



DOLLAR GENERAL[®]

REPRESENTATIVE PHOTO

4311 Route 9G | Germantown, NY 12526



INTERACTIVE OFFERING MEMORANDUM

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INVESTMENT HIGHLIGHTS

LEASE AND LOCATION

- 2020 build-to-suit construction for Dollar General
- ±12.5 years remaining on an initial 15-year lease
- Absolute NNN lease structure with zero landlord responsibilities
- Corporately guaranteed lease from Dollar General Corporation
- Germantown is approximately 4-miles south of Albany
- Three, 5-Year renewal periods with 10% rent increases
- Average income of \$114,628

TENANT

- Dollar General boasts an investment grade credit rating of BBB (S&P).
- Dollar General has ±19,500 locations and plans to continue their expansion for the foreseeable future.
- Dollar General has been considered an essential retailer and has proven to be one of the most profitable companies through the COVID-19 pandemic.



REPRESENTATIVE PHOTO

FINANCIAL OVERVIEW



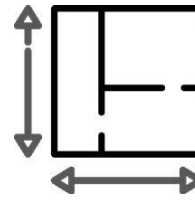
\$1,723,376

PRICE



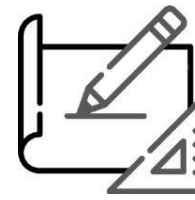
6.70%

CAP RATE



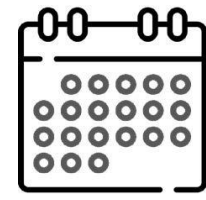
±9,145 SF

GLA



±1.38 AC

LOT SIZE



2020

YEAR BUILT

TENANT SUMMARY

Store #	16022
Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Abs NNN
Roof and Structure	Tenant Responsible
Original Lease Term	15 Years
Rent Commencement Date	2/22/2021
Lease Expiration Date	2/29/2036
Term Remaining on Lease	±12.41 Years
Increase	Four, 5-Year Options
Options	10% Every 5 Years In Options

ANNUALIZED OPERATING DATA

LEASE YEAR	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Current - 2/29/2036	\$9,622.18	\$115,466.16	10.00%	6.70%
Option 1	\$10,584.40	\$127,012.78	10.00%	7.37%
Option 2	\$11,642.84	\$139,714.05	10.00%	8.11%
Option 3	\$12,807.12	\$153,685.46	10.00%	8.92%
Option 4	\$14,087.84	\$169,054.00	10.00%	9.81%



VALLEY HARVEST ICE CREAM & GRILL

GERMANTOWN LIBRARY

PALATINE PARK PLAYGROUND

GERMANTOWN FARMERS MARKET

SUBJECT PROPERTY

QUALITY LANDSCAPING AND
HOME IMPROVEMENT LLC

PALATINE PARK PIZZA



POP'S UNIVERSE - COMICBOOKS

MAIN ST

OTTO'S MARKET



GERMANTOWN CENTRAL SCHOOL
520 STUDENTS

DOLLAR GENERAL®

TENANT OVERVIEW

Dollar General is the fastest-growing retailer which currently boasts roughly 21,000 neighborhood general stores in 48 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 75% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others. Over the past few years, Dollar General has started to introduce alcohol and tobacco products such as cigarettes into their product mix, which has further driven revenue and increased profitability.

With its small-box store model typically measuring $\pm 9,100$ sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession. The discount retailer boasted its expectation of 29 consecutive years of same-store sales growth in December 2018, attributable to its value and convenience proposition, along with strong consumables and seasonal goods sales.



THE OFFERING

PROPERTY NAME	DOLLAR GENERAL
Property Address	4311 Route 9G Germantown, NY 12526
SITE DESCRIPTION	
Number of Stories	1
Year Built	2020
GLA	$\pm 9,145$ SF
Type of Ownership	Fee Simple

COMPANY NAME
DOLLAR GENERAL

EMPLOYEES
 $\pm 140,000$

YEAR FOUNDED
1996

HEADQUARTERS
GOODLETTSVILLE, TN

WEBSITE
DOLLARGENERAL.COM

LOCATIONS
19,500+



AREA OVERVIEW

Germantown, NY

Germantown, located in Columbia County, New York's picturesque Hudson Valley region, is celebrated for its rural beauty, agricultural traditions, historical significance, and diverse outdoor activities. Nestled amid rolling hills and along the Hudson River, it captivates with its scenic allure, especially during the vibrant fall foliage season. This tight-knit community takes pride in its rich farming heritage, featuring orchards, vineyards, and dairy farms that champion farm-to-table experiences. Outdoor enthusiasts can explore hiking trails, fishing spots, and the Hudson River's recreational opportunities, while history buffs can delve into the town's past through well-preserved historic sites and architecture. Germantown's proximity to the vibrant city of Hudson, its seasonal weather variations, and its role as a gateway to the broader Hudson Valley further enhance its appeal as a rural retreat for visitors and residents alike.

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Five-Year Projection	2,271	9,999	56,596
Current Year Estimate	2,322	10,031	57,549
2020 Census	2,331	9,969	57,277
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five-Year Projection	990	4,398	24,466
Current Year Estimate	1,038	4,555	25,360
2020 Census	1,033	4,478	24,957
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$114,628	\$95,153	\$102,047

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **4311 Route 9g, Germantown, NY, 12526** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services 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 a 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 this 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 executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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 of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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