

MATTHEWSTM

REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL[®]

REPRESENTATIVE PHOTO

3832 KY-321 S | Hagerhill, KY 41222



INTERACTIVE OFFERING MEMORANDUM

TABLE OF CONTENTS

03

INVESTMENT HIGHLIGHTS

04

FINANCIAL OVERVIEW

06

TENANT OVERVIEW

07

AREA OVERVIEW

EXCLUSIVELY LISTED BY:

GANNON ETHINGTON

Associate

DIRECT +1 (615) 789-8730

MOBILE +1 (309) 737-7869

gannon.ethington@matthews.com

License No. 373272 (TN)

CLAY SMITH

Vice President & Director

DIRECT +1 (615) 412-1630

MOBILE +1 (404) 316-3197

clay.smith@matthews.com

License No. 361676 (TN)

BROKER OF RECORD

Kyle Matthews

License No. 239410 (KY)



INVESTMENT HIGHLIGHTS

- Absolute NNN – Zero Landlord Responsibilities
- Dollar General is Accompanied by an Investment Grade “BBB” Credit Rating
- Long Lease Term Remaining – Over 11.6 Years Remaining on the Current Term
- Located One Mile South of Paintsville, KY
- Zero Competition in the Area
- Average Household Income of \$57,377 Within a 5-Mile Radius
- Recession Resistant Tenant – Dollar General has Been Historically Profitable During Times of Market Uncertainty - Boasting a Silver Globe Business Excellence Award for Their Response to the COVID-19 Pandemic.
- Located on Route 321 – Sees an Estimated 9,394 VPD
- Estimated Population of 14,581 Within a 5-Mile Radius
- Corporate Guarantee



FINANCIAL OVERVIEW



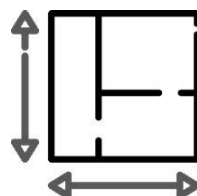
\$1,266,857

PRICE



7.00%

CAP RATE



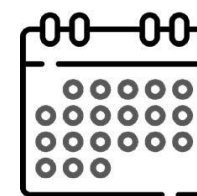
±9,100 SF

GLA



±0.80 AC

LOT SIZE



2020

YEAR BUILT

TENANT SUMMARY

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate Guarantee
Lease Type	Absolute NNN
LL Responsibilities	None
Term Remaining	±11.6 Years
Original Lease Term	15 Years
Rent Commencement	5/24/2020
Rent Expiration	5/31/2035
Increases	10%
Options	Five, 5-Year Options

ANNUALIZED OPERATING DATA

TERM	DATE	MONTHLY RENT	ANNUAL RENT	CAP RATE	RENT PSF	INCREASES
Original	5/24/2020 - 5/31/2035	\$7,390.00	\$88,680.00	7.00%	\$9.75	10%
1st Option	6/1/2035 - 6/30/2040	\$8,129.00	\$97,548.00	7.70%	\$10.72	10%
2nd Option	7/1/2040 - 7/31/2045	\$8,942.00	\$107,304.00	8.47%	\$11.79	10%
3rd Option	8/1/2045 - 8/31/2050	\$9,836.00	\$118,032.00	9.32%	\$12.97	10%
4th Option	9/1/2050 - 9/30/2055	\$10,820.00	\$129,840.00	10.25%	\$14.27	10%
5th Option	10/1/2055 - 10/31/2060	\$11,902.00	\$129,824.00	11.27%	\$15.69	10%
Averages		\$9,503.17	\$114,038.00	9.00%	-	-



RAMADA
BY WYNDHAM

PAINTSVILLE ELEMENTARY SCHOOL
421 STUDENTS

SUBWAY

PAINTSVILLE HIGH SCHOOL
353 STUDENTS



PAINTSVILLE DENTAL CENTER



CENTRAL ELEMENTARY SCHOOL
294 STUDENTS

MEADE INVESTMENTS



PAINTSVILLE GOLF COURSE

DOLLAR GENERAL



D AND M LUMBER



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	3832 KY-321 S Hagerhill, KY 41222
SITE DESCRIPTION	
Number of Stories	1
Year Built	2020
GLA	$\pm 9,100$ 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+

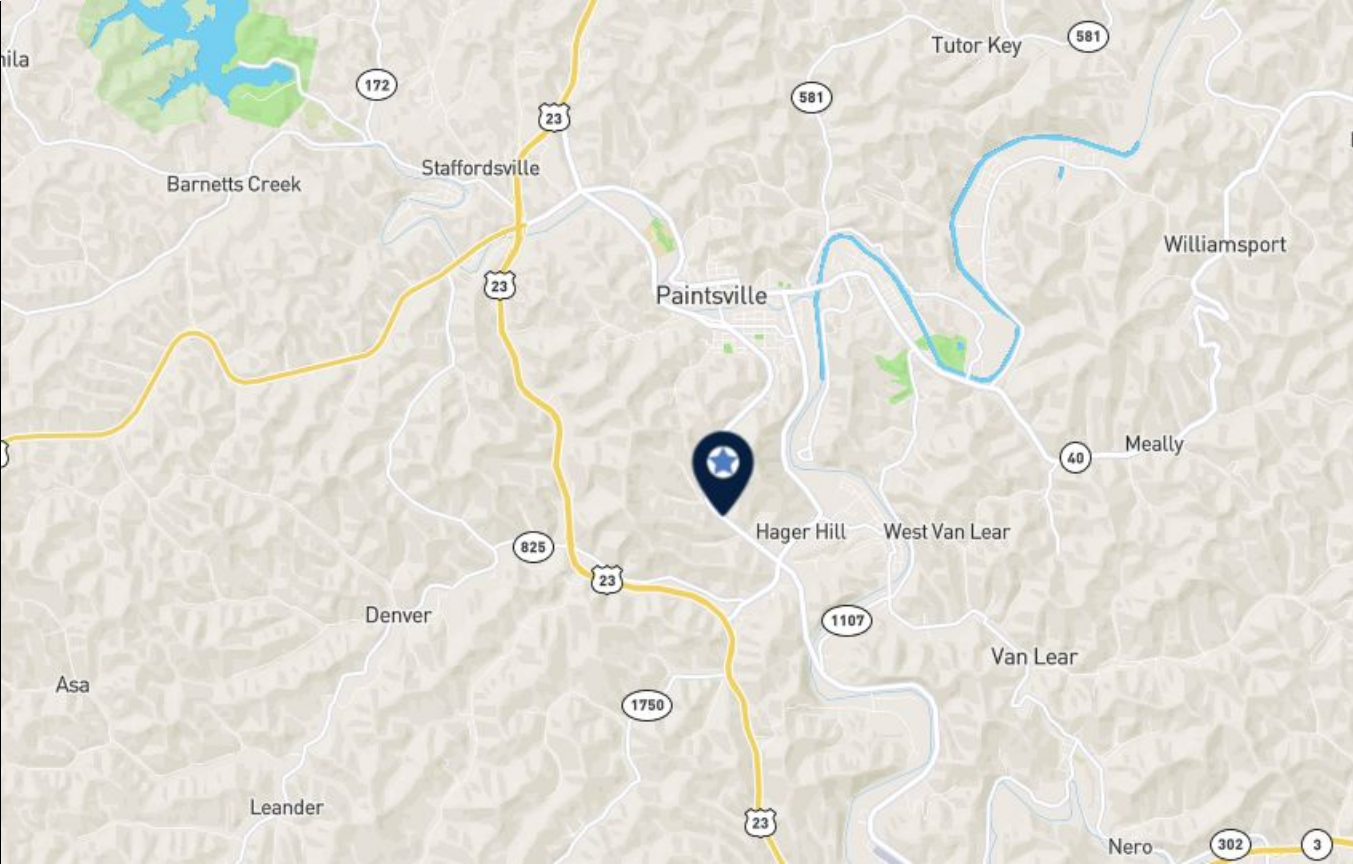
AREA OVERVIEW

Hagerhill, KY

Hagerhill is a small community located in Johnson County, Kentucky, USA. Nestled in the eastern part of the state, Hagerhill is known for its picturesque rural setting and close-knit community atmosphere. The town is part of the Appalachian region, which is characterized by rolling hills, lush greenery, and a rich cultural heritage. Residents of Hagerhill often enjoy the tranquility of rural living, with a strong sense of community that is typical of many small towns in the region.

Economically, Hagerhill has historically been tied to industries such as agriculture, coal mining, and timber. The town has experienced both the challenges and opportunities associated with these sectors, shaping its economic landscape over the years. Like many communities in Appalachia, Hagerhill has witnessed shifts in its economy, and residents have adapted to changing circumstances, finding new ways to sustain their livelihoods.

Hagerhill is also known for its community events and traditions that bring residents together. Local fairs, festivals, and gatherings provide opportunities for socializing, showcasing the town's cultural vibrancy. Additionally, the town may have historical landmarks or sites of interest that reflect its unique past and contribute to the local identity. Overall, Hagerhill encapsulates the charm of a small Appalachian town, where residents take pride in their heritage, community spirit, and the natural beauty that surrounds them.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	603	6,578	13,161
Current Year Estimate	664	7,261	14,169
2020 Census	697	7,473	14,667
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	246	2,774	5,575
Current Year Estimate	261	2,960	5,810
2020 Census	266	3,091	6,010
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$89,467	\$67,664	\$72,849

DOLLAR GENERAL PORTFOLIO - AVAILABLE STORES

ADDRESS	CITY	STATE	TERM REMAINING	LL RESPONSIBILITIES	NOI	CAP	LIST PRICE	GLA (SF)
1406 Dr Martin Luther King Jr. Drive	Crossett	AR	11.6	Absolute NNN	\$87,663.12	7.00%	\$1,252,330.29	9,026
803 Hwy 74	Wesley	AR	11.9	Absolute NNN	\$85,692.00	7.00%	\$1,224,171.43	9,026
3735 W US Hwy 270	Pencil Bluff	AR	11.9	Absolute NNN	\$83,016.00	7.00%	\$1,185,942.86	9,026
5291 State Hwy 24	Chidester	AR	12.2	Absolute NNN	\$77,799.96	7.00%	\$1,111,428.00	9,002
22841 Hwy 412	Huntsville	AR	11.5	Absolute NNN	\$84,888.00	7.00%	\$1,212,685.71	9,100
4301 Hwy 165 S	Gillett	AR	12	Absolute NNN	\$79,022.76	7.00%	\$1,128,896.57	9,026
903 Grundy Ave	Reinbeck	IA	11.9	Absolute NNN	\$88,400.04	7.00%	\$1,262,857.71	9,100
2774 310th Street	Hamburg	IA	12	Absolute NNN	\$82,214.40	7.00%	\$1,174,491.43	9,026
169 N Main Street	North Salem	IN	12	Absolute NNN	\$89,989.92	7.00%	\$1,285,570.29	9,026
3597 Old Somerset Pike	Brodhead	KY	11	Absolute NNN	\$82,172.04	7.00%	\$1,173,886.29	9,026
2804 KY Hwy 198	McKinney	KY	11	Absolute NNN	\$79,320.00	7.00%	\$1,133,142.86	9,026
KY 3832 Hwy 321 S	Hagerhill	KY	11.4	Absolute NNN	\$88,680.00	7.00%	\$1,266,857.14	9,100
8646 Liberty Road	Campbellsville	KY	11.3	Absolute NNN	\$77,343.00	7.00%	\$1,104,900.00	9,100
4118 KY Hwy 36	Cynthiana	KY	11.7	Absolute NNN	\$83,225.04	7.00%	\$1,188,929.14	9,100
30 Blackwater Road	London	KY	11.5	Absolute NNN	\$79,865.04	7.00%	\$1,140,929.14	9,026
14060 Veteran Memorial Hwy	Turkey Creek	LA	12	Absolute NNN	\$93,904.44	7.00%	\$1,341,492.00	9,026
1823 LA-117	Provencal	LA	11	Absolute NNN	\$87,644.28	7.00%	\$1,252,061.14	9,100
E 2634 Peterson Road	Trenary	MI	12	Absolute NNN	\$91,995.72	7.00%	\$1,313,653.14	9,100
102 Jung Sun Drive	Chaparral	NM	11.8	Absolute NNN	\$97,068.00	7.00%	\$1,386,685.71	9,026
1800 NYS Route 29	Galway	NY	10	Absolute NNN	\$103,822.56	7.00%	\$1,483,179.43	9,002
9212 Route 5	West Bloomfield	NY	10.8	Absolute NNN	\$101,100.24	7.00%	\$1,444,289.14	9,026
290 Broadway	Fort Edward	NY	10.8	Absolute NNN	\$111,092.28	7.00%	\$1,587,032.57	9,002
240 North Second St	Frankfort	OH	12.4	Absolute NNN	\$94,464.00	7.00%	\$1,349,485.71	9,026
878 East Brady Road	Cowansville	PA	12	Absolute NNN	\$100,938.00	7.00%	\$1,441,971.43	9,026
701 Clearfield Road	Fenelton	PA	12	Absolute NNN	\$107,484.96	7.00%	\$1,535,499.43	9,100
6359 Hwy 90	Clairfield	TN	12	Absolute NNN	\$93,224.04	7.00%	\$1,331,772.00	9,002

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 **3832 KY-321 S, Hagerhill, KY, 41222** (“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.

3832 KY-321 S | Hagerhill, KY 41222

OFFERING MEMORANDUM

DOLLAR GENERAL®

REPRESENTATIVE PHOTO

EXCLUSIVELY LISTED BY:

GANNON ETHINGTON

Associate

DIRECT +1 (615) 789-8730

MOBILE +1 (309) 737-7869

gannon.ethington@matthews.com

License No. 373272 (TN)

CLAY SMITH

Vice President & Director

DIRECT +1 (615) 412-1630

MOBILE +1 (404) 316-3197

clay.smith@matthews.com

License No. 361676 (TN)

BROKER OF RECORD

Kyle Matthews

License No. 239410 (KY)

MATTHEWS™
REAL ESTATE INVESTMENT SERVICES