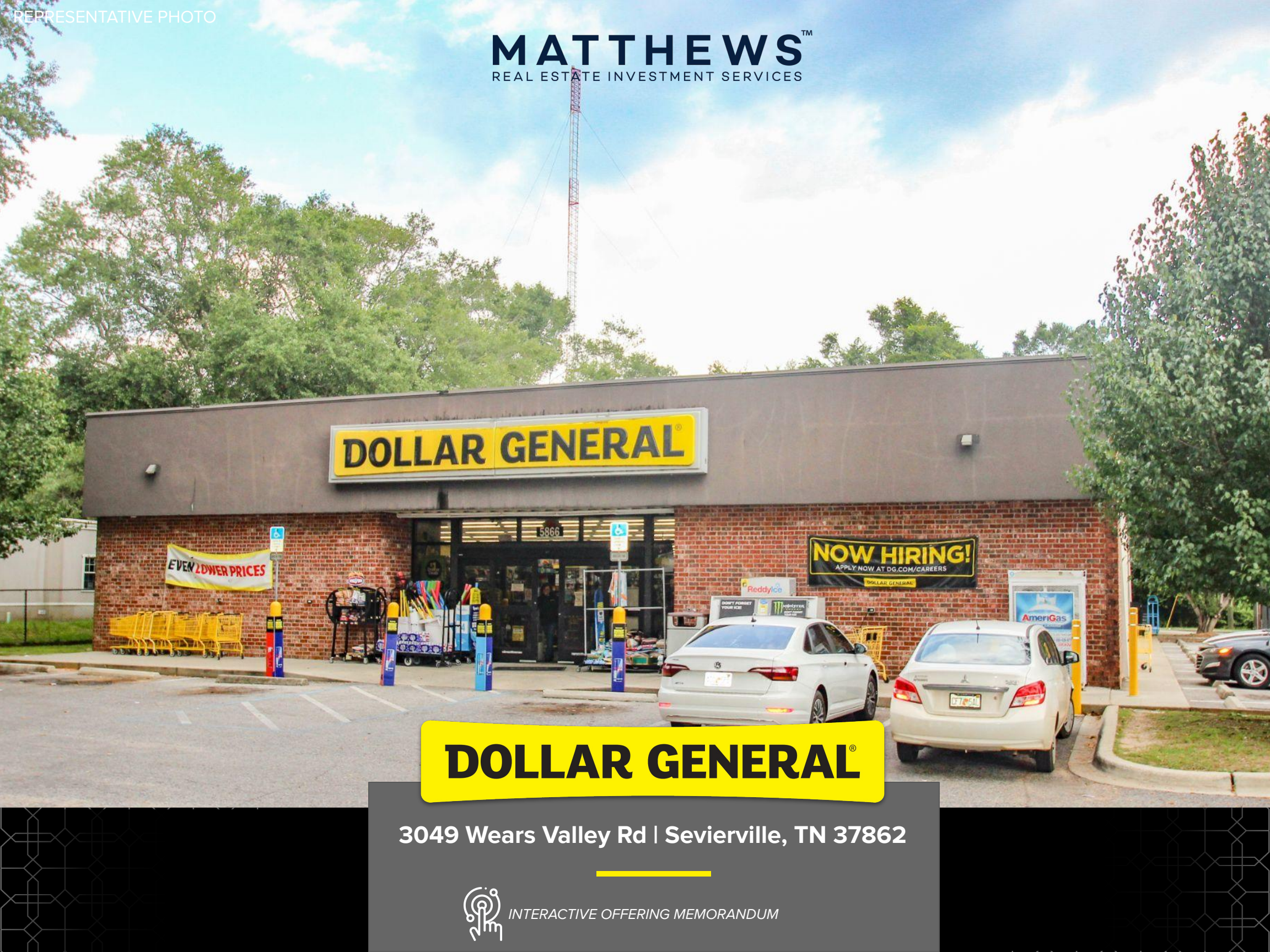


MATTHEWSTM

REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL[®]

3049 Wears Valley Rd | Sevierville, TN 37862



INTERACTIVE OFFERING MEMORANDUM

TABLE OF CONTENTS

03

INVESTMENT HIGHLIGHTS

04

FINANCIAL OVERVIEW

06

TENANT OVERVIEW

07

AREA OVERVIEW

EXCLUSIVELY LISTED BY:

WYATT WAGNER

ASSOCIATE

DIRECT (214) 347-7988

MOBILE (310) 750-7845

wyatt.wagner@matthews.com

License No. 826232 (TX)

SCOTTY LATIMER

ASSOCIATE

DIRECT (214) 692-2927

MOBILE (858) 866-6166

scotty.latimer@matthews.com

License No. 790608 (TX)

JOSH BISHOP

SENIOR VICE PRESIDENT

Direct: (214) 692-2289

Mobile: (315) 730-6228

josh.bishop@matthews.com

License No. 688810 (TX)

BROKER OF RECORD

HUTT COOKE

License No. 263667 (TN)



INVESTMENT HIGHLIGHTS

LEASE & LOCATION HIGHLIGHTS

- 15 Year operating history
- Five, 5-year options, first of which including a 3.5% increase, and the remaining include a 10% rent increase
- Average household income of \$78,000 within a 5-mile radius of the subject property, considered to be ideal for Dollar General
- Located directly off of Highway 321, the main thoroughfare of Wears Valley and leads directly in and out of Sevierville
- Extremely strong corporately guaranteed lease
- Extremely strong performer - Store ranks in the top 1% of Dollar Generals nationwide (PLACER.AI)

TENANT HIGHLIGHTS

- Dollar General boasts an investment grade credit rating of BBB (S&P)
- Dollar General has ±20,000 locations and plans to continue their expansion for the foreseeable future
- Dollar General has a market cap of ±\$30 billion
- 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



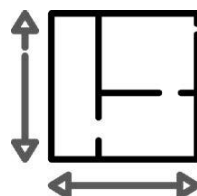
FINANCIAL OVERVIEW



\$1,035,000
PRICE



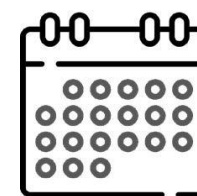
8.00%
CAP RATE



±9,014 SF
GLA



±1.33 AC
LOT SIZE



2009
YEAR BUILT

TENANT SUMMARY

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Roof and Structure	Owner Responsibility
Original Lease Term	10 Years
Rent Commencement Date	4/16/2009
Lease Expiration Date	3/31/2029
Term Remaining on Lease	±4.5 Years
Increases	3.5% in Option 1, 10% In Remaining Options
Options	Five, 5-year Options

ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP RATE
Current	\$6,900	\$82,800	\$9.19	8.00%
Option 1	\$7,150	\$85,800	\$9.52	8.29%
Option 2	\$7,865	\$94,380	\$10.47	9.11%
Option 3	\$8,651	\$103,818	\$11.52	10.03%
Option 4	\$9,517	\$114,200	\$12.67	11.03%
Option 5	\$10,468	\$125,620	\$13.94	12.14%



BEAR CUB BUNGALOW



SUBJECT PROPERTY

WEARWOOD ELEMENTARY SCHOOL
191 STUDENTS

73



WEARS VALLEY RD ± 7,960 VPD



PAMPERED CAMPERS

SMOKY MOUNTAIN
Vacation Rentals, Inc (865) 366-7479

321



COVE CREEK CABIN
IN WEARS VALLEY



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 $\pm 10,640$ 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.



REPRESENTATIVE PHOTO

THE OFFERING

PROPERTY NAME	DOLLAR GENERAL
Property Address	3049 Wears Valley Rd., Sevierville, TN 37862
SITE DESCRIPTION	
Year Built	2009
GLA	$\pm 9,014$ SF
Type of Ownership	Fee Simple

COMPANY NAME
DOLLAR GENERAL

EMPLOYEES
 $\pm 170,000$

YEAR FOUNDED
1939

HEADQUARTERS
GOODLETTSVILLE, TN

WEBSITE
DOLLARGENERAL.COM

LOCATIONS
19,600+

AREA OVERVIEW

Sevierville, TN

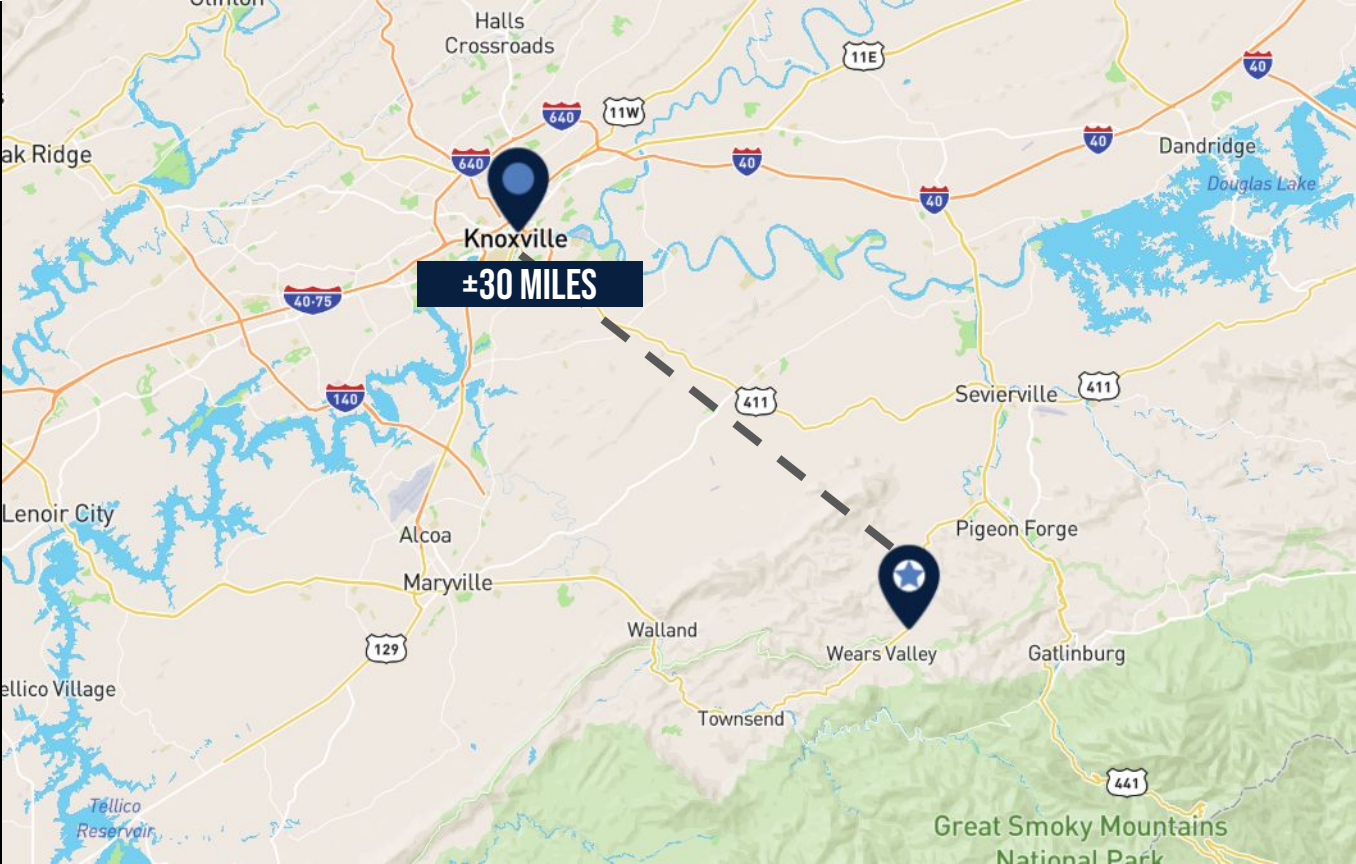
Sevierville, Tennessee, is a city situated in the foothills of the Great Smoky Mountains, approximately ±30 miles southeast of Knoxville. The city benefits from its proximity to Knoxville, offering an inviting destination for those interested in exploring both the natural beauty of the Smokies and the amenities of a nearby urban center.

Sevierville has a notable historical connection as the birthplace of country music icon Dolly Parton. This heritage is reflected in local landmarks and cultural sites, underscoring the city's role in American music history. The city's history extends to its early American settlement and its transformation into a key location for tourism.

Economically, Sevierville is driven by tourism, largely due to its location near the Great Smoky Mountains National Park which attracts millions of visitors each year. The city supports a variety of businesses aimed at tourists including entertainment venues, dining establishments, and retail shops. Annual events and festivals also play a significant role in the local economy.

The city offers a range of attractions, from outdoor activities to family-friendly entertainment. Visitors can enjoy local parks, golf courses, and shopping centers. Notable attractions include the Sevier County Heritage Museum and the Smoky Mountain Deer Farm and Exotic Petting Zoo which highlight the area's cultural and wildlife aspects.

With its natural surroundings, historical significance, and thriving tourist-driven economy, Sevierville provides a welcoming environment for both visitors and residents.



DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Current Year Estimate	3,110	5,479	29,944
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Current Year Estimate	1,296	2,340	12,452
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$75,800	\$78,000	\$77,000

KNOXVILLE, TN MSA

Knoxville, Tennessee, is situated in the eastern part of the state along the Tennessee River and near the Great Smoky Mountains. As a significant urban center, it combines a lively downtown with a range of cultural and recreational amenities, including restaurants, shops, and the University of Tennessee, which adds to the city's dynamic atmosphere.

The city's history is reflected in its numerous festivals and historical sites. Attractions such as the Knoxville Zoo, the Knoxville Museum of Art, and the Ijams Nature Center offer diverse experiences for residents and visitors alike. Knoxville also serves as a gateway to the Great Smoky Mountains National Park, making it an excellent starting point for exploring the region's natural beauty.

ECONOMY

Knoxville's economy is driven by several key sectors. The University of Tennessee plays a significant role through its research initiatives and employment opportunities. Manufacturing, including automotive and metal products, are also important.

The service sector, which includes healthcare, retail, and hospitality, supports local businesses with major institutions like the University of Tennessee Medical Center providing crucial regional services. Additionally, tourism, supported by attractions such as the Great Smoky Mountains National Park, enhances the city's economic landscape.

ATTRACTIONS

Knoxville features a range of attractions to suit various interests. The Knoxville Zoo provides visitors with animal exhibits and educational programs, while the Knoxville Museum of Art presents regional and contemporary artworks. Outdoor enthusiasts can enjoy the Ijams Nature Center which offers activities like hiking, kayaking, and birdwatching.

For a glimpse into local history, the East Tennessee History Center presents exhibits on the region's past, and the historic Bijou Theatre hosts performances and cultural events. Additionally, the city's close proximity to the Great Smoky Mountains National Park makes it a perfect getaway for exploring the park's scenic trails and natural landscapes.



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 **3049 Wears Valley Rd, Sevierville, TN, 37862** ("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:

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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.

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.

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ASSOCIATE

DIRECT (214) 347-7988

MOBILE (310) 750-7845

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