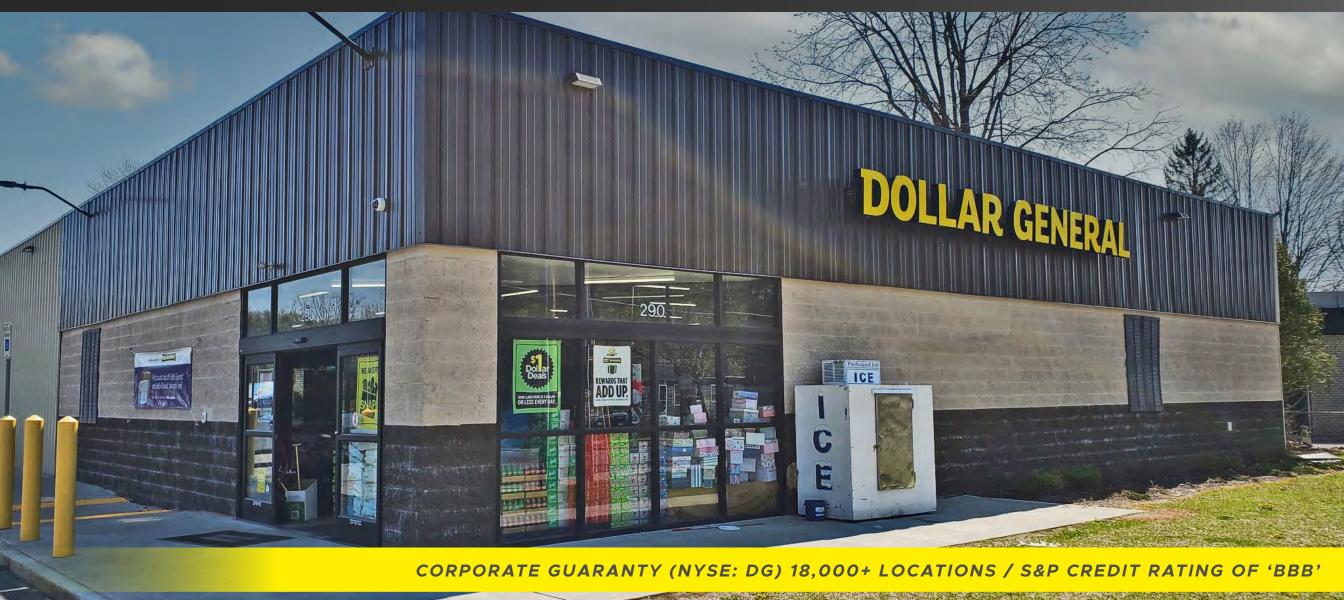
OFFERING MEMORANDUM

The Deltondo Group | www.deltondoadvisorygroup.com



# **DOLLAR GENERAL**

290 Broadway Fort Edward, NY 12828 **Strong Investment Tenant:** Dollar General has been in Business for 83 Years and has a Current Net Worth of Over \$54.4 Billion.

**Absolute-Net Lease (Zero Landlord Responsibilities):** 12 Years Remaining with 10% Increases in Each of the Four, 5 Year Options.

**Limited Competition:** Dollar General Serves as the Main Source of Goods for the Population. The Next Closest Dollar General is Located Over 5 Miles Away.

Marcus & Millichap
THE DELTONDO GROUP



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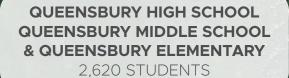
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**O TARGET** 















	5 Mile	10 Mile	15 Mile
2023 Est. Population:	50,002	89,357	140,215
Households:	21,299	36,758	56,400
Household Income:	\$75,325	\$85,044	\$91,925



SUBJECT PROPERTY DOLLAR GENERAL

FORT EDWARD

FORT EDWARD JR HIGH SCHOOL **400 STUDENTS** 

# **REGIONAL MAP**

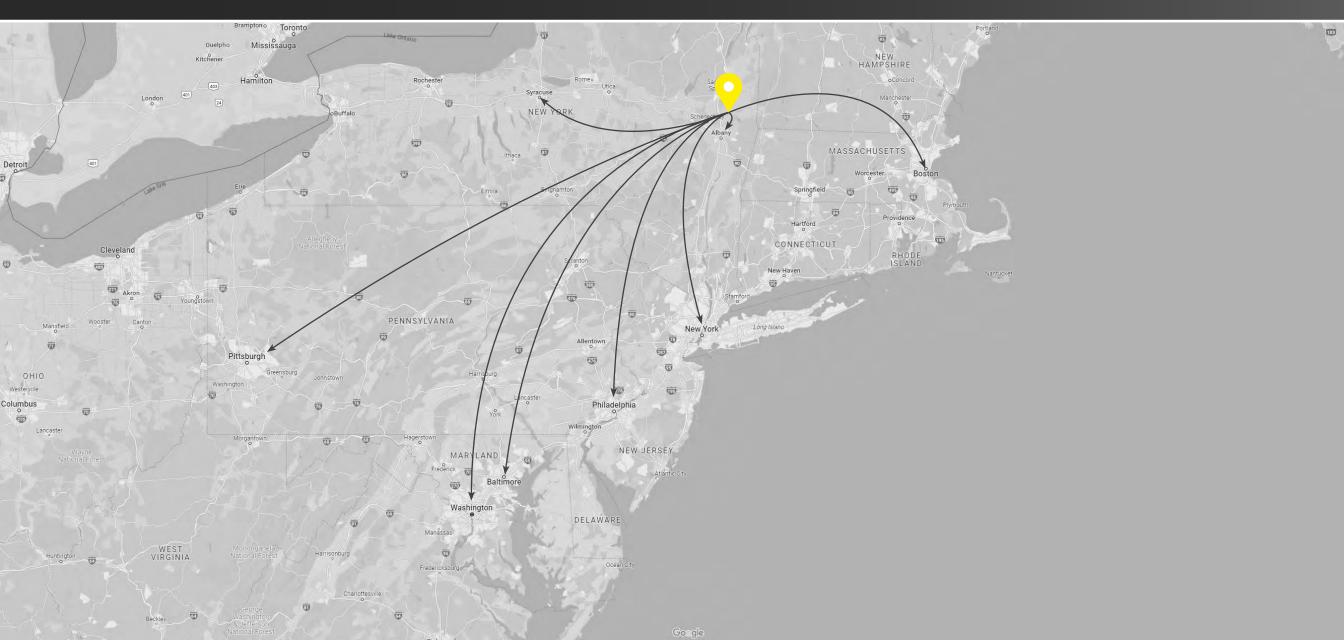


47 Miles	Albany, NY
161 Miles	Syracuse, NY

197 Miles	Boston, MA
205 Miles	New York, NY

285 Miles	Philadelphia, PA
382 Miles	Baltimore, MD

416 Miles	Washington, D.C.
514 Miles	Pittsburgh, PA





### 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

Tenant Name:	Dollar General	Headquarters:	Goodlettsville, TN
Locations:	18,190+	Founded:	1939
Company Type:	NYSE: DG	Website:	dollargeneral.com

## FORT EDWARD, NY

- Fort Edward is heavily industrial due to its position on the Hudson River, paper manufacturing, sawmills, and clothing mills were the platform that helped develop Fort Edward. Many of these mills are still in operation today less than a mile down the road, Irving Tissue operates a manufacturing plant.
- Median home values are approximately \$166,000, with a median household income of approximately \$57,000. Access by water and rail has been critical to Fort Edward's growth and success; Amtrack runs through the area twice daily, and manufactured goods are transported by rail on an everyday basis.
- Local tourist attractions include Bradley Beach, the yacht basin, walking and fitness trails, as well as the Old Fort House Museum and Roger's Island, offering a look into the past with artifacts dating back hundreds of years.

# DOLLAR GENERAL

Address:	290 Broadway Fort Edward, NY 12828
Price:	\$1,851,550
CAP:	6.00%
NOI:	\$111,093

# **INVESTMENT SUMMARY**

Lease Type:	Absolute-Net
Landlord Responsibility:	None
Year Built / Renovated:	2019
Building Area:	9,281 SF



Corporate Guaranty (NYSE: DG): All Leases are Corporately Guaranteed by Dollar General with Over 18,000 Locations Nationwide and an S&P Credit Rating of 'BBB'.

**Strong Investment Tenant:** Dollar General has been in Business for 83 Years and has a Current Net Worth of Over \$54.4 Billion.

**Absolute-Net Lease (Zero Landlord Responsibilities):** 11 Years Remaining with 10% Increases in Each of the Four, 5 Year Options.

**Limited Competition:** Dollar General Serves as the Main Source of Goods for the Population. The Next Closest Dollar General is Located Over 5 Miles Away.



Base Rent	Annually	Monthly
CURRENT - Nov 21, 2034	\$111,093.00	\$9,257.75
Nov 22, 2034 (Option 1)	\$122,202.30	\$10,183.53
Nov 22, 2039 (Option 2)	\$134,422.53	\$11,201.88
Nov 22, 2044 (Option 3)	\$147,864.78	\$12,322.07
Nov 22, 2049 (Option 4)	\$162,651.26	\$13,554.27

# TENANT SUMMARY

Tenant Name:	Dollar General
Guaranty:	Corporate
Type of Ownership:	Fee Simple
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Lease Expiration:	November 21, 2034
Term Remaining:	12 Years
Increases:	10% Each Option
Options:	Four, 5 Year

### CONFIDENTIALITY AGREEMENT

### **NET LEASED DISCLAIMER**

### **COVID-19 NOTICE**

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This offering memorandum has been prepared to provide summary, unverified financial and physical 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. Marcus & Millichap has not made any 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, PCBs or asbestos, the compliance with local, 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, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows: The information contained in this marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services 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.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

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