FOR SALE

DOLLAR GENERAL

3944 US-701 HWY N
ELIZABETHTOWN, NC 28337

G/M PROPERTY GROUP, LLC • COMMERCIAL REAL ESTATE SERVICES

Dollar General

3944 US-701 HWY N, ELIZABETHTOWN, NC 28337

Exclusively presented by:

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DISCLAIMER

The Offering Memorandum has been prepared solely for information purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the Property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Seller and G/M Property Group, LLC, or its subsidiaries or affiliates (collectively referred to as “Agents”). Therefore, Agents make no representations with respect to the information. Any projections and proforma budgets contained herein represent best estimates based on assumptions considered to be reasonable. No representation or warranties, expressed or implied, are made that actual results will conform to such projections. This document is provided subject to errors, omissions, and changes in the information and is subject to modification or withdrawal.

The information contained in this Offering Memorandum, except such information that is a matter of public record or is provided in sources available to the public, is of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence; that you will not photocopy or duplicate it; that you will not disclose the proposal or any of it contents to any other entity (except to outside advisors retained by you if necessary, for your determination of whether or not to make an offer and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller and Agents; and that you will not use the Offering Memorandum or any of its contents in any fashion or manner detrimental to the interests of Seller or Agents.

AGENCY DISCLOSURE

Agents are exclusive agents of Seller and are obligated to the fiduciary duties of loyalty, confidentiality, obedience, full disclosure, accounting and the ability to use care and diligence in representing the same.

REGARDING ENVIRONMENTAL MATTERS

All parties to real estate transactions should be aware of the health, liability and economic impact of environmental factors on real estate. Agents do not conduct investigations or analysis of environmental matters and urge clients to retain qualified professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCBs and other contaminants or petro-chemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection.

Various federal, state and local authorities have enacted laws and regulations dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. If hazardous or toxic substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

REGARDING CLOSING COSTS

Upon closing the sale of the real property, additional costs may be demanded from the purchaser in the form of closing costs. Closing costs include, typically, attorney's fees, title insurance premiums, other insurance costs, taxes, abstract charges, escrow fees, documentary stamps, recording fees, discount points, survey charges, mortgage transfer or service fees, and/or any other major cost to be paid or assumed by the purchaser. Provisions of the contract of sale may vary allocation of these costs.

CONFIDENTIALITY AND CONDITIONS

This Offering Memorandum was prepared by Agents and has been reviewed by Seller. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of information that a prospective purchaser may desire. Financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In the Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the Property by Agents or Seller. Each prospective purchaser is to rely upon its own investigation, evaluation, and judgment as to the advisability of purchasing the Property described herein.

Seller and Agents expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum, or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations thereunder have been satisfied or waived. Agents are not authorized to make any representations or agreements on behalf of Seller.

This Offering Memorandum is the property of Agents and may be used only by parties approved by Agents. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Agents immediately upon request of Agents or Seller and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence; (iii) no portion of the Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Agents and Seller; (iv) to not use this Offering Memorandum or any of its contents in any manner detrimental to the interests of Agents or Seller.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

Dollar General Market signed a fifteen-year triple net lease with 5% increases every five years and in each of the five, ive-year options. Dollar General (NYSE: DG), a publicly traded company with an investment grade credit rating of “BBB” by Standard & Poor’s, has a market cap of $33.35 billion and an annual revenue north of $38.7 billion.

		Term	Years	Monthly	Annual	Increases
Price:	$1,205,000	Initial Term	1-15	$7,032.31	$84,387.72	0%
Cap Rate:	7.00%	Option 1	16-20	$7,735.54	$92,826.48	10%
Net Operating Income:	$84,388	Option 2	21-25	$8,509.10	$102,109.20	10%
Net Leasable Area:	9100	Option 3	26-30	$9,360.01	$112,320.12	10%
Lot Size:	1.28	Option 4	31-35	$10,296.01	$123,552.12	10%
Year Built:	2016	Option 5	36-40	$11,325.61	$135,907.32	10%

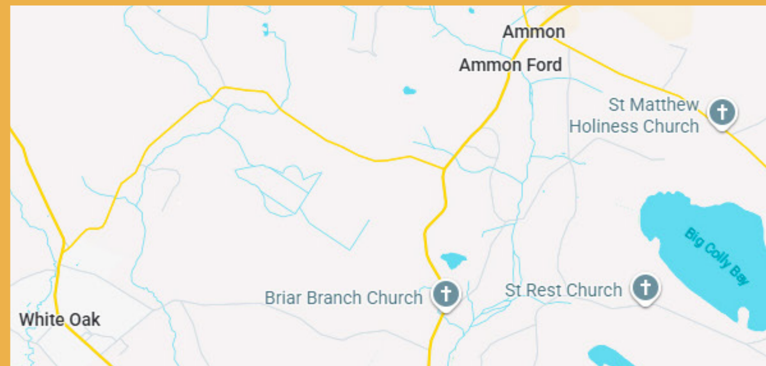
Lease Summary

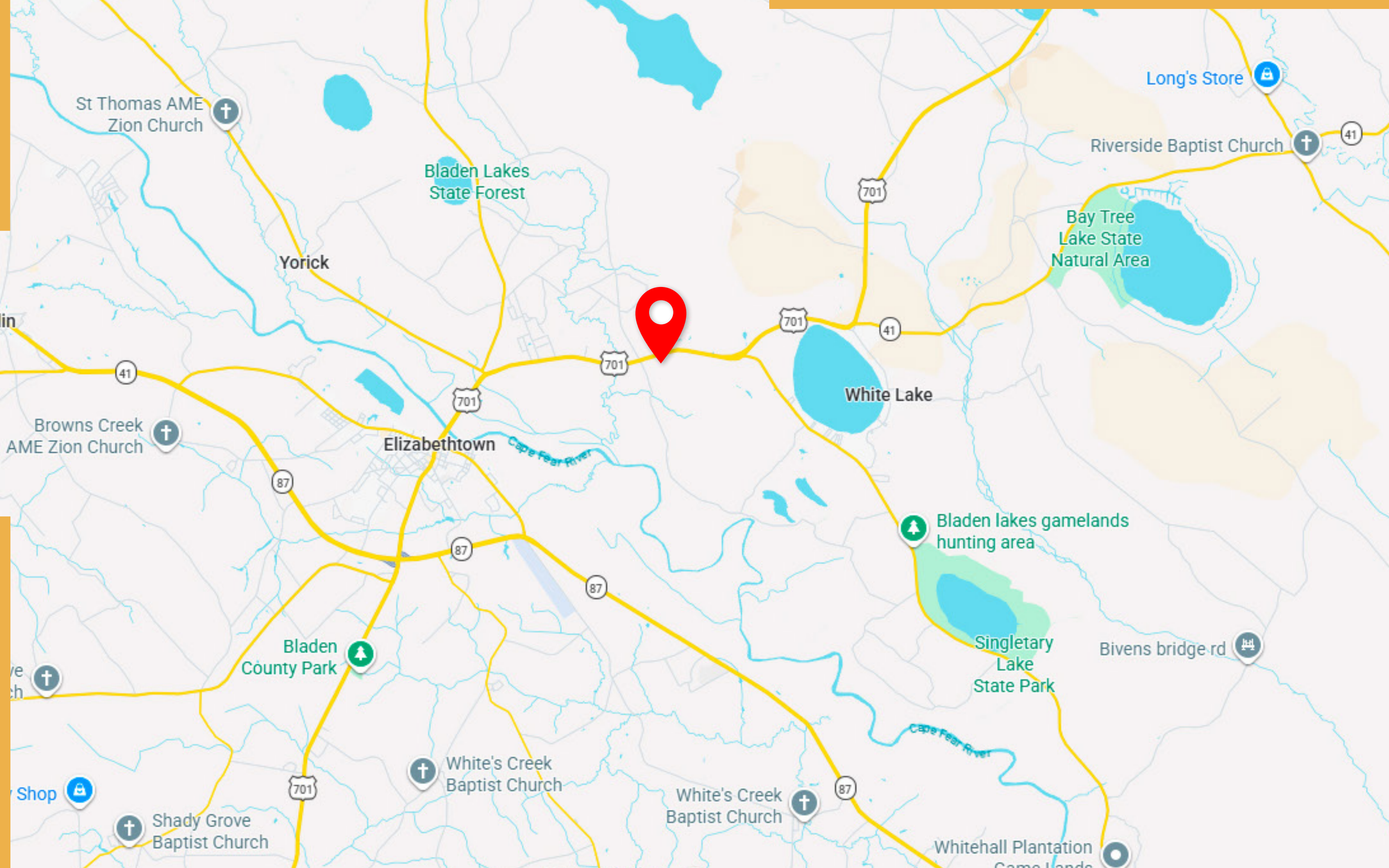
Tenant Trade Name	Dollar General
Initial Lease Term	15 Years
Lease Type	NNN
Roof/Structure Responsibility	Tenant
Rent Commencement Date	8/1/2016
Expiration Date	7/31/2031
Remaining on Lease Term	5 years
Increases	10% every 5 Years
Renewal Options	Five, 5-Year Options
Landlord Responsibilities:	None

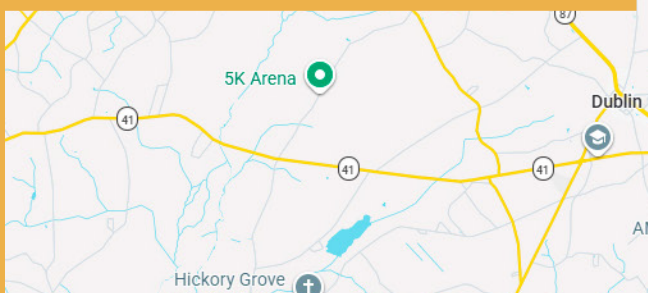
PROPERTY

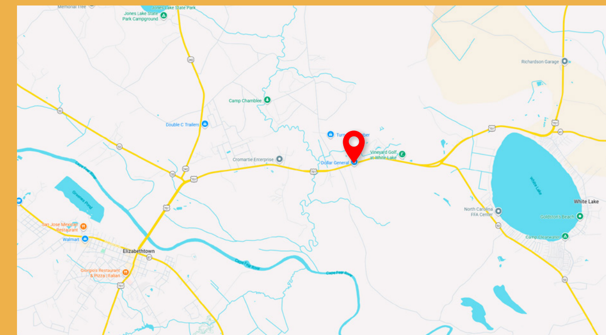
Location
Aerial Shoot

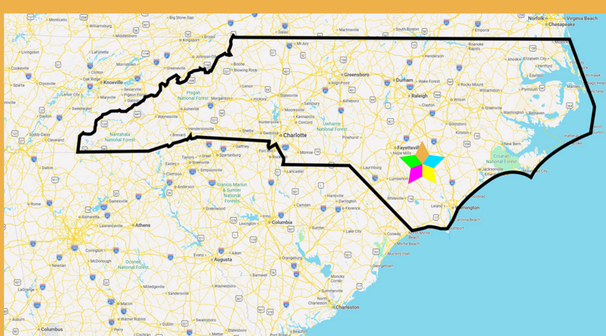
Population	3 Mile	5 Mile	10 Mile
2025 Estimate	1,518	5,720	12,439
Households by Income			
<$25,000	171	797	1,597
$25,000 - $50,000	117	705	1,504
$50,000 - $75,000	113	286	559
$75,000 - $100,000	114	334	701
$100,000 - $125,000	72	192	499
$125,000 - $150,000	21	52	115
$150,000 - $200,000	23	57	157
$200,000+	28	88	144









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