



ABSOLUTE NNN DOLLAR GENERAL PLUS

REPRESENTATIVE STORE

326 W MAIN STREET, RIPLEY, WV 25271

BRIAN BROCKMAN

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INVESTMENT SUMMARY

List Price:	\$2,149,206
Current NOI:	\$140,773.00
Initial Cap Rate:	6.55%
Land Acreage:	+/- 1.0
Year Built	2023
Building Size:	10,640 SF
Price PSF:	\$201.99
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.88%

INVESTMENT OFFERING

We are pleased to present this new 10,640 SF. Dollar General Plus store located in Ripley, West Virginia. The property is secured with a 15 year Absolute NNN Lease leaving zero landlord responsibilities. **The lease contains 5% rent increases every 5 years** including at each of the 4 (5 year) options to renew! The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of "BBB", which is classified as Investment Grade. The store has completed construction & successfully opened for business in December 2023.

This Dollar General is highly visible as it is strategically positioned in downtown Ripley off the I-77 exit (seeing 16,859 cars per day), on Main Street (Highway 33) which sees 5,744 cars per day. Surrounding tenants include Walmart, Kroger, Dollar Tree Walgreens, & more. The 10 mile population from the site is 21,156 and the 3 mile average household income is \$60,216 per year, making this location ideal for a Dollar General. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a "passive" investor to attain the fee simple ownership of Dollar General. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, the nation's top dollar store. List price reflects a 6.55% cap rate based on NOI of \$140,773.



PRICE \$2,149,206



CAP RATE 6.55%



LEASE TYPE Absolute NNN



RENT INCREASES 5% Every 5 Years



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- **15 Year Absolute NNN Lease | Zero Landlord Responsibilities**
- 2023 BTS Plus Size Construction | Opening in December 2023
- **5% PRIMARY TERM RENT INCREASES EVERY 5 YEARS!**
- 4 (5 Year) Options | 5% Increases At Each Option
- Three Mile Household Income \$60,216
- Ten Mile Population 21,156
- **5,744 VPD on Main Street | 16,859 VPD on I-77**
- Investment Grade Dollar Store With "BBB" Credit Rating
- DG Reported 32 Consecutive Quarters of Same Store Sales Growth
- **Surrounding Tenants Include: Walmart, Kroger, Dollar Tree & More**

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$140,773.00	\$13.23
Gross Income	\$140,773.00	\$13.23
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$140,773.00	\$13.23

PROPERTY SUMMARY

Year Built:	2023
Lot Size:	+/- 1.0 Acres
Building Size:	10,640 SF
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
# of Parking Spaces	35
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$140,773.00
Rent PSF:	\$13.23
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	12/19/2023
Lease Expiration Date:	12/31/2038
Lease Term Remaining:	15 Years
Rent Bumps:	5% Every 5 Years Including Each Option
Renewal Options:	Four (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$37.8 BILLION



STORE COUNT:
19,000+



GUARANTOR:
DG CORP



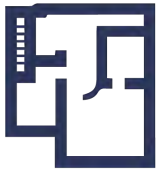
S&P:
BBB

DOLLAR GENERAL PLUS

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Dollar General	10,640	12/19/2023	12/31/2038	\$140,773.00	100.0		\$13.23
				\$147,811.65		1/1/2029	\$13.89
				\$155,202.23		1/1/2034	\$14.59
			Option 1	\$162,962.34		1/1/2039	\$15.32
			Option 2	\$171,110.46		1/1/2044	\$16.08
			Option 3	\$179,665.98		1/1/2049	\$16.88
			Option 4	\$188,649.28		1/1/2054	\$17.73
Averages	10,640			\$147,928.96			\$13.90



TOTAL SF
10,640



TOTAL ANNUAL RENT
\$140,773.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$13.90



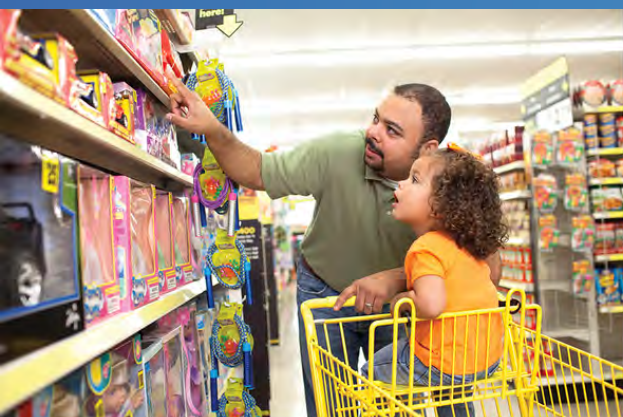
NUMBER OF TENANTS
1



DOLLAR GENERAL PLUS

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10.6% INCREASE
IN NET SALES



1,050 STORES
OPENING IN 2023



\$37.8 BIL
IN SALES



84 YEARS
IN BUSINESS



4.3%
SAME STORE GROWTH

DOLLAR GENERAL is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 19,000+ stores with more than 173,000 employees, located across 47 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets, but now they are expanding into more densely populated areas. Dollar General opened 1,110 new stores in 2022, and planning to open an additional 1,050 in 2023. The Dollar General strategy is to deliver a hassle-free experience to customers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.



19,000+ STORES ACROSS 47 STATES

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PROXIMITY TO LOCAL ATTRACTIONS



42 Miles
WV Inter
Yeager
Airport



39 Miles
Charleston,
WV



40 Miles
Parkersburg,
WV



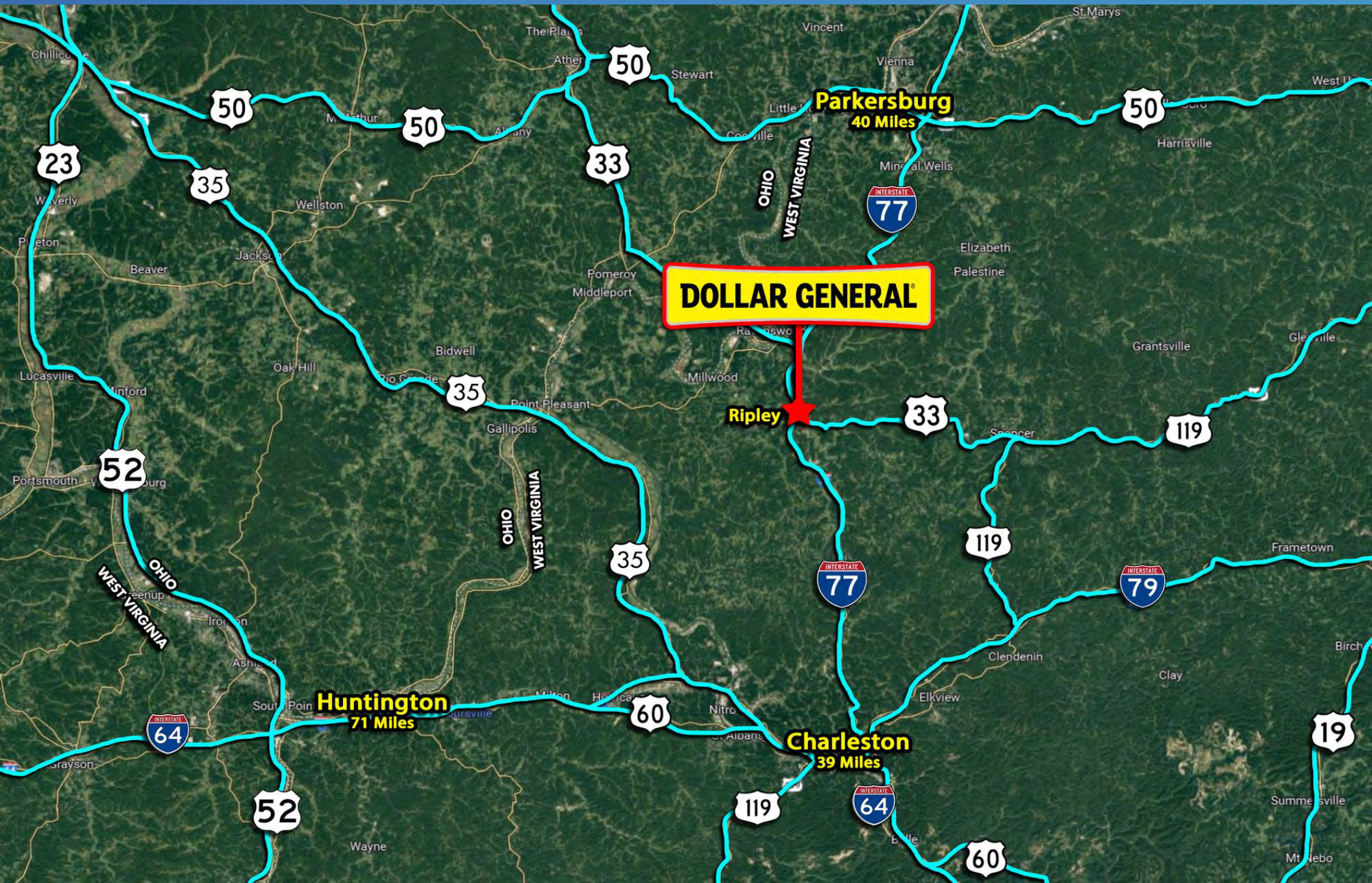
0.8 Miles
WVU
Parkersburg
Jackson County
Center

DOLLAR GENERAL

DOLLAR GENERAL PLUS

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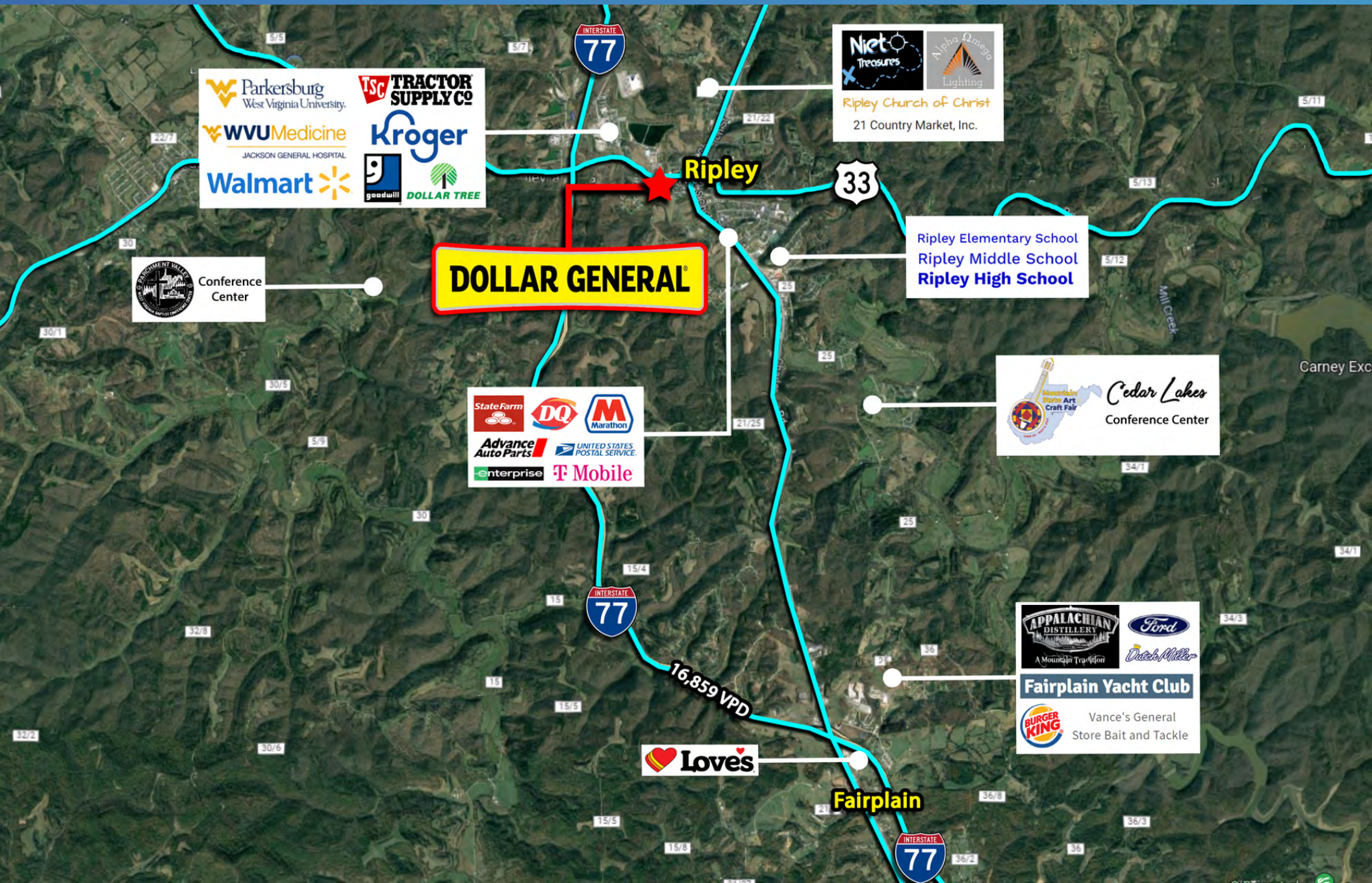
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AERIAL MAP // 11



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Nestled within the rolling hills and lush landscapes of the Appalachian region, Ripley, West Virginia, is a picturesque town that offers a unique blend of natural beauty, small-town charm, and a rich cultural heritage. Located in Jackson County, Ripley is a place where the past and present coexist harmoniously, providing a warm and inviting atmosphere for residents and visitors alike.

Ripley is known for its friendly and welcoming community. The town hosts numerous local events, including festivals, fairs, and parades, where residents come together to celebrate their heritage and shared values. The Jackson County Fair, in particular, is a highlight of the year, featuring agricultural exhibitions, live entertainment, and mouthwatering fair food.

Ripley's downtown area is dotted with quaint shops and boutiques, offering a variety of unique gifts, antiques, and locally-made products. When hunger strikes, you can savor delicious Southern cuisine in charming restaurants and diners that line the streets.

In Ripley, West Virginia, you'll discover a place where the natural beauty of the Appalachian Mountains harmonizes with a rich cultural heritage and a welcoming community. Whether you're seeking outdoor adventure, a taste of history, or simply a peaceful retreat, Ripley has something special to offer everyone who visits.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2023	4,911	8,484	21,156
Median Age	44.7	43.8	44.0
# Of Persons Per HH	2.3	2.4	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,128	3,567	8,716
Average HH Income	\$60,216	\$72,522	\$69,339
Median House Value	\$147,238	\$142,279	\$132,590
Consumer Spending	\$55.9 M	\$103.1 M	\$254.8 M





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