



## OFFERING MEMORANDUM

# Dollar General | Absolute NNN Investment

9527 E. Highway 92, Miracle Valley, Arizona 85615

BRAND NEW CONSTRUCTION

**\$1,810,000 5.5% CAP**

Representative Photo: Same construction style as subject property



For more information, please contact:

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### Investment Summary

**Offering Price:** \$1,810,000  
**CAP Rate:** 5.5%  
**Annual Rent:** \$99,555  
**Building Size:** 9,100 SF  
**Land Area:** ± 1.25 acres  
**Year Built:** Under Construction  
 (Estimated June 2021)

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### Lease Abstract

<b>Property Address</b>	9527 E. Highway 92 Miracle Valley, Arizona 85615
<b>Tenant</b>	DG Retail, LLC
<b>Guarantor</b>	Dollar General Corporation (NYSE:DG)
<b>Lease Term</b>	Fifteen (15) years with Three (3), Five (5) year renewal options
<b>Lease Type</b>	Absolute NNN (zero Landlord responsibility)
<b>Rent increases</b>	10% each option period
<b>Est. Lease Commencement</b>	July 1, 2021
<b>Est. Lease Expiration</b>	June 30, 2036



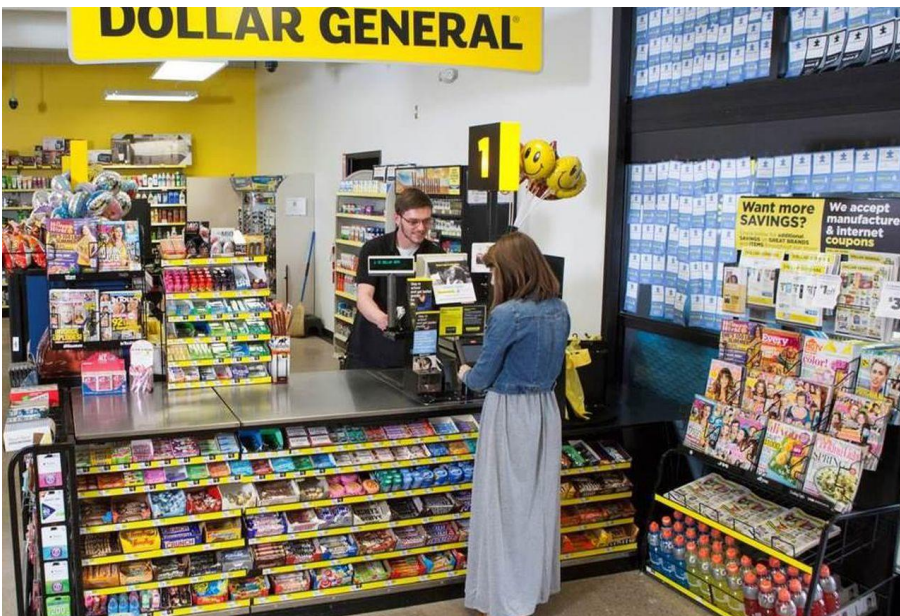
Representative Photo  
 Not Subject Property

## Tenant Profile

<b>Company Type</b>	Public (NYSE: DG)
<b>Revenue</b>	\$25.6 billion in 2019
<b>Store Count</b>	15,472 as of March 2019
<b>Employees</b>	120,000+
<b>S&amp;P Credit Rating</b>	BBB
<b>Moody's Credit Rating</b>	Baa2
<b>Website</b>	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](http://www.dollargeneral.com), [www.standardandpoors.com](http://www.standardandpoors.com), and [www.moody.com](http://www.moody.com)



**Location Overview**

Brand new construction located in Miracle Valley, Arizona. Located approximately 17 miles south of Sierra Vista, AZ. Sierra Vista is home to Fort Huachuca Army Base with approximately 6,500 active duty soldiers, 7,400 military family members, and 5,000 civilian employees. The Sierra Vista-Douglas MSA population has approximately 130,000 people. The population within 10 miles of the site is ±14,767 people, with approximately 4,004 people within 5 miles of the site.

