



OFFERING MEMORANDUM

Dollar General | Absolute NNN Investment

1323 E. High Street, Sunsites, Arizona

Representative Photo



Exclusively Represented By:

Dave Hammack
Principal, Retail Properties
+1 520 546 2712
dhammack@picor.com

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com

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Investment Summary

Offering Price:	\$1,621,354.00
CAP Rate:	6.55%
Annual Rent:	\$101,503.08
Building Size:	9,100 SF
Land Area:	±1.11 acres
Year Built:	2017

For more information, contact:

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Lease Abstract

Property Address	1323 East High Street Sunsites, Arizona 85625
Tenant	DG Retail, LLC
Guarantor	Dollar General Corporation
Lease Term	±8 years, 9 months remaining Three (3), Five (5) year renewal options
Lease Type	Absolute NNN (zero Landlord responsibility)
Rent increases	10% each option period
Lease Commencement	September 1, 2017
Lease Expiration	August 31, 2032



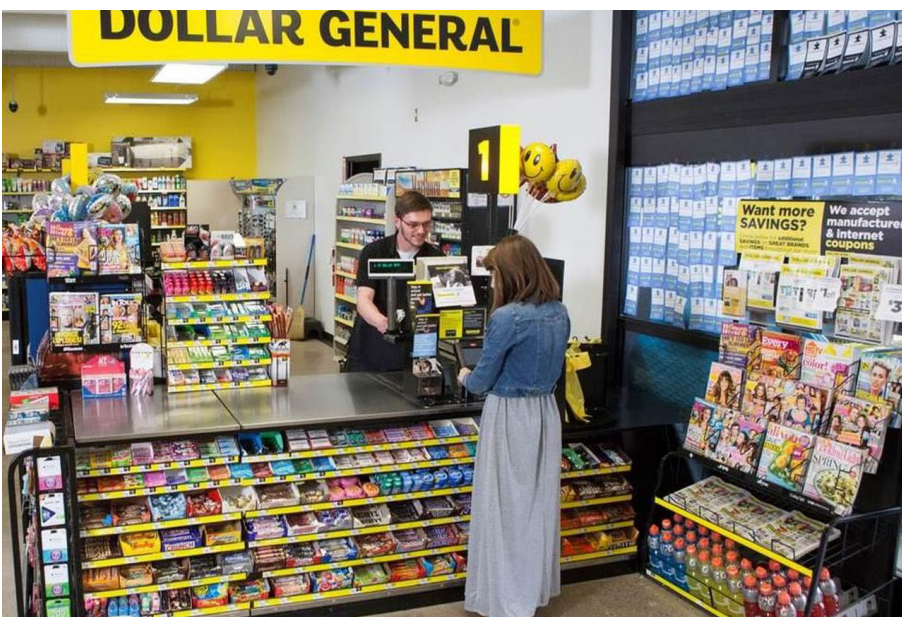
Representative Photo
Not Subject Property

Tenant Profile

Company Type	Public (NYSE: DG)
Revenue	\$34.5 billion LTM ending April 2022
Store Count	+18,356 as of February 2023
Employees	140,000+
S&P Credit Rating	BBB
Moody's Credit Rating	Baa2
Website	www.dollargeneral.com

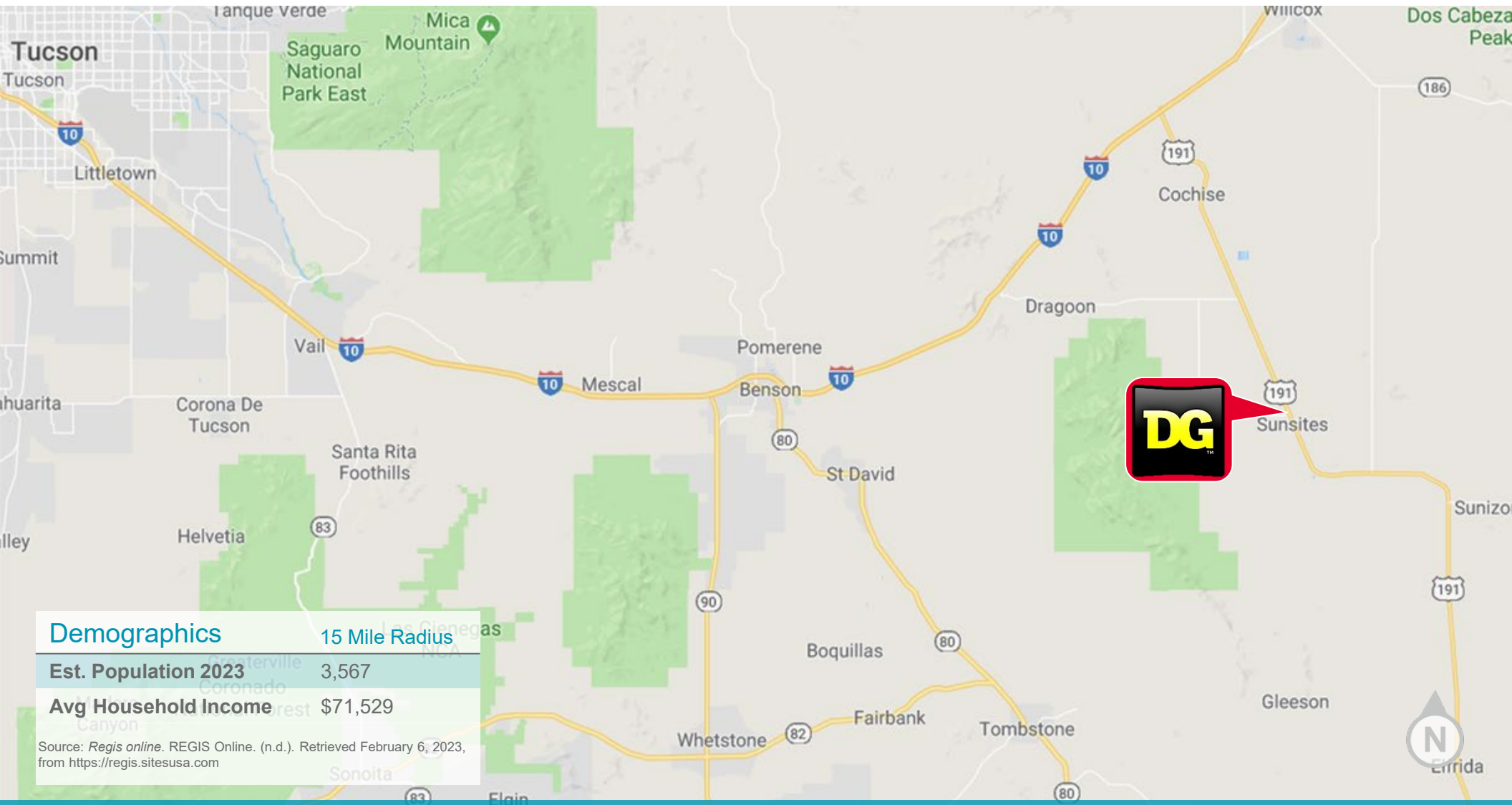
- The first Dollar General store opened in Springfield, Kentucky on June 1, 1955.
- Dollar General offers products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, and seasonal items at low everyday prices in convenient neighborhood locations.
- In addition to high quality private brands, Dollar General sells 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 #106 on the *Fortune 500* list as of January 2023.
- Dollar General is the country's largest small box retailer.

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



Location Overview

Sunsites, Arizona is located in Cochise County in the southeastern portion of Arizona and is approximately 80 miles from Tucson, Arizona. This site is positioned on a hard corner on Highway 191, which runs south from Interstate 10 approximately 50 miles to Douglas, Arizona port of entry into Agua Prieta, Mexico. This location benefits from the limited competition in the surrounding area.



Aerial

