

REPRESENTATIVE PHOTO

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REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL[®]

1200 W Church St | Alamo, TN 38001



INTERACTIVE OFFERING MEMORANDUM

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INVESTMENT HIGHLIGHTS

- 10% rental increase during initial term (2028)
- Income tax-free state
- Alamo, TN is located 60 miles northeast of Memphis.
- Notable corporate tenants in the area include Sonic, AutoZone, Subway, Dairy Queen, NAPA Auto Parts, Dollar General
- Easily accessible ingress and egress points
- Over 5,000 residents within a 5-mile radius boasting an average household income of \$63,005.
- Less than a mile from Crockett County High School and Middle School - roughly 1,400 students currently enrolled
- Dollar General Market concept – nearly double the size of a normal dollar store concept with an increased amount of consumable goods and essential household items.
- This site is currently paying below market rent at \$4.84 per sq/ft.
- Former Fred's Pharmacy – retrofitted to suit Dollar General Market in 2021



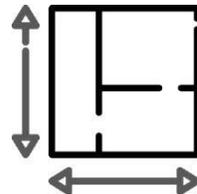
FINANCIAL OVERVIEW



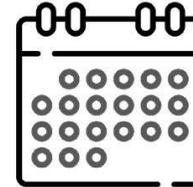
\$1,000,000
PRICE



8.00%
CAP RATE



±16,536 SF
GLA



2007
YEAR BUILT

TENANT SUMMARY

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate Guarantee
Lease Type	NN
LL Responsibilities	Roof, Structure, Parking Lot, HVAC
Original Lease Term	10 Years
Rent Commencement Date	1/1/2022
Lease Expiration Date	2/29/2032
Term Remaining on Lease	±8 Years
Increases	10%
Options	Four, 5-Year Options

ANNUALIZED OPERATING DATA

TERM	DATE	MONTHLY RENT	ANNUAL RENT	CAP RATE	RENT PSF	INCREASES
Original	1/1/2022 - 1/31/2027	\$6,666.67	\$80,000.04	8.00%	\$4.84	10%
Original	2/1/2027 - 2/29/2032	\$7,333.33	\$87,999.96	8.80%	\$5.32	10%
1st Option	3/1/2032 - 3/31/2037	\$8,066.67	\$96,800.04	9.68%	\$5.85	10%
2nd Option	4/1/2037 - 4/30/2042	\$8,873.33	\$106,479.96	10.65%	\$6.44	10%
3rd Option	5/1/2042 - 5/31/2047	\$9,760.67	\$117,128.04	11.71%	\$7.08	10%
4th Option	6/1/2047 - 6/30/2052	\$10,736.73	\$128,840.76	12.88%	\$7.79	10%
Averages		\$8,572.90	\$102,874.80	10.29%		10%



CROCKETT COUNTY MIDDLE SCHOOL
600 STUDENTS



CROCKETT COUNTY HIGH SCHOOL
873 STUDENTS



ALAMO ELEMENTARY SCHOOL
594 STUDENTS



SUBJECT PROPERTY



County-Wide
Utility District

W CHURCH ST



HIGHWAY 412 S ± 12,300 VPD



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	1200 W Church St Alamo, TN 38001
SITE DESCRIPTION	
Number of Stories	1
Year Built	2007
GLA	$\pm 16,536$ 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

Alamo, TN

Alamo, Tennessee, nestled in Crockett County, exudes small-town charm and Southern hospitality. With a population of around 2,400 residents, this tight-knit community offers a peaceful retreat from the hustle and bustle of larger cities. Founded in the early 19th century, Alamo has a rich history rooted in agriculture, particularly cotton farming, which was once the backbone of its economy. While the town has evolved over the years, its agricultural heritage remains evident in its picturesque landscapes and annual events celebrating the farming traditions of the region.

Today, Alamo maintains a diverse economy supported by a mix of agriculture, manufacturing, and small businesses. Agriculture still plays a significant role, with local farmers producing crops like cotton, soybeans, and corn. Additionally, manufacturing facilities contribute to the town's economic vitality, providing employment opportunities and contributing to the local tax base. Small businesses, including shops, restaurants, and service providers, form the backbone of Alamo's commercial sector, fostering a sense of community and entrepreneurship.

Despite its small size, Alamo offers residents and visitors a range of recreational and cultural activities. The town's parks and green spaces provide opportunities for outdoor recreation, while community events like festivals and parades bring neighbors together in celebration. Alamo's historic downtown area features charming storefronts and eateries, preserving its small-town character and inviting visitors to explore its quaint streets.

In summary, Alamo, TN, is a picturesque Southern town with a rich history, diverse economy, and strong sense of community. Its agricultural roots, coupled with its modern amenities and friendly atmosphere, make it a delightful place to live, work, and visit. As Alamo continues to grow and evolve, it remains a beacon of Southern hospitality and charm in West Tennessee.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	1,118	3,677	5,557
Current Year Estimate	1,099	3,631	5,545
2020 Census	1,080	3,434	5,368
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	410	1,400	2,152
Current Year Estimate	402	1,377	2,139
2020 Census	396	1,343	2,113
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$79,419	\$80,515	\$82,055

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 **1200 W Church St, Alamo, TN, 38001** (“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.

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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.

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