



DOLLAR GENERAL®

8750 HAMMONTON SMARTSVILLE RD | SMARTSVILLE, CA 95977



Interactive Offering Memorandum

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INVESTMENT HIGHLIGHTS

- **Long Term Lease** – This larger format store was just built with high quality construction and has ± 13.5 years of remaining base term on the lease.
- **Absolute NNN** – The tenant is responsible for property taxes, insurance, interior/exterior repairs and maintenance, providing the landlord a long term, passive and reliable stream of income.
- **Corporate Guaranty** – Dollar General continues to prove its resiliency, both in booming and economic downturns, including the COVID 19 pandemic. This “Essential” discount retailer boasts an investment grade credit rating of BBB (S&P) with now over 19,000 locations with plans to continue growing into the foreseeable future. This impressive near \$36 Billion company has also reported same store sales growth for 34 consecutive quarters through 2022, a record many other companies would envy.
- **West Coast Location** – North of Sacramento and near Yuba City, this property is conveniently located off Interstate 20 in Smartsville, a California Historical Landmark for its rich history during the California Gold Rush. With limited competition around, this Dollar General store sets up to be a one-stop-shop for the area.
- **Defensive Product** – Dollar Stores sales typically increase during downturns in the economy which makes them one of the most sought-after investments in a softening market.



SACRAMENTO

± 55 MILES AWAY

FINISH LINE

jamba



HYATT



BANK OF AMERICA



MEADE HILL WINERY

FOOTHILL SELF STORAGE

Hammonton Smartsville Rd

State Highway 20

**DOLLAR
GENERAL**

SUBJECT PROPERTY



YUBA CITY
± 20 MILES AWAY



HONDA



FOOTHILL SELF STORAGE

State Highway 20

Hammonton Smartsville Rd

**DOLLAR
GENERAL**

SUBJECT PROPERTY



FINANCIAL OVERVIEW



\$2,533,400
LIST PRICE



\$152,004
NOI



6.00%
CAP RATE

BUILDING INFO

Address	8750 Hammonton Smartsville Rd Smartsville, CA 95977
Lot Size	±2.55 AC (±111,077 SF)
GLA	±10,640 SF
APN	006-270-047-000

TENANT SUMMARY

Tenant Name	Dollar General
Lease Guarantor	Corporate
Type of Ownership	Fee Simple
Lease Type	NNN
Original Lease Term	15 Years
Term Remaining	±13.5 Years
Options	Four, 5-Year Options

ANNUALIZED OPERATING DATA

Term	Monthly Rent	Annual Rent	Cap Rate
Current - March 31, 2037	\$12,667	\$152,004	6.00%
Options			
Option 1	\$13,934	\$167,208	6.60%
Option 2	\$15,328	\$183,936	7.26%
Option 3	\$16,860	\$202,320	8.00%
Option 4	\$18,546	\$222,552	8.78%

DOLLAR GENERAL®

TENANT OVERVIEW

Dollar General is the fastest-growing retailer which currently boasts roughly 19,000 neighborhood general stores in 47 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, Proctor & 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.



COMPANY NAME
DOLLAR GENERAL

EMPLOYEES
 $\pm 158,000$

HEADQUARTERS
GOODLETTSVILLE, TN

YEAR FOUNDED
1939

WEBSITE
DOLLARGENERAL.COM

LOCATIONS
 $\pm 19,000$

AREA OVERVIEW

SMARTSVILLE, CA

Smartsville is a charming and historic community located in Yuba County, California. Nestled in the picturesque Sierra Nevada foothills, this small town offers a peaceful and scenic escape from the hustle and bustle of city life. Smartsville is known for its rich Gold Rush history, and it's a place where the past seamlessly blends with the present.

Visitors and residents alike can explore the town's historic buildings, some of which date back to the 19th century, giving a glimpse into the area's gold mining heritage. The Yuba River, which meanders through the area, provides opportunities for outdoor enthusiasts to enjoy activities such as fishing, hiking, and picnicking in a beautiful natural setting.

Smartsville's close-knit community fosters a sense of camaraderie, making it an ideal place for those seeking a tranquil and close-to-nature lifestyle. While it may be small in size, Smartsville's character and history make it a hidden gem in California's Gold Country, appealing to those with an appreciation for the past and a desire for a serene, lifestyle while remaining close to the city.

PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2023 Estimate	486	2,000	9,175
2028 Projection	502	2,070	9,520
Growth: 2023-2028	0.7%	0.7%	0.8%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2023 Estimate	192	780	3,854
2028 Projection	199	807	4,007
Growth: 2023-2028	0.7%	0.7%	0.8%
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$75,441	\$84,754	\$81,800



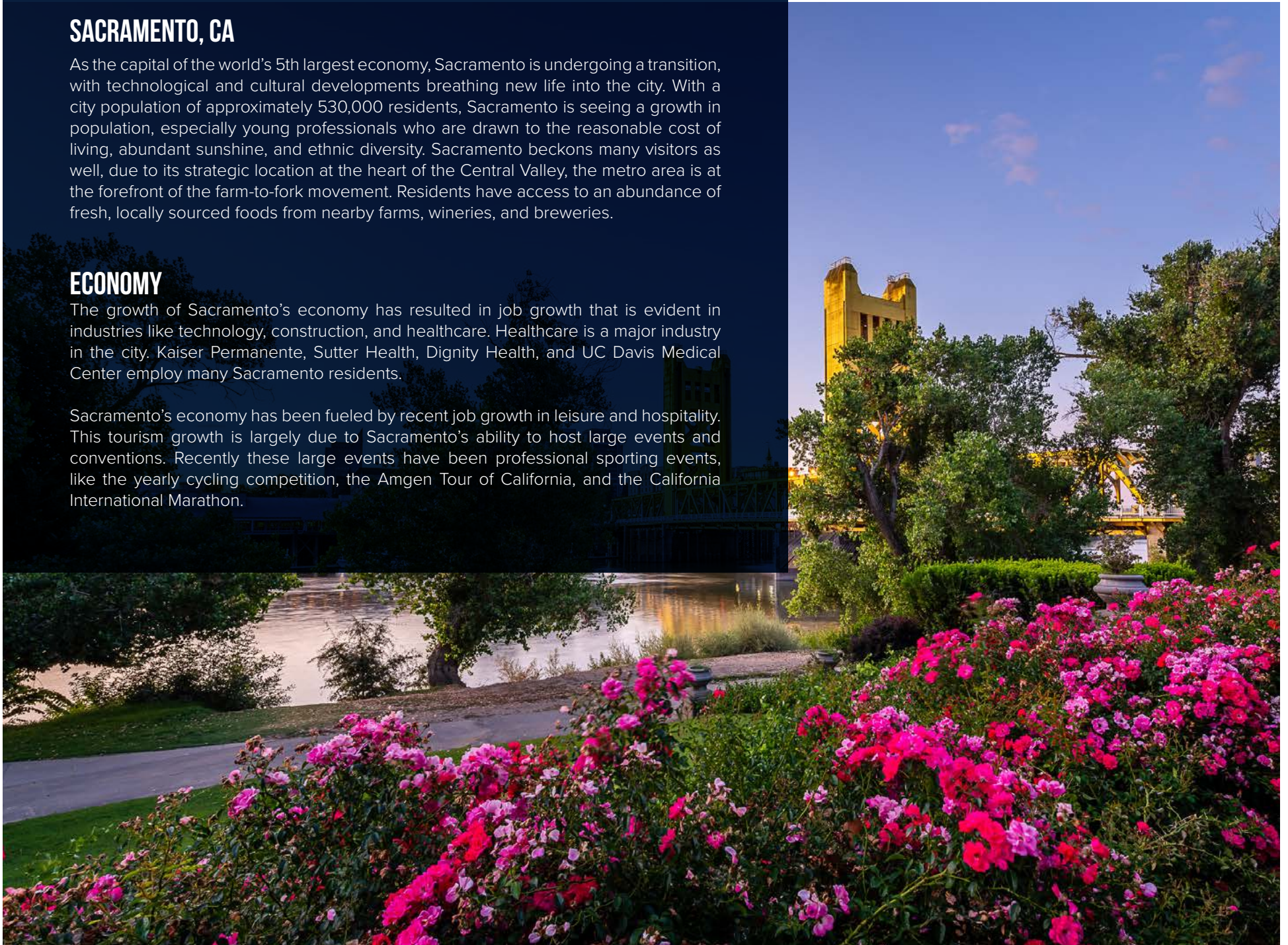
SACRAMENTO, CA

As the capital of the world's 5th largest economy, Sacramento is undergoing a transition, with technological and cultural developments breathing new life into the city. With a city population of approximately 530,000 residents, Sacramento is seeing a growth in population, especially young professionals who are drawn to the reasonable cost of living, abundant sunshine, and ethnic diversity. Sacramento beckons many visitors as well, due to its strategic location at the heart of the Central Valley, the metro area is at the forefront of the farm-to-fork movement. Residents have access to an abundance of fresh, locally sourced foods from nearby farms, wineries, and breweries.

ECONOMY

The growth of Sacramento's economy has resulted in job growth that is evident in industries like technology, construction, and healthcare. Healthcare is a major industry in the city. Kaiser Permanente, Sutter Health, Dignity Health, and UC Davis Medical Center employ many Sacramento residents.

Sacramento's economy has been fueled by recent job growth in leisure and hospitality. This tourism growth is largely due to Sacramento's ability to host large events and conventions. Recently these large events have been professional sporting events, like the yearly cycling competition, the Amgen Tour of California, and the California International Marathon.



TOURISM AND ATTRACTIONS

OLD SACRAMENTO WATERFRONT

The Old Sacramento Waterfront is a National Historic Landmark District and a State Historic Park that pays homage to the Gold Rush of 1849 in California. The 28-acre site not only features historical landmarks but also unique shopping and dining experiences and world-renowned museums. Wooden sidewalks and horse-drawn carriages add to the overall 19th century atmosphere of the area.

CROCKER ART MUSEUM

The Crocker Art Museum is a major cultural hub in the city of Sacramento. The museum has two wings: the Victorian house built in 1873, and the new Teal Pavilion, which opened in 2010. Popular artworks in the museum include a collection of California Impressionist art, German drawings, and many other contemporary and antique pieces.

ARDEN FAIR MALL

Located close to the Cal Expo fairgrounds and several hotels, Arden Fair Mall offers over 165 retail and dining amenities. The bright and spacious mall includes stores such as Macy's JCPenney, and Sears and restaurants such as BJ's Restaurant and Brewhouse, Gen Korean BBQ, and Seasons 52.

DOCO

Located at the heart of downtown Sacramento, Sacramento's Downtown Commons (DOCO) is the newest shopping experience in the area. DOCO features the Golden 1 Center, home of the Sacramento Kings, and several shopping and dining experiences, including Macy's, Urban Outfitters, Echo & Rig, Yard House, and many more. It also features movie theatres, a 24-Hour Fitness, and several hotels for visitor lodging.



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **8750 Hammonton Smartsville Rd, Smartsville, CA 95977** (“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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