



OFFERING MEMORANDUM

Dollar General | Absolute NNN Investment

6450 S. Sandario Road, Tucson, Arizona 85735

BRAND NEW CONSTRUCTION

\$2,071,414 5.5% CAP

Representative Photo: Same construction style as subject property



For more information, please contact:

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Investment Summary

Offering Price: \$2,071,414
CAP Rate: 5.5%
Annual Rent: \$113,927.76
Building Size: 9,100 SF
Land Area: ± 2.0 acres
Year Built: Under Construction
 (Estimated November 2021)

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Lease Abstract

Property Address	6450 S. Sandario Road Tucson, Arizona 85735
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	November 15 th , 2021
Est. Lease Expiration	November 14 th , 2036



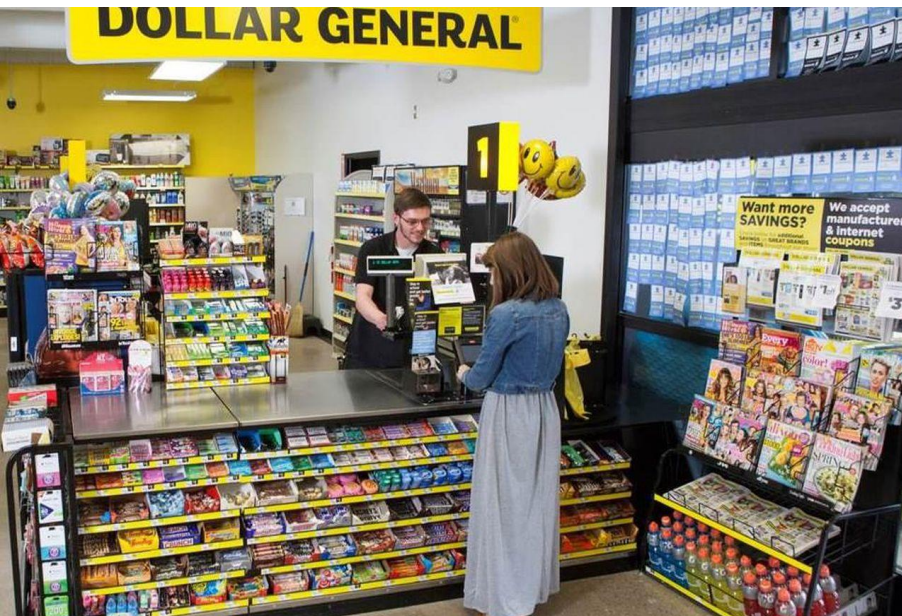
Representative Photo
 Not Subject Property

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 in Tucson, Arizona. The population of Greater Tucson is +/-1 Million people and is home to the University of Arizona with approximately 50,000 staff members and students. The subject site is situated in a high growth area of the City. The population within 10 miles of the site is ±9,566 people, with approximately ±3,011 people within 5 miles of the site.

Demographics	3 Mile Radius	5 Mile Radius	7 Mile Radius	10 Mile Radius
Est. Population 2021	1,875	6,745	23,293	42,966
Avg Household Income	\$58,631	\$64,869	\$74,745	\$72,432

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

