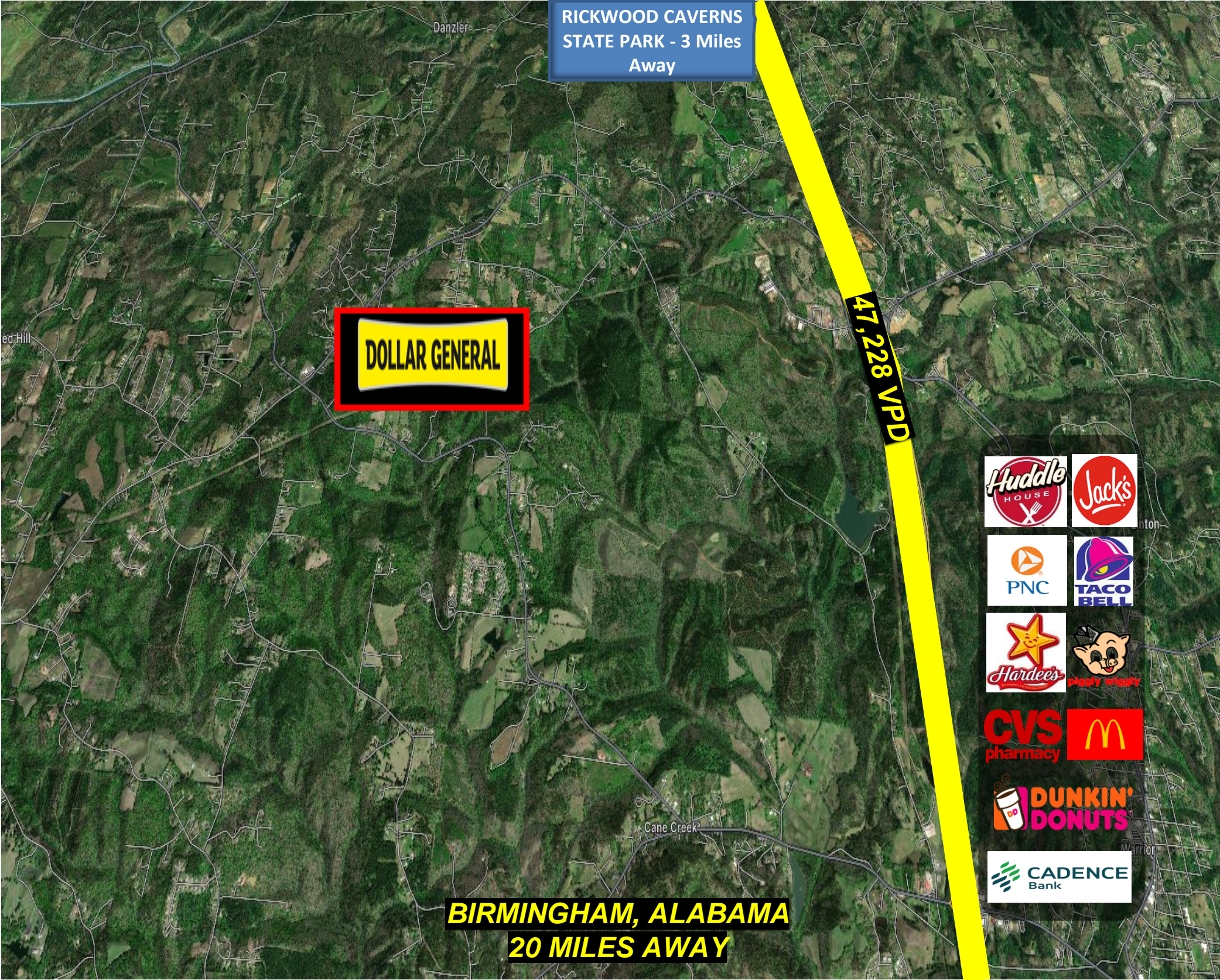
The ESS Group is pleased to exclusively market for sale a single tenant net leased Dollar General investment located in Warrior, Alabama. The investment features a brand new 2023 construction building leased to Dollar General with a corporate guarantee. Dollar General holds a credit rating of “BBB”, which is classified as an Investment Grade. The initial lease term is for 15 years with rent commencement in August 2023. There are 5 options to extend, each is 5 years long and each triggers a 10% rent increase. There are no termination rights and the lease is an absolute NNN with no landlord responsibilities, being a completely passive real estate investment.

This Dollar General is strategically positioned in close vicinity to Rickwood Caverns State Park, a major tourist attraction, guaranteeing high foot traffic and customer base. This property offers a passive income investment with no landlord responsibilities, making it an ideal investment for a 1031 exchange buyer or an investor who is looking for a low risk, long term investment with steady returns.

## SITE PLAN



AREA MAP



# DOLLAR GENERAL

Dollar General (NYSE: DG) is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of March 2023, Dollar General operated 18,774 stores. Dollar General offers products that are frequently used on a day by day basis, such as food, household items, cleaning supplies, clothing for the family and housewares at low prices. Dollar General sells high quality private brands and products from America's most trusted and well known manufacturers. Dollar General is the largest dollar store chain retailer. Fortune 500 recognized Dollar General in 1999 and in 2021 it was ranked 91. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue exceeding \$34 billion in 2022. Dollar General believes that this growth, regardless of economic conditions, suggests that Dollar General has a less cyclical model than most retailers and is a result of their compelling value and convenience proposition. Dollar General's ability to effectively deliver both value and convenience allows them to succeed in small markets with limited shopping alternatives, as well as to profitably coexist alongside retailers in more competitive markets, making Dollar General an attractive option for investors and financial institutions, as an essential business and especially in recession times.



## LOCATION OVERVIEW

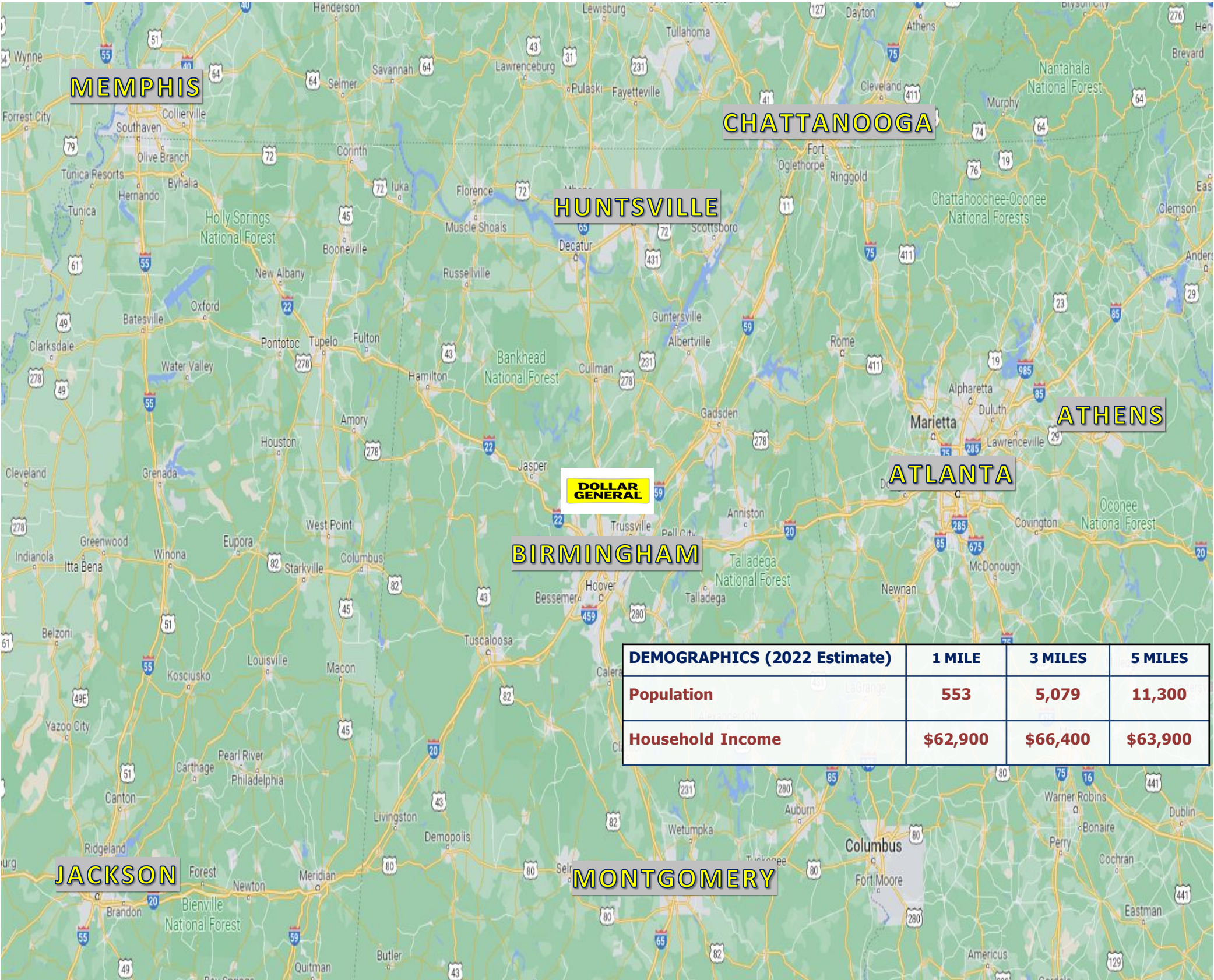
Warrior is nestled in the gently rolling hills of northern Jefferson County, in the north-central region of Alabama, approximately 20 miles north of downtown Birmingham. It is part of the Birmingham-Hoover Metropolitan Statistical Area and it has a population of 3,200. It is surrounded by natural beauty, impressive resources, great access to state and national parks, universities and local food. It is also considered to be one of the most thriving and fastest growing suburban communities in the North Jefferson area.

The Birmingham-Hoover MSA is located in central Alabama, encompassing seven counties. The area is centered around the city of Birmingham, which serves as the economic and cultural hub. As of the 2020 census, the estimated population of the Birmingham-Hoover MSA was around 1.5 million people, making it the most populous metropolitan area in Alabama. The area has a diverse economy with various industries, including manufacturing, finance, healthcare, education, and professional services. It is known for its strong presence in the healthcare and banking sectors. It also offers a range of cultural attractions and entertainment options. The Birmingham Museum of Art, Alabama Theatre, McWane Science Center, Birmingham Civil Rights Institute, and the Birmingham Botanical Gardens are among the notable attractions.

The subject property is strategically located 3 miles south of Rickwood Caverns State Park, a public recreation area and natural history preserve containing 380-acres of state park which offers tours of caverns with illuminated limestone formations estimated to be 260 million years old, blind cave fish, and an underground pool. This new Dollar General store is expected to serve the growing number of tourists who tour the park.



DEMOGRAPHICS





# THE ESS GROUP, INC.

## NNN SINGLE TENANT INVESTMENTS

*Exclusively Marketed by:*

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