



OFFERING MEMORANDUM

Dollar General | Absolute NNN Investment

1472 E. Kortsen Road, Casa Grande, Arizona 85122

BRAND NEW CONSTRUCTION

\$2,144,563 5.25% CAP

Representative Photo: Same construction style as subject property



For more information, please contact:

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Investment Summary

| | |
|------------------------|---|
| Offering Price: | \$2,144,563 |
| CAP Rate: | 5.25% |
| Annual Rent: | \$112,589.57 |
| Building Size: | 9,100 SF |
| Land Area: | ± 1.47 acres |
| Year Built: | Under Construction (Estimated delivery March 2022) |

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Lease Abstract

| | |
|--------------------------------|---|
| Property Address | 1472 E. Kortsen Road Casa Grande, Arizona 85122 |
| Tenant | DG Retail, LLC |
| Guarantor | Dollar General Corporation (NYSE:DG) |
| Lease Term | Fifteen (15) years with Three (3), Five (5) year renewal options |
| Lease Type | Absolute NNN (zero Landlord responsibility) |
| Rent increases | 10% each option period |
| Est. Lease Commencement | March 15 th , 2022 |
| Est. Lease Expiration | March 14 th , 2037 |

Representative Photo
Not Subject Property

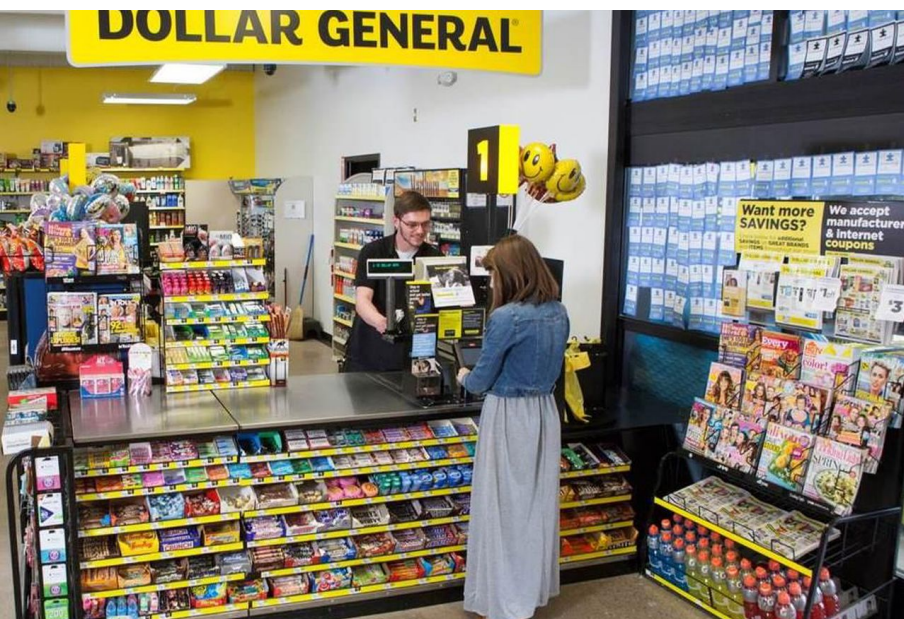


Tenant Profile

| | |
|-----------------------|--|
| Company Type | Public (NYSE: DG) |
| Revenue | \$25.6 billion in 2019 |
| Store Count | 15,472 as of March 2019 |
| Employees | 120,000+ |
| S&P Credit Rating | BBB |
| Moody's Credit Rating | Baa2 |
| Website | www.dollargeneral.com |

- The first Dollar General store opened in Springfield, Kentucky on June 1, 1955.
- Dollar General offers products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at low everyday prices in convenient neighborhood locations.
- In addition to high quality private brands, Dollar General sell products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.
- Dollar General is the only dollar store chain with an investment grade rating from S&P and Moody's.
- Ranked #139 on the Fortune 500 list as of June 2016.
- Dollar General is the country's largest small box retailer.

Source: www.dollargeneral.com, www.standardandpoors.com, and www.moody.com



Location Overview

Brand new construction located in Casa Grande, Arizona, located halfway between Phoenix and Tucson in the state of Arizona. According to estimates, the population of the city is 61,858 as of 2021 with a projected 2.68% annual growth rate. The population within 10 miles of the site is ±32,267 people, with approximately ±9,269 people within 5 miles of the site.

| Demographics | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius | 10 Mile Radius |
|----------------------|---------------|---------------|---------------|----------------|
| Est. Population 2021 | 6,488 | 51,140 | 61,703 | 75,051 |
| Avg Household Income | \$60,717 | \$60,251 | \$62,964 | \$63,816 |

Source: Sites USA, Applied Geographic Solutions 11/2020, TIGER Geography

