



## OFFERING MEMORANDUM

# Dollar General | Absolute NNN Investment

SEC Highway 90 & Avenida Del Sol, Sierra Vista, Arizona 85635

*Representative Photo: Same construction style as subject property*

BRAND NEW CONSTRUCTION

**\$3,006,542 5.35% CAP**

- Limited local competition
- High traffic area along retail corridor
- Irreplaceable hard corner location



**DOLLAR GENERAL**

For more information, please contact:

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Representative Photo  
Not Subject Property

## Investment Summary

<b>Offering Price:</b>	<b>\$3,006,542</b>
<b>CAP Rate:</b>	<b>5.35%</b>
<b>Annual Rent:</b>	<b>\$160,850.00</b>
<b>Building Size:</b>	<b>10,640 SF</b>
<b>Land Area:</b>	<b>±2.12 acres</b>
<b>Year Built:</b>	<b>Under Construction (Estimated Winter 2023)</b>

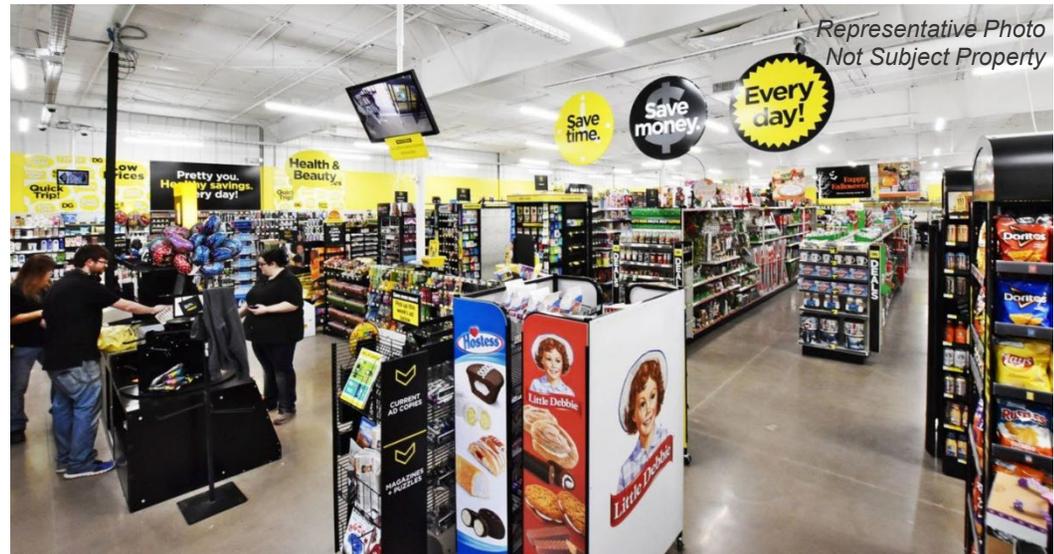
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## Lease Abstract

<b>Property Address</b>	SEC Highway 90 & Avenida Del Sol, Sierra Vista, Arizona 85635
<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>	December 1, 2023
<b>Est. Lease Expiration</b>	December 31, 2038



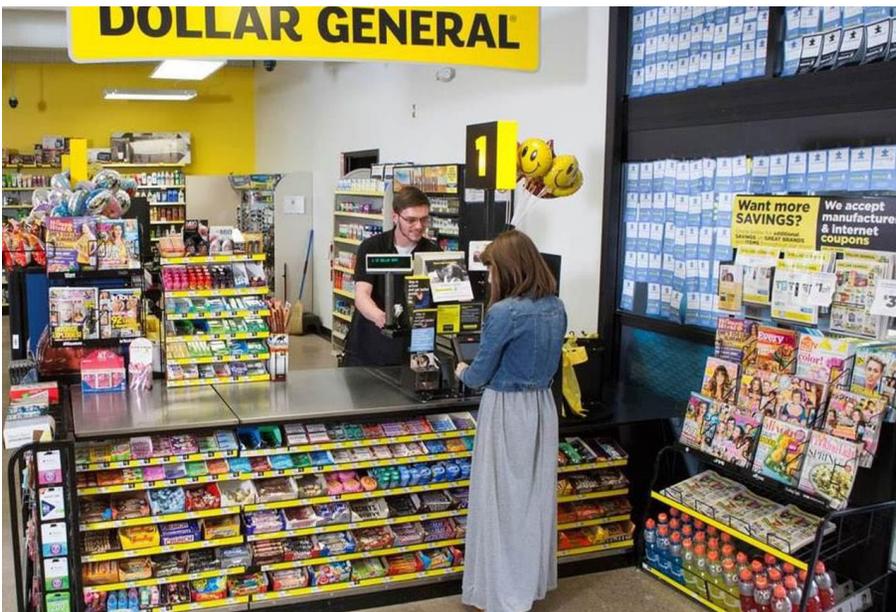
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## Tenant Profile

<b>Company Type</b>	Public (NYSE: DG)
<b>Revenue</b>	\$34.5 billion LTM ending April 2022
<b>Store Count</b>	+18,356 as of February 2023
<b>Employees</b>	140,000+
<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 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](http://www.dollargeneral.com), [www.standardandpoors.com](http://www.standardandpoors.com), and [www.moodys.com](http://www.moodys.com)



**Location Overview**

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 ±64,043 people, with approximately ±45,842 people within 5 miles of the site.

