

BERKELEY
CAPITAL ADVISORS



REPRESENTATIVE RENDERING

DG Market

HIGH POINT (GREENSBORO – WINSTON-SALEM MSA), NC

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BERKELEY

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ORANGE COUNTY | CA

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1 Page Ave., Suite 202
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RICHMOND | VA

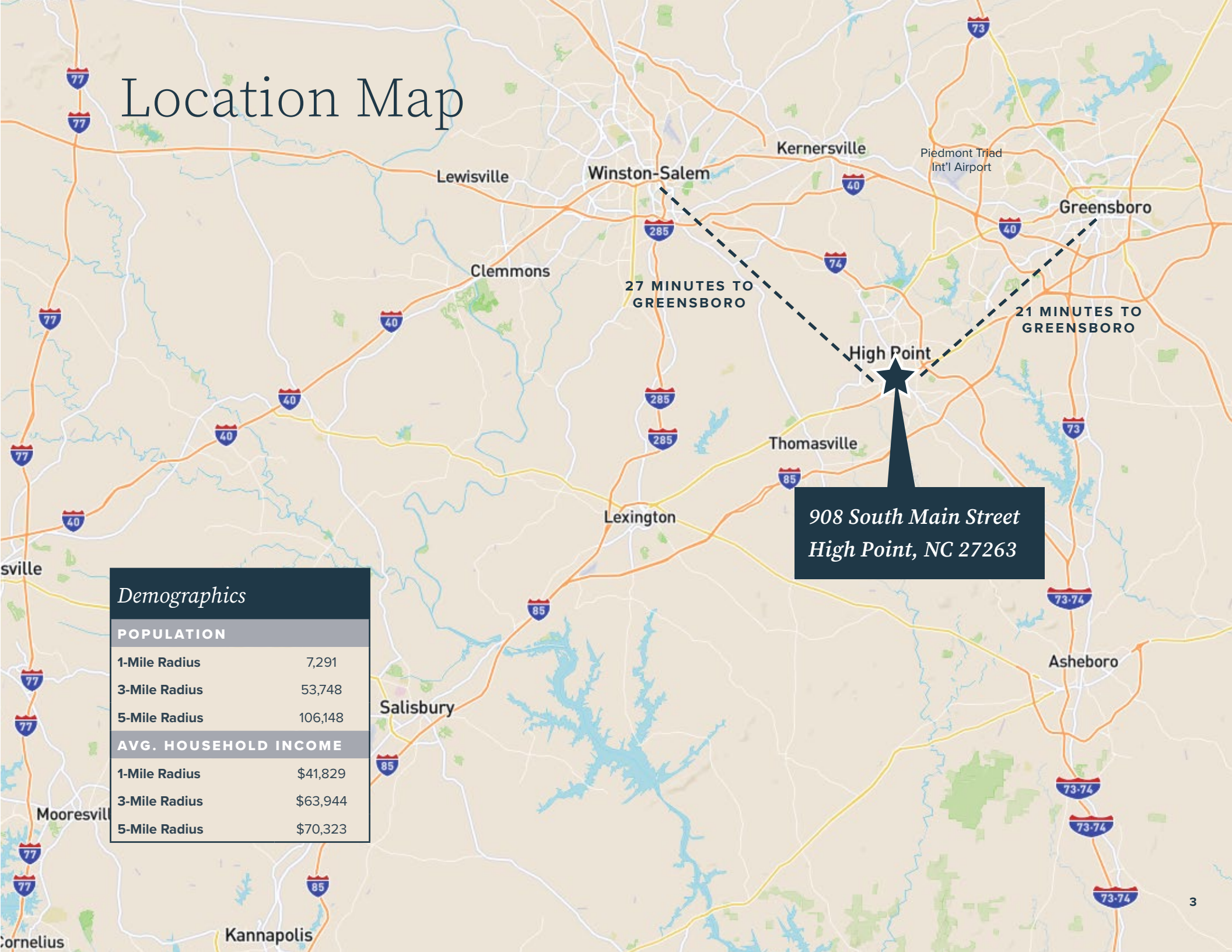
1309 West Main St.
Richmond, VA 23220
804.239.7890

CHARLESTON | SC

1049 Morrison Dr., Suite 201
Charleston, SC 29412
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BCA FIRM NORTH CAROLINA
REAL ESTATE LICENSE NO.: C9467

Location Map



Demographics

POPULATION

1-Mile Radius	7,291
3-Mile Radius	53,748
5-Mile Radius	106,148

AVG. HOUSEHOLD INCOME

1-Mile Radius	\$41,829
3-Mile Radius	\$63,944
5-Mile Radius	\$70,323

908 South Main Street
High Point, NC 27263

Investment Overview

PROPERTY

DG Market

ADDRESS

*908 South Main Street
High Point, NC 27263
Greensboro – Winston-Salem MSA*

TENANT ENTITY

Dolgencorp, LLC

GUARANTOR

Dollar General Corporation

RENT COMMENCEMENT

Expected October 1, 2024

LEASE EXPIRATION

Expected September 30, 2039

ORIGINAL LEASE TERM

15 Years

LEASE TERM REMAINING

15 Years

OPTIONS REMAINING

Five, 5-Year

LEASE TYPE

Absolute Net

NOI

\$170,076

RENT INCREASES

5% every 5 years

RIGHT OF FIRST REFUSAL

No

PROPERTY DETAILS

±10,542

Square Feet

1.66

Acres

2024

Year Built

30

Parking Spaces

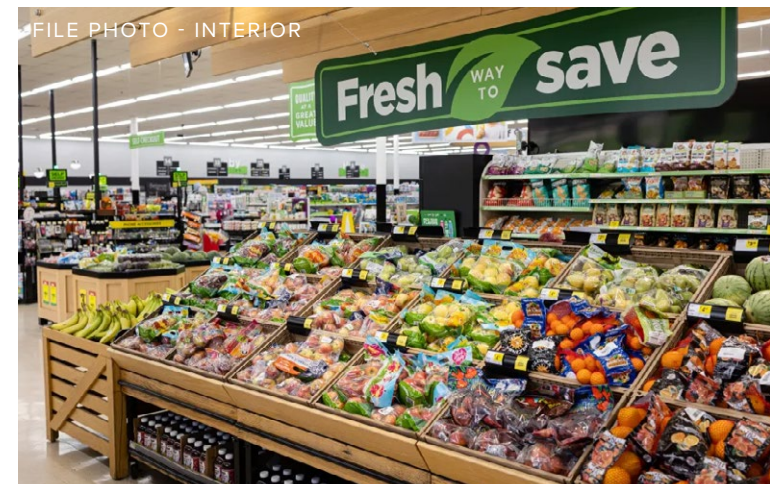
*Note: All lease provisions to be independently verified by Buyer during the Due Diligence Period.
The information contained herein has been obtained from sources we deem reliable.*

\$2,658,000

Asking Price (6.40% Cap Rate)

RENT SCHEDULE

LEASE YEAR	START	END	ANNUAL RENT	% INCREASE
Years 1-5	10/1/2024	9/30/2029	\$170,076	–
Years 6-10	10/1/2029	9/30/2034	\$178,584	5.00%
Years 11-15	10/1/2034	9/30/2039	\$187,512	5.00%
Option 1	10/1/2039	9/30/2044	\$196,896	5.00%
Option 2	10/1/2044	9/30/2049	\$206,736	5.00%
Option 3	10/1/2049	9/30/2054	\$217,068	5.00%
Option 4	10/1/2054	9/30/2059	\$227,928	5.00%
Option 5	10/1/2059	9/30/2064	\$239,316	5.00%



Property Highlights

PROPERTY HIGHLIGHTS

- New Dollar General lease structure with rent increases in the primary term | 5% every 5 years
- Brand-new construction asset featuring Dollar General's latest, larger DG Market prototype | [Click here](#) for more info
 - DG Market is an expanded format of the standard Dollar General store with a focus on providing customers with perishables and dry groceries, targeting “food deserts” and an added focus on serving underserved communities
- Absolute Net Lease | Zero Landlord responsibilities | Truly passive investment
- Great visibility & access from S Main St | 15,000 VPD
- New 15-year term
- Corporate Lease | Dollar General Corporation | 19,414 locations across North America | Baa2/BBB credit
- Located inside of dense retail corridor | 2.1M SF within a 1-mile radius
- Attractive population density within a 5-mile radius | 106,148 residents
- Across S Main St from Guilford Technical Community College | 2,500 students
- 5 minutes from Atrium Health Wake Forest Baptist – High Point | 351 beds
- 7 minutes from High Point University | 6,052 students
- Large industrial presence nearby bringing in a large amount of daytime workers to the area | 13.2M SF of space within a 1-mile radius
- Large parcel | 1.66 acres
- Destination retailers nearby | Walmart Supercenter, Aldi, Food Lion, Roses, Walgreens, McDonald's, Chipotle, Taco Bell, Bojangles, Wendy's, KFC, Biscuitville, Burger King, Arby's, & several others





High Point Country Club

Atrium Health Wake Forest Baptist High Point Medical Center | 351 beds

High Point University
6,052 students
2+ miles from site

Ralph Lauren E-Commerce Warehouse

Truist Point
Home to the High Point Rockers baseball team and the Carolina Core FC soccer team.

William Penn High School | 459 students

DOWNTOWN HIGH POINT

Furniture Showrooms, Business Centers and Retail Stores

Triangle Lake Montessori School
424 students

BIG LOTS!
DOLLAR GENERAL
DOLLAR TREE

High Point Central High | Ferndale Guilford Middle Schools | 1,618 students

Greensboro
28 mins from site

Bealls
FOOD LION
Bojangles
McDonald's

DOLLAR GENERAL market

Jeep
DODGE
RAM

Guilford Technical Community College
2,500 students

Marsh Cabinets
679 employees

Thomas BUILT BUSES

SONIC

Auto Zone

Blair Park Golf Course

NISSAN

Leggett & Platt
INCORPORATED
360 total employees

O'Reilly AUTO PARTS

Walmart Supercenter
HIBBETT SPORTS
Spectrum

ALDI

Leggett & Platt
INCORPORATED

38,000 VPD

S MAIN ST - 15,000 VPD

33,000 VPD

High Point Furniture Market

75,000

BIANNUAL FURNITURE MARKET IN APRIL AND OCTOBER EACH YEAR BRINGING IN OVER 75,000 PEOPLE FROM OVER 100 COUNTRIES.

\$6.73B

HIGH POINT MARKET IS THE STATE'S LARGEST ECONOMIC EVENT, BRINGING IN \$6.73B IN ECONOMIC IMPACT EACH YEAR.

42,000

FURNITURE MARKET SUPPORTS 42,000+ JOBS.

\$616MM

PROVIDES \$616MM IN TAX REVENUE ANNUALLY.



Thomas Built Buses

37%

THE COMPANY IS A LEADING MANUFACTURER OF SCHOOL BUSES IN NORTH AMERICA WITH A 37% SHARE OF THE CONVENTIONAL SCHOOL BUS MARKET

\$40MM

250,000 SF BUS MANUFACTURING PLANT THAT THE COMPANY BUILT FOR \$40MM IN 2004

850,000 SF

HEADQUARTERS AND MANUFACTURING PLANTS WERE EXPANDED IN 2014 TO NOW INCLUDE MORE THAN 850,000 SF

1,700

THOMAS BUILT BUSES IS ONE OF THE TOP EMPLOYERS IN THE COUNTY, EMPLOYING 1,700 PEOPLE



Ralph Lauren E-Commerce Center

\$34M

RALPH LAUREN DEVELOPED A \$34M FACILITY IN HIGH POINT, NC – BUILT IN 2006 AND EXPANDED IN 2014.

800,000 SF

COMPLEX INCLUDES 800K SF FOR DISTRIBUTION AND FULFILLMENT OF E-COMMERCE ORDERS.

2,687

EMPLOYS OVER 2,600 PEOPLE IN THE HIGH POINT AREA.

#1

RALPH LAUREN IS THE LARGEST EMPLOYER IN THE HIGH POINT JOB MARKET.



High Point University



6,000+

Total Enrollment

520

Total Acres

*Located just 7 minutes from the
subject property*

\$1.1B

*Total Net Assets
Since 2005*

\$400M

*Academic Expansion
(to be completed by
end of 2024-2025)*

\$800M

*Annual Economic
Impact*

100K+

*Annual Visits to
High Point University*



Tenant Overview



Dollar General Corporation, a discount retailer, provides various merchandise products in the southern, southwestern, midwestern, and eastern United States. The company offers consumable products, including paper and cleaning products, packaged food products, perishable, snacks and candies, health and beauty products, pet products, and tobacco products. It also provides seasonal products, prepaid phones and accessories, gardening supplies, hardware products, and automotive and home office supplies as well as home products, and apparel and accessories.

As of February 1, 2024, it operated 20,000+ stores in 47 states in the United States with plans to add another 800 new stores, remodel 1,500 stores, and relocate 85 stores in 2024. The company opened nearly 1,000 new stores, completed 2,000+ remodels, and relocated 129 stores in 2023.

The company was formerly known as J.L. Turner & Son, Inc. and changed its name to Dollar General Corporation in 1968. Dollar General Corporation was founded in 1939 and is based in Goodlettsville, Tennessee.



Dollar General has been rapidly expanding their “DG Market” prototype which boast a larger selection of grocery items & fresh produce.

In 2003, the company opened its first DG Market as a convenient alternative to discount superstores. DG Market is an expanded format of the standard Dollar General store with a focus on providing customers with fresh dairy, meat, produce, and dry groceries and an added focus on serving underserved communities.

[Click here](#) for more info.

BAA2/BBB

Credit Rating

\$38.7B

Total Revenue (2023)

20,000+

Total Locations

DG

NYSE Ticker Symbol

\$34.26B

Market Cap

(As of 4/3/24)

#108

Fortune 500



Market Overview – Greensboro, NC



#1

*Hospital in
North Carolina
in 2022*

\$43B

GROSS METROPOLITAN PRODUCT (GMP)
PRODUCED IN GREENSBORO

280

DEPARTURES AND LANDINGS DAILY OUT OF
PIEDMONT TRIAD INTERNATIONAL AIRPORT

5

5 OF THE TOP 60 FORTUNE 500 COMPANIES
HAVE OPERATIONS IN GREENSBORO

#7

CITY FOR COST OF DOING BUSINESS IN
THE U.S.

372K

*2023 Metro Population
Estimated at 372,000*

67K+

*Over 67,000 Students
are Enrolled at 7 Colleges
& Universities*

#3

*Third Largest City in
North Carolina*

Market Overview – Winston-Salem, NC



#2

Most Livable Downtown
-livability.com

1.7M

TOTAL POPULATION OF THE TRIAD REGION
(WINSTON-SALEM | GREENSBORO | HIGH POINT)

8,950

Wake Forest University
Total Enrollment

#5

Best Cities for First Time
Home Buyers
-livability.com

800K

THE TRIAD AREA HAS A WORKFORCE OF
OVER 800,000 PEOPLE

60K

Total Enrollment at 16
Colleges & Universities in
the Triad Area

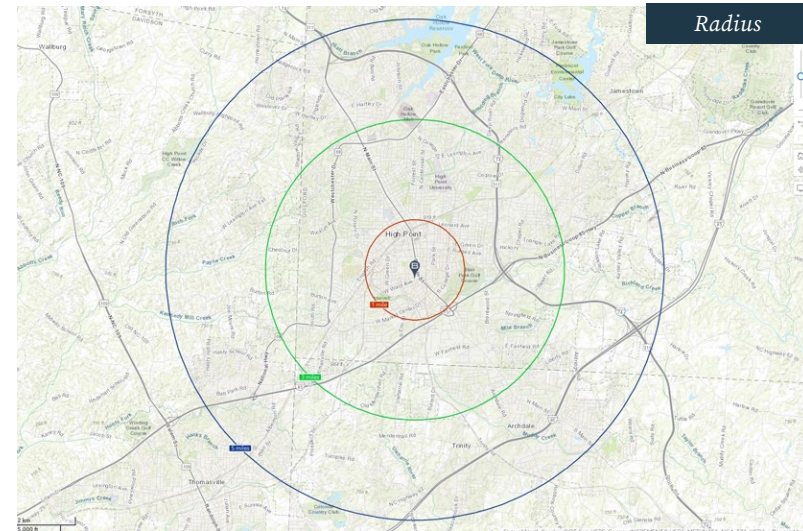
124

FLIGHTS PER DAY AT SMITH REYNOLDS
AIRPORT

Demographics

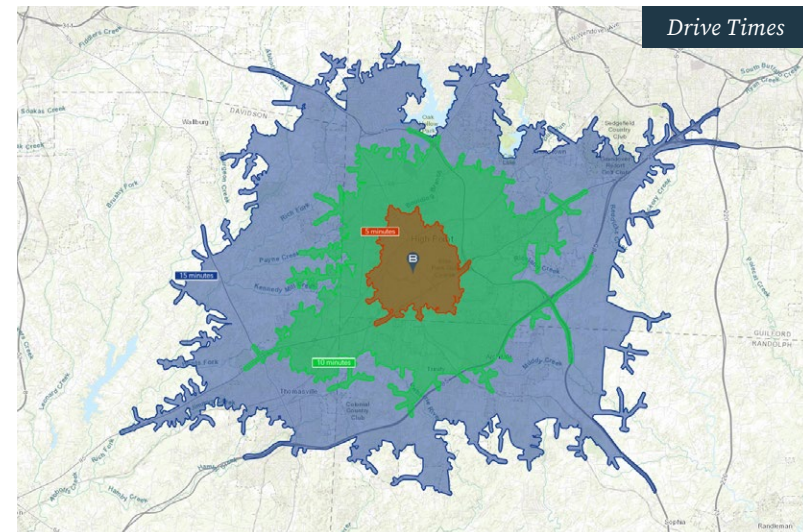
Radius

POPULATION	1-MILE	3-MILE	5-MILE
2028 Population	7,266	53,252	105,149
2023 Population	7,291	53,748	106,148
2020 Population	7,247	54,195	106,188
2010 Population	6,980	51,525	100,758
2023-2028 Annual Rate	-0.07%	-0.19%	-0.19%
2020-2023 Annual Rate	0.19%	-0.25%	-0.01%
2010-2020 Annual Rate	0.38%	0.51%	0.53%
HOUSEHOLDS			
2028 Households	2,804	19,578	41,449
2023 Households	2,795	19,655	41,579
2020 Households	2,774	19,636	41,321
2010 Households	2,557	19,203	39,448
2023-2028 Annual Rate	0.06%	-0.08%	-0.06%
2020-2023 Annual Rate	0.23%	0.03%	0.19%
2010-2020 Annual Rate	0.82%	0.22%	0.46%
2023 AVG. HH INCOME	\$41,829	\$63,944	\$70,323



Drive Times

POPULATION	5-MINUTE	10-MINUTE	15-MINUTE
2028 Population	15,394	74,606	149,755
2023 Population	15,479	75,401	150,576
2020 Population	15,376	75,838	149,568
2010 Population	15,475	72,494	141,966
2023-2028 Annual Rate	-0.11%	-0.21%	-0.11%
2020-2023 Annual Rate	0.21%	-0.18%	0.21%
2010-2020 Annual Rate	-0.06%	0.45%	0.52%
HOUSEHOLDS			
2028 Households	5,937	28,693	59,973
2023 Households	5,933	28,842	59,882
2020 Households	5,882	28,742	59,077
2010 Households	5,790	27,912	55,850
2023-2028 Annual Rate	0.01%	-0.10%	0.03%
2020-2023 Annual Rate	0.27%	0.11%	0.42%
2010-2020 Annual Rate	0.16%	0.29%	0.56%
2023 AVG. HH INCOME	\$50,186	\$64,317	\$75,736



Confidentiality Disclaimer

Berkeley Capital Advisors, LLC ("BCA") has been authorized by the owner of the subject property (the "Seller") to present you with this marketing package. This is a confidential package intended solely for your own limited use and benefit, as a principal, in considering whether you desire to pursue negotiations to acquire the subject property.

Your receipt and acceptance of this package serves to acknowledge your agreement to: (1) hold the information and materials contained herein, and the offering they represent, in the strictest of confidence; (2) not disclose, directly or indirectly, the information and materials contained herein, or the offering they represent, to any other person, firm or entity without prior written authorization from BCA or the Seller; (3) not use the information and materials contained herein in any fashion or manner detrimental to the interest of BCA or the Seller; (4) not disturb any tenants in possession of the subject property nor reveal to them the offering this package represents.

This marketing package was prepared by BCA and it has been reviewed by representatives of the Seller. The information and materials contained herein are selective and limited in nature, and neither BCA nor the Seller purports this to be an all-inclusive report on the subject property. Within this package, certain leases, documents and other materials are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of those documents. Interested and qualified prospective purchasers will be afforded an opportunity to review additional information and to inspect the subject property, and all such prospective purchasers should conduct their own independent due diligence.

This package is based in part upon information supplied by the Seller and in part upon information obtained by BCA from sources believed to be reliable. All income, expense and/or investment projections contained herein are provided for general reference purposes only, in that they are based on assumptions relating to the general economy, competition and other factors beyond the control of BCA and the Seller, and all such projections are therefore subject to variation. This package shall not be deemed an indication of the state of affairs of the subject property, nor constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of this package.

Neither BCA, the Seller, nor any of their respective officers, employees or agents, has made or does make any representation or warranty, expressed or implied, as to the accuracy or completeness of this package or any of its contents, and no legal commitments or obligations shall arise by reason of this package or its contents.

BCA and the Seller expressly reserve the right, at their sole discretion, to alter or amend the terms of this offering, to reject any or all expressions of interest or offers to acquire the subject property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing this package or making an offer to acquire the subject property unless and until a written agreement for such acquisition has been fully executed, delivered and approved by the Seller and any conditions to the Seller's obligations thereunder have been satisfied or waived.

Parties seeking to act in a third-party brokerage capacity must register their client(s) with BCA prior to receiving or dispersing any marketing information. BCA will not recognize any third-party brokerage relationships without first receiving and approving such written client registration, nor will BCA or the Seller be obligated for any brokerage claims which may result, regardless of such broker's involvement in procuring a purchaser for the subject property.

This package is the property of BCA. Photocopying, re-typing or other duplication of the information and materials contained herein is expressly prohibited. The information contained within this package and the offering of the subject property may not be announced, posted or otherwise publicized in any electronic media (such as, by way of example only, any Internet or "broadcast facsimile" communications).

If, after reviewing this package, you have no further interest in acquiring the subject property at this time, please return this package in its entirety to BCA. Likewise, if the terms contained in this Confidentiality & Disclaimer section are not acceptable to you, please immediately return this package to BCA.

AGENT'S DUTIES

When you contract with a real estate firm to act as your agent in a real estate transaction, the agent must help you obtain the best price and terms possible, whether you are the buyer or seller. The agent also owes you the duty to:

- Safeguard and account for any money handled for you
- Act with reasonable skill, care and diligence
- Be loyal and follow reasonable and lawful instructions
- Disclose to you any information which might influence your decision to buy or sell

Even if the agent does not represent you, the agent must still be fair and honest and disclose to you all "material facts" which the agent knows or reasonably should know. A fact is "material" if it relates to defects or other conditions affecting the property, or if it may influence your decision to buy or sell.

AGENTS WORKING WITH SELLERS

A seller can enter into a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. The listing agreement should state what the seller will pay the firm no matter who finds the buyer.

The listing firm may belong to a listing service to expose the seller's property to other agents who are members of the service. Some of those agents may be working with buyers as buyers' agents; others will be working with buyers but still representing the sellers' interests as an agent or "subagent". When the buyer's agents and seller's subagents desire to share in the commission the seller pays to the listing firm, the listing agent may share the commission with the seller's permission.

AGENTS WORKING WITH BUYERS

A buyer may contract with an agent or firm to represent him (as a buyer's agent), or may work with an agent or firm that represents the seller (as a seller's agent or subagent). All parties in the transaction should find out at the beginning who the agent working with the buyer represents.

If a buyer wants a buyer's agent to represent him in purchasing a property, the buyer should enter into a "buyer agency agreement" with the agent. The buyer agency agreement should state how the buyer's agent will be paid. Unless some other arrangement is made which is satisfactory to the parties, the buyer's agent will be paid by the buyer. Many buyer agency agreements will also obligate the buyer to pay the buyer's agent no matter who finds the property that the buyer purchases.

A buyer may decide to work with a firm that is acting as agent for the seller (a seller's agent or subagent). If a buyer does not enter into a buyer agency agreement with the firm that shows him properties, that firm and its agents will show the buyer properties as an agent or subagent working on the seller's behalf. Such a firm represents the seller (not the buyer) and must disclose that fact to the buyer.

The terms and conditions stated in this Confidentiality & Disclaimer section apply and relate to all of the sections of this package as if stated independently therein. Prospective purchasers of the subject property are hereby notified that Berkeley Capital Advisors, and its agents, are acting in the capacity of a "Seller's Agent" during the course of this offering, and as such are solely representing the interests of the Seller

BERKELEY

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