



**DOLLAR GENERAL**

Single Tenant NNN  
Offering Memorandum  
Actual Photo

The Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** (“property”). It has been prepared by Prime Net Lease. This 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 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 Prime Net Lease. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their offices, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents 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 and conduct their own due diligence.

Owner and Prime Net Lease expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement for the purchase and sale of the Property has been fully executed and delivered.

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 Offer Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to the 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 executive Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Prime Net Lease or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause 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 this Offering Memorandum.

BY ACCEPTING THIS CONFIDENTIAL OFFERING MEMORANDUM, YOU AGREE TO RELEASE PRIME NET LEASE AND HOLD IT HARMLESS FROM ANY KIND OF CLAIM, COST, EXPENSE, OR LIABILITY ARISING OUT OF YOUR INVESTIGATION AND/OR PURCHASE OF THIS NET LEASED PROPERTY.

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## INVESTMENT OVERVIEW

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Investment Summary

Offering Summary

Investment Highlights

Financials

Tenant Overview

Building Renderings

## PROPERTY OVERVIEW

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Regional Map

Local Map

Aerial Photo

## MARKET OVERVIEW

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Market Overview

Demographics



Prime Net Lease is pleased to present this 9,026 SF Dollar General store located in Orient, OH, a suburb of Columbus, OH. The property is encumbered with a fifteen (15) year absolute NNN lease, leaving zero landlord responsibilities. There are currently 11.2 years remaining on the base lease. The lease contains 5 (5) year options to renew, each features a 10% rental rate increase. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of “BBB”, which is classified as Investment Grade.

This Dollar General is highly visible as it is strategically positioned in Orient, OH. The five-mile radius population from the site exceeds 32,000 people and 10-mile radius has over 231,000. This site is located 15 miles from Columbus, OH. The subject offering represents an ideal opportunity for a 1031 exchange buyer or a “passive” investor to attain the fee simple ownership of a Dollar General. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, the nation’s top dollar store.





**PRICING INFORMATION**

<b>Offering Price</b>	<b>\$1,656,983</b>
<b>NOI:</b>	<b>\$101,076</b>
<b>Cap Rate</b>	<b>6.10%</b>
Price Per Square Foot	\$182.09
Tenant	Dollar General
Guarantor	Corporate
Lease Type	Absolute NNN
Landlord Responsibilities:	None

**PROPERTY INFORMATION**

Property Address	6732 Lambert Road Orient, OH 43146
Rentable Square Feet	9,100
Land Area	2.18 Acres
Year Built	2017
Ownership Type	Fee Simple



## FAVORABLE LEASE



- 11.1 Years remaining on the initial 15-year lease.
- 10% Rental Increases in each option period. There are Three (5)-year renewal options.

## ZERO LANDLORD RESPONSIBILITY



- Absolute NNN Lease
- There are Zero Management responsibilities, perfect for buyers looking for a “hands-off” investment while reaping all the benefits of owning real estate.

## STRONG TENANT



- Dollar General is the largest “Small Box” retailer in the nation
- 15,000+ locations Nationwide in business since 1939 marks
- Investment Grade “BBB” rating

## EXCELLENT LOCATION



- Orient OH is located 15 miles south of downtown Columbus OH.
- Robust Economy due to the close vicinity to the Columbus metropolitan area.

## POPULATION



- High Population growth
- 3 Mile Radius population is 9,082
- 5 Mile Radius population is 32,399
- 10 Mile Radius population is 231,059

## 1031 EXCHANGE ASSET



- Dollar General is a great exchange property due to Dollar General credit worthiness and lack of landlord responsibilities. It is also deemed an essential business, thus staying open throughout the stay at home ordinances.



Tenant	Square Footage SF	Term Remaining	Term		Rental Increase	Monthly Rent	Monthly Rent Per SF	Annual Rent	Annual Rent Per SF
Dollar General	9,100	11.1 years	Current	02/29/2032	None	\$8,423.00	\$0.86	\$101,076	\$10.03
			1 <sup>st</sup> Option	02/28/2037	10%	\$9,266.22	\$0.94	\$111,195.84	\$11.03
			2 <sup>nd</sup> Option	02/28/2042	10%	\$10,192.84	\$1.12	\$122,314.08	\$13.44
			3 <sup>rd</sup> Option	02/28/2047	10%	\$11,212.12	\$1.23	\$134,545.44	\$14.79

Term Commencement	Term Expiration	Renewal Options	Rental Increases	Landlord Responsibilities	Tenant Responsibilities	Guarantee	Right of First Refusal
03/01/2017	02/29/2032	Five, 5-Year Options	10%	None	NNN	Corporate	NO

**Revenues:** \$25.6 Billion  
**Rank:** Largest “Small Box” retailer in the nation  
**Credit Ranking:** BBB  
**NYSE Symbol:** DG

Dollar General (“DG”) is one of the largest discount retailer in the United States, with over 16,000 stores located in 45 states as February 1, 2020. DG 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 (typically \$10 or less with approximately 25% at \$1 or less) in convenient neighborhood locations.

Since its inception in 1939, DG’s long history of profitable growth is founded on a commitment to a relatively simple business model: providing a broad base of customers with their basic every day and household needs at everyday low prices in conveniently located, small-box stores.

DG’s slogan, “Save time. Save money. Every day!” summarizes their appeal to customers. DG’s ability to deliver highly competitive prices on national brand and quality private brand products in convenient locations and their easy “in and out” shopping format create a compelling shopping experience that distinguishes DG from other discount, convenience and drugstore retailers.

Fiscal year 2018 represented Dollar General’s 29th consecutive year of same-store sales growth. DG believes that this growth, regardless of economic conditions, suggests that DG has a less cyclical model than most retailers and is a result of their compelling value and convenience proposition. DG’s ability to effectively deliver both value and convenience allows them to succeed in small markets with limited shopping alternatives, as well as to profitable coexist alongside retailers in more competitive markets.

DOLLAR GENERAL

TENANT SUMMARY



Website	<a href="http://www.dollargeneral.com">www.dollargeneral.com</a>
Founded	1939
Headquarters	Goodlettsville, TN
Number of Locations	16,000 ±
Number of Employees	135,000 ±



**DOLLAR GENERAL**

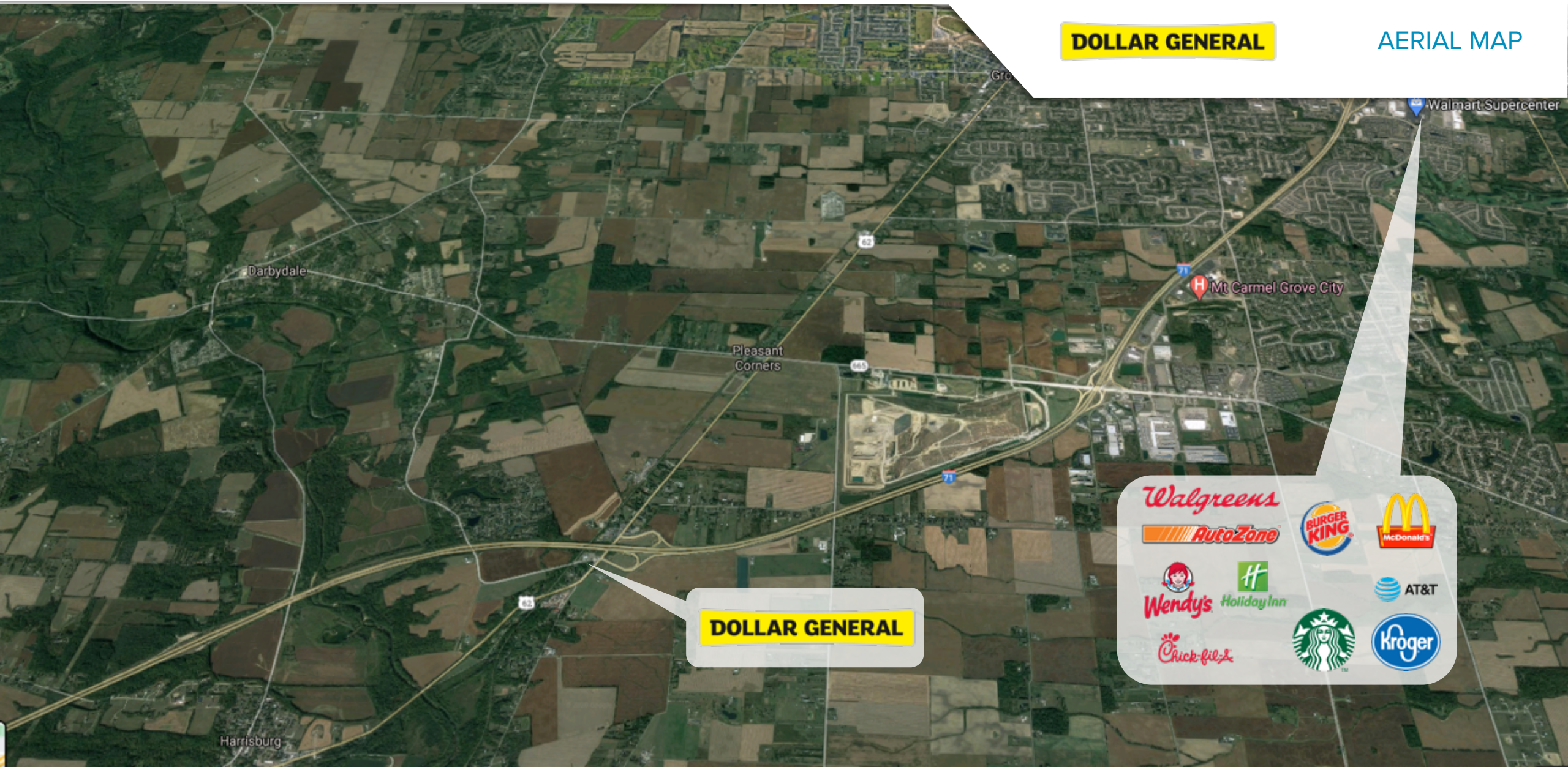
## REGIONAL MAP

**DOLLAR GENERAL**



**DOLLAR GENERAL**

AERIAL MAP



**DOLLAR GENERAL**

*Walgreens*

**AutoZone**



**Wendy's**



**Holiday Inn**



*Chick-fil-A*

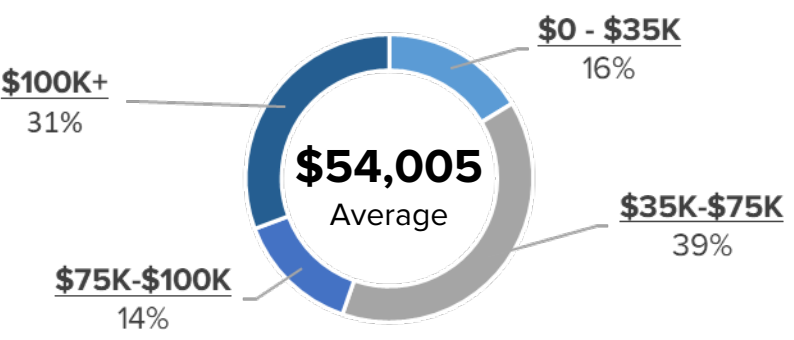




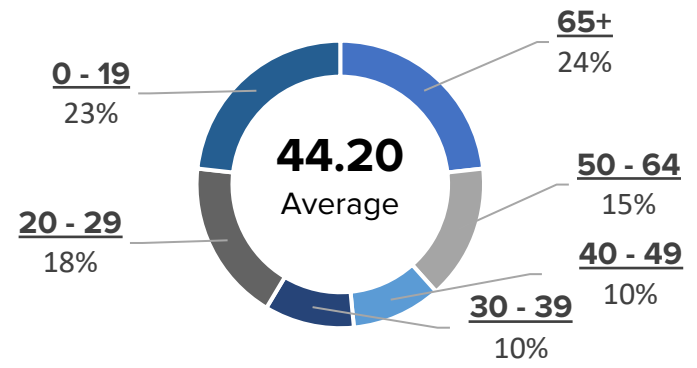
- Columbus is the state capital and the most populous city in the U.S. state of Ohio. With a population estimated at 898,553 in 2019, it is the 14th-most populous city in the U.S., the second-most populous city in the Midwest after Chicago, and the third-most populous state capital. Columbus is the county seat of Franklin County; it also extends into Delaware and Fairfield counties. It is the core city of the Columbus, OH Metropolitan Statistical Area, which encompasses ten counties
- The city has a diverse economy based on education, government, insurance, banking, defense, aviation, food, clothes, logistics, steel, energy, medical research, health care, hospitality, retail, and technology. The metropolitan area is home to the Battelle Memorial Institute, the world's largest private research and development foundation.



HOUSEHOLD INCOME



AGE DISTRIBUTION



	3 Mile	5 Miles	10 Miles
2020 Total Population	9,082	32,399	231,059
Average Age	44.20	42.80	39.90
# of Persons Per HH	2.60	2.70	2.70
Average Household Income	\$54,005	\$61,920	\$62,872
Median House Value	\$150,937	\$163,685	\$164,383