

MATTHEWS™

REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL® PLUS

8750 Hammonton Smartsville Rd.
Smartsville, CA 95977



INTERACTIVE OFFERING MEMORANDUM

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INVESTMENT HIGHLIGHTS

- 2022 UPGRADED build-to-suit construction, which features high-level finishes and distinct design elements
- ±13 Years remaining on an initial 15-year Absolute NNN Lease - Zero Landlord Responsibilities
- The subject property is conveniently located off I-20 and is approximately 55 miles north of Sacramento
- Limited Competition - This is the only dollar store in Smartsville
- Corporate Guaranteed lease from Dollar General Corporation
- Average Household Income of \$116,869
- Dollar General has ±19,600 locations and plans to continue their expansion for the foreseeable future
- Dollar General boasts an investment-grade credit rating of BBB (S&P)
- Dollar General has been considered an essential retailer and has proven to be one of the most profitable companies through the COVID-19 pandemic



FINANCIAL OVERVIEW



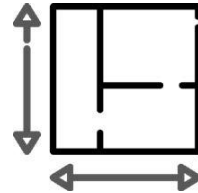
\$2,338,523

PRICE



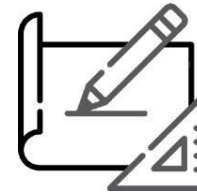
6.50%

CAP RATE



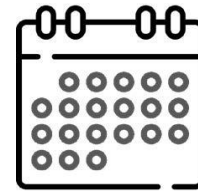
±10,640 SF

GLA



±2.55 AC

LOT SIZE



2022

YEAR BUILT

TENANT SUMMARY

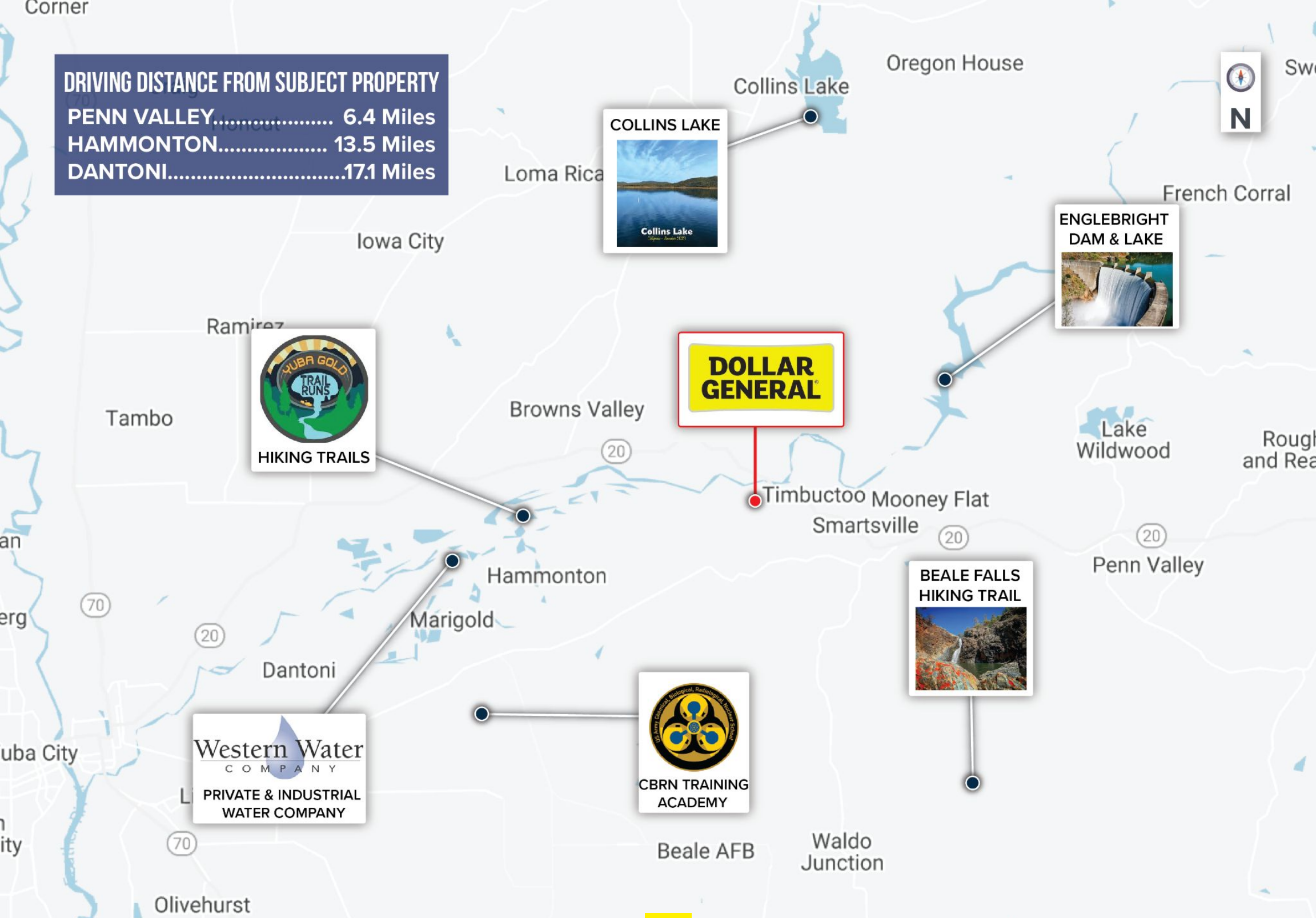
Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Dollar General Corporation
Lease Type	NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	15 years
Rent Commencement Date	3/8/2022
Lease Expiration Date	3/31/2037
Term Remaining on Lease	±13 years
Increase	10% Every 5 Years In Options
Options	Four, 5-year

ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Current-March 31, 2037	\$12,667	\$152,004	-	6.50%
Option 1	\$13,934	\$167,208	10%	7.15%
Option 2	\$15,328	\$183,936	10%	7.87%
Option 3	\$16,860	\$202,320	10%	8.65%
Option 4	\$18,546	\$222,552	10%	9.52%

DRIVING DISTANCE FROM SUBJECT PROPERTY

- PENN VALLEY..... 6.4 Miles**
- HAMMONTON..... 13.5 Miles**
- DANTONI.....17.1 Miles**



DOLLAR GENERAL®

TENANT OVERVIEW

Dollar General is the fastest-growing retailer which currently boasts roughly ±19,600 neighborhood general stores in 48 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 75% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others.

With its small-box store model typically measuring ±10,640 SF, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession.



THE OFFERING

PROPERTY NAME	DOLLAR GENERAL
Property Address	8750 Hammonton Smartsville Rd. Smartsville, CA 95977
SITE DESCRIPTION	
Year Built	2022
GLA	±10,640 SF
Type of Ownership	Fee Simple

COMPANY NAME
DOLLAR GENERAL

EMPLOYEES
±140,000

YEAR FOUNDED
1955

HEADQUARTERS
GOODLETTSVILLE, TN

WEBSITE
DOLLARGENERAL.COM

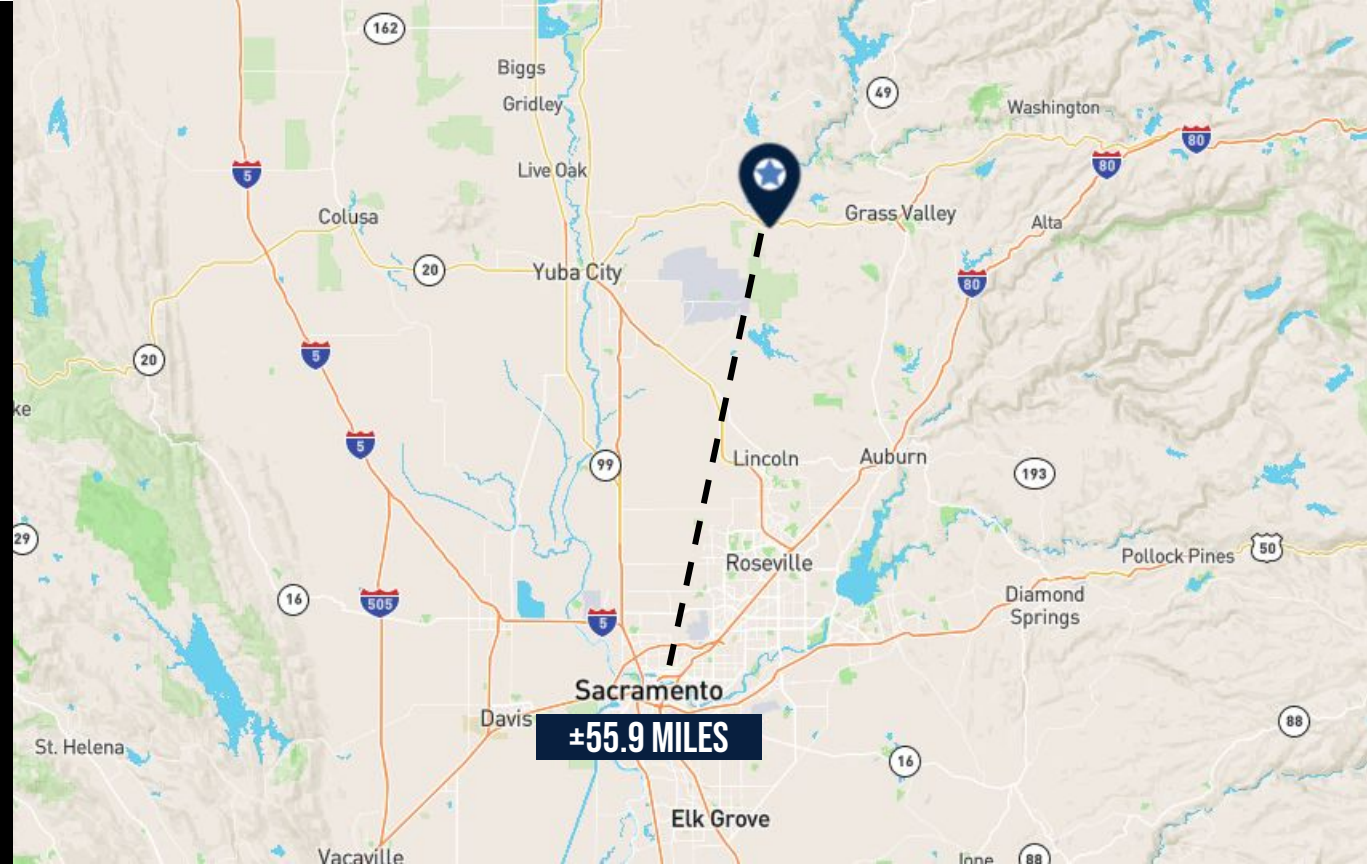
LOCATIONS
19,600+

AREA OVERVIEW

Smartsville, CA

Smartsville, situated in Yuba County, California, holds a significant place in the annals of the state's history, tracing its roots back to the bustling days of the California Gold Rush in the mid-1800s. Named after William T. Smart, a prominent figure in its development, the town flourished as a mining hub, its landscape dotted with gold mines that attracted fortune seekers from far and wide. Over time, as the fervor of the Gold Rush waned, Smartsville transitioned into a more diversified economy, embracing agriculture, small businesses, and tourism.

Today, its population, though modest, thrives within a tight-knit community, united by a shared appreciation for its rich heritage and serene rural surroundings. Nestled in the Sierra Nevada foothills, Smartsville offers residents and visitors alike ample opportunities to explore the beauty of nature, with the nearby Yuba River and Tahoe National Forest providing a picturesque backdrop for outdoor activities such as hiking, camping, and fishing. Despite its small size, Smartsville boasts a resilient infrastructure and a strong sense of community, making it an inviting haven for those seeking a peaceful, rural lifestyle steeped in history and natural beauty.



DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Five-Year Projection	2,026	5,023	24,688
Current Year Estimate	1,982	5,045	23,991
2020 Census	1,977	4,956	23,490
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five-Year Projection	811	2,146	10,354
Current Year Estimate	778	2,091	9,798
2020 Census	760	2,031	9,311
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$116,869	\$98,378	\$91,987

SACRAMENTO, CA

Sacramento, California, is a vibrant city located in the heart of the Golden State. Known for its rich history, diverse culture, and beautiful natural surroundings, Sacramento offers something for everyone. The city is situated at the confluence of the Sacramento and American Rivers, providing picturesque waterfront views and ample outdoor recreational opportunities. Its historic Old Sacramento district transports visitors back in time with its cobblestone streets, historic buildings, and horse-drawn carriages, while the Capitol Mall boasts the iconic California State Capitol building, a symbol of the state's political significance. Beyond its historical charm, Sacramento is a hub of arts and culture, with numerous museums, galleries, and theaters showcasing the region's creativity and talent. The city's culinary scene is equally impressive, with a flourishing farm-to-fork movement highlighting the region's agricultural bounty. With a thriving economy, excellent schools, and a strong sense of community, Sacramento continues to attract residents and visitors alike, offering a high quality of life in a dynamic urban environment.

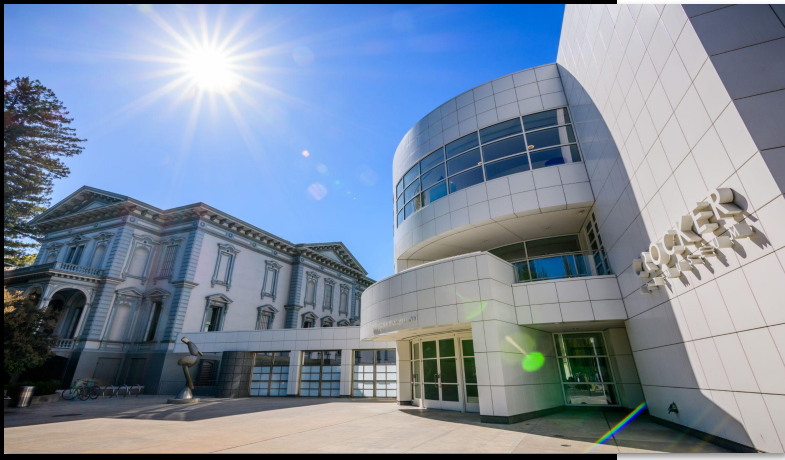
ECONOMY

Sacramento's economy is multifaceted and dynamic, reflecting its diverse industries and strategic location within California. As the state capital, government plays a significant role in the city's economy, with employment opportunities in state government agencies, legislative offices, and related sectors. The city also boasts a robust healthcare sector, anchored by major hospitals and medical centers serving the region. Additionally, Sacramento is a thriving center for education, with several universities, colleges, and research institutions driving innovation and intellectual capital. The city's proximity to major transportation routes, including Interstate 5 and Interstate 80, enhances its logistics and distribution sector, while its agricultural hinterland supports a strong food processing and manufacturing industry. With a growing technology sector and a burgeoning startup scene, Sacramento is increasingly recognized as a hub for innovation and entrepreneurship. Overall, the city's diverse economy, coupled with its strategic location and favorable business climate, positions it for continued growth and prosperity in the years to come.

BUSINESS

Sacramento, California, fosters a vibrant business environment characterized by innovation and opportunity. From small startups to large corporations, businesses thrive in this dynamic city. With a strategic location in Northern California, Sacramento offers access to a vast talent pool, robust infrastructure, and proximity to major markets. The city's diverse economy, which includes sectors such as technology, healthcare, agriculture, and government services, provides ample opportunities for growth and collaboration. Additionally, Sacramento's supportive business community, combined with initiatives aimed at fostering entrepreneurship and innovation, make it an attractive destination for businesses of all sizes looking to succeed and thrive.





ATTRACTIONS

OLD SACRAMENTO WATERFRONT

The Old Sacramento Waterfront is a National Historic Landmark District and a State Historic Park that pays homage to the Gold Rush of 1849 in California. The 28-acre site not only features historical landmarks, but also unique shopping and dining experiences and world-renowned museums. Wooden sidewalks and horse-drawn carriages add to the overall 19th century atmosphere of the area.

CROCKER ART MUSEUM

The Crocker Art Museum is a major cultural hub in the city of Sacramento. The museum has two wings: the Victorian house built in 1873, and the new Teal Pavilion, which opened in 2010. Popular artworks in the museum include a collection of California Impressionist art, German drawings, and many other contemporary and antique pieces.

ARDEN FAIR MALL

Located close to the Cal Expo fairgrounds and several hotels, Arden Fair Mall offers over 165 retail and dining amenities. The bright and spacious mall includes stores such as Macy's JCPenney, and Sears and restaurants such as BJ's Restaurant and Brewhouse, Gen Korean BBQ, and Seasons 52.

DOCO

Located at the heart of downtown Sacramento, Sacramento's Downtown Commons (DOCO) is the newest shopping experience in the area. DOCO features the Golden 1 Center, home of the Sacramento Kings, and several shopping and dining experiences, including Macy's, Urban Outfitters, Echo & Rig, Yard House, and many more. It also features movie theatres, a 24-Hour Fitness, and several hotels for visitor lodging.



HIGHER EDUCATION - CALIFORNIA STATE UNIVERSITY, SACRAMENTO

Established in 1947, California State University – Sacramento, commonly referred to as Sac State, is part of the California State University system. Currently, over $\pm 30,000$ students attend the university. The university is made up of 7 colleges including Arts & Letters, Business Administration, Education, Engineering & Computer Science, Health & Human Services, Natural Sciences & Mathematics, and Social Sciences & Interdisciplinary Studies. Across the 7 colleges, nearly ± 60 undergraduate majors are offered, the most popular majors are business, education, and social sciences.

Sac State's ± 300 AC campus is surrounded by over $\pm 3,500$ trees, making it a picturesque campus. Due to this, it was designated as Tree Campus USA by the Arbor Day Foundation. Sac State is a major economic driver in Sacramento's economy as it generates a total economic impact of \$816 million on the regional economy and more than \$1 billion on the statewide economy. Around $\pm 9,000$ jobs are supported by Sac State in the region and statewide economy.

$\pm 30,000$

STUDENTS

$\pm 9,000$

JOBS SUPPORTED

± 60

UNDERGRADUATE MAJORS

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **8750 Hammonton Smartsville Rd., Smartsville, CA, 95977** (“Property”). The 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 a 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 Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services 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 a 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 Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this 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 executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes 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 of this Offering Memorandum.

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