



ABSOLUTE NNN INVESTMENT

DOLLAR GENERAL

\$2,283,264 / 6.25% CAP

322 Crescent Street,
Greenville, CA 95947

Patrick Follett
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- Corporate Backed Lease w/
8.5 Years of Term Remaining
- DG Ranked #111 on Fortune
500 List
- Limited Competition - Closest
DG is over 22 Miles Away

CORE
COMMERCIAL

2264 Fair Oaks Blvd, Suite 201
Sacramento, CA 95825

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EXECUTIVE SUMMARY

DOLLAR GENERAL 322 Crescent Street, Greenville, CA 95947



OFFERING SUMMARY

Sale Price:	\$2,283,264
Building Size:	9,002 SF
Lease Commence:	March 11, 2018
Lease Expiration:	March 31, 2033
Price / SF:	\$253.64
Cap Rate:	6.25%
NOI:	\$142,704
Year Built:	2018
Market:	Northern California
APN (Plumas County):	110-132-051-000

PROPERTY OVERVIEW

Core Commercial is pleased to offer this Dollar General For Sale in the Northern California mountain town of Greenville, CA with an asking price of \$2,283,264 / 6.25% Cap Rate. This newer construction Dollar General was built in 2018 and has approximately 8 years & 6 months of primary lease term remaining. Dollar General also has 3, 5-year options to follow with 10% rental increases in each option. The lease is Absolute NNN with no landlord responsibilities.

In August of 2021 the Dixie Fire, which had been burning for roughly three weeks, engulfed the town of Greenville and caused widespread destruction along historic Main Street in addition to destroying over 100 residences. The subject property was spared from the Dixie Fire and suffered only minimal damage. Dollar General temporarily closed this location but continued to pay their contractual obligations of their Absolute NNN Lease. The store reopened in May of 2022 after it was determined by Dollar General that this location was still viable due to the customer demand from the surrounding trade areas. Three years removed and in the aftermath of the Dixie Fire, the town of Greenville is slowly rebuilding with optimism that the town will return to its historic and charming ways in the not-too-distant future. The subject property is located adjacent to the Greenville Jr / Sr High School as well as elementary school, which have reopened to students. The next nearest Dollar General is located approximately 22 miles away in Westwood, CA.

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RENT ROLL

DOLLAR GENERAL 322 Crescent Street, Greenville, CA 95947

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR	RENTAL INCREASE	OPTIONS	OPTIONS INCREASES	LEASE TYPE
Dollar General	9,002	March 11, 2018	March 31, 2033	\$142,704	100.0	\$15.85	Flat In Primary Term	3, 5 Year	10% in Each Option	Absolute NNN
TOTALS/AVERAGES	9,002			\$142,704		\$15.85				

*Landlord is responsible for direct payment of property taxes but is reimbursed by tenant.

1st Option: Annual Rent of \$156,974 (6.87% yield)

2nd Option: Annual Rent of \$172,671 (7.56% yield)

3rd Option: Annual Rent of \$189,938 (8.31% yield)

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PROPERTY PHOTOS

SUBJECT PROPERTY PHOTOS - AUGUST 4, 2022



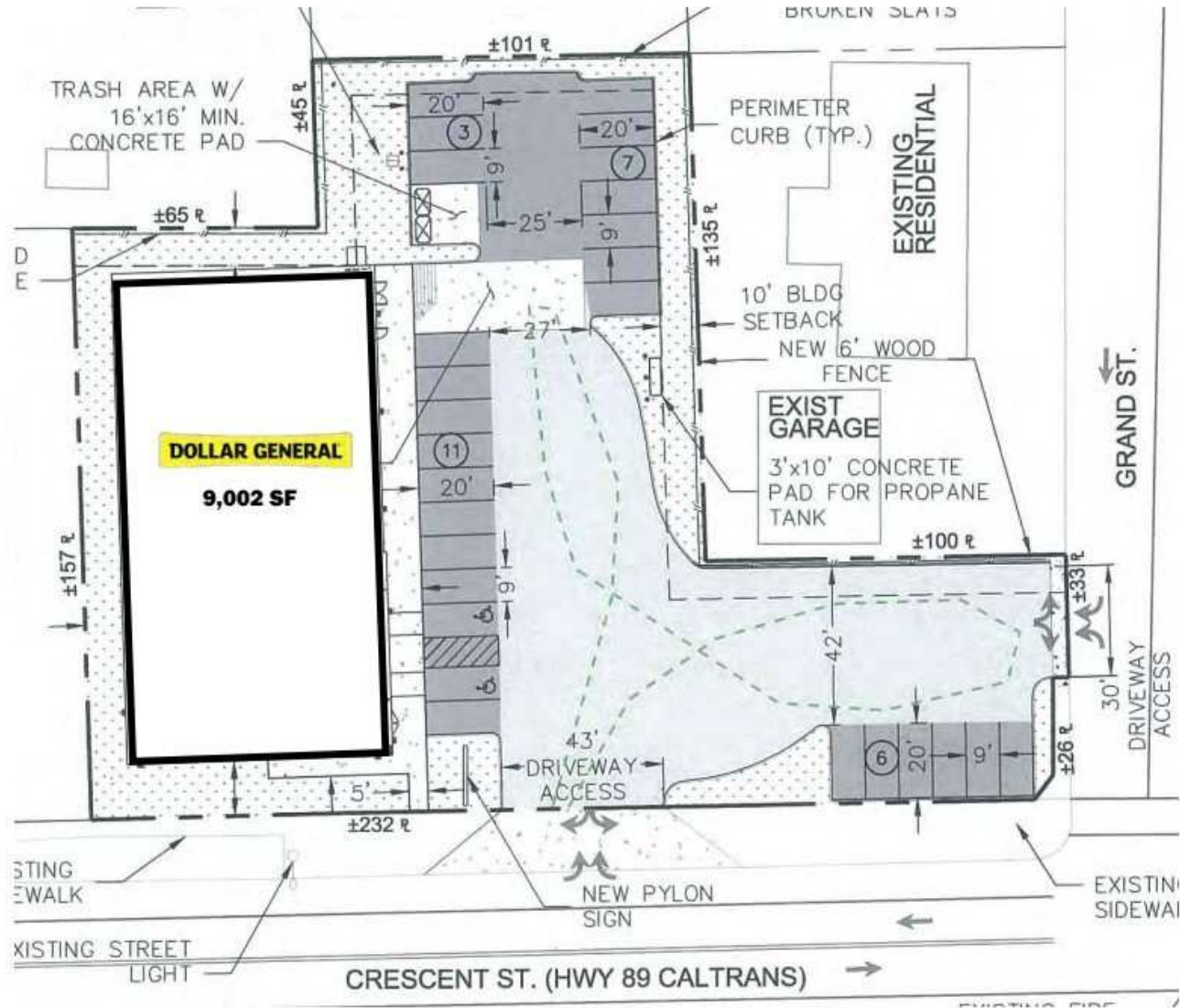
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SITE PLAN

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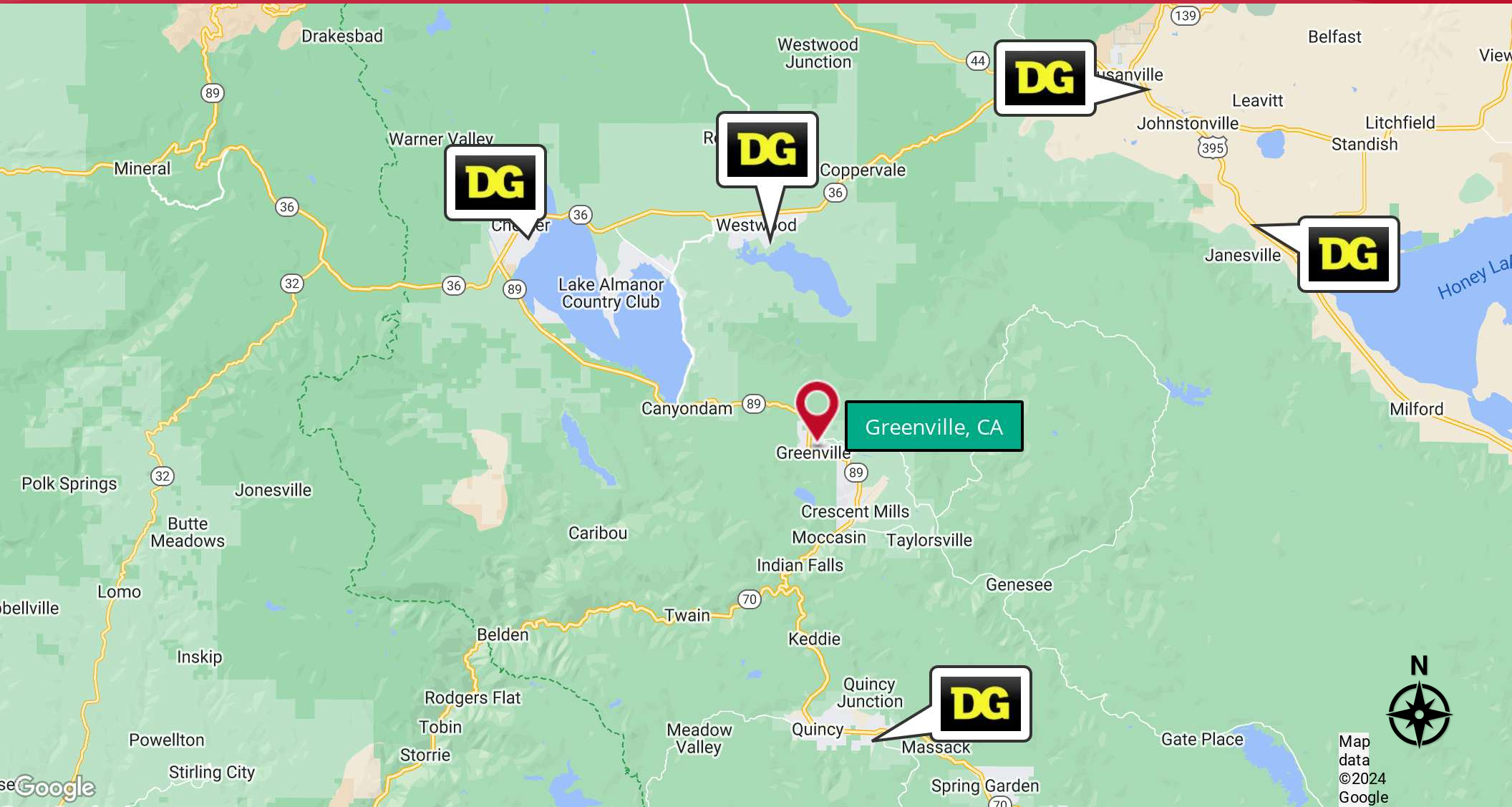


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DOLLAR GENERAL RETAIL MAP

DOLLAR GENERAL

322 Crescent Street, Greenville, CA 95947



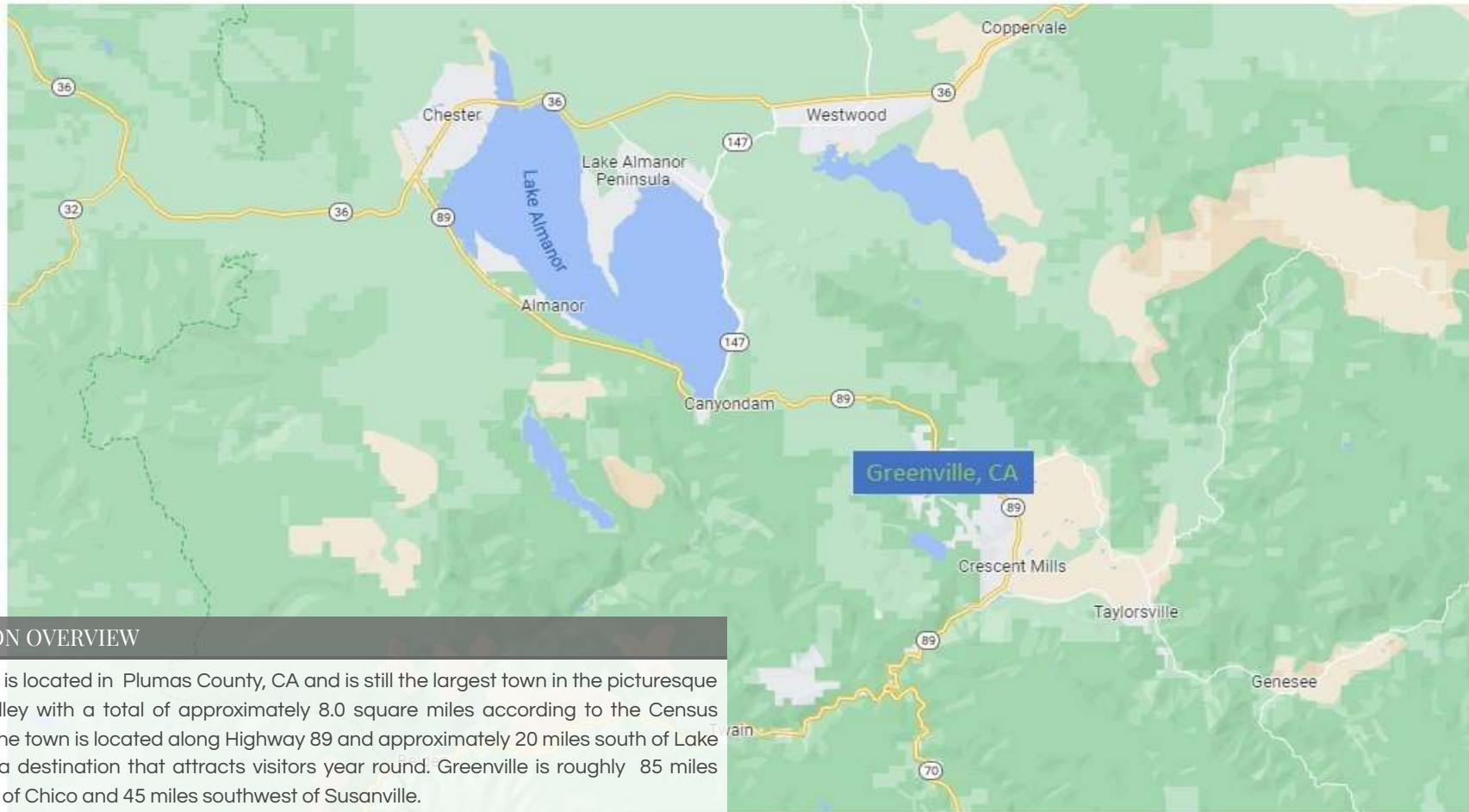
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REGIONAL MAP

DOLLAR GENERAL 322 Crescent Street, Greenville, CA 95947



LOCATION OVERVIEW

Greenville is located in Plumas County, CA and is still the largest town in the picturesque Indian Valley with a total of approximately 8.0 square miles according to the Census Bureau. The town is located along Highway 89 and approximately 20 miles south of Lake Almanor, a destination that attracts visitors year round. Greenville is roughly 85 miles northeast of Chico and 45 miles southwest of Susanville.

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TENANT PROFILE

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ABOUT DOLLAR GENERAL

"At Dollar General, our actions are guided by a simple mission of Serving Others. For our customers, this means placing them at the center of all we do, working every day to deliver value and convenience through our more than 18,000 neighborhood general stores. For our employees, this means respect and the opportunity to grow and develop their careers, and for our communities, this means helping support the communities we call home."

"Dollar General stands for convenience, quality brands and low prices. Dollar General's stores aim to make shopping a hassle-free experience. We design small, neighborhood stores with carefully selected merchandise assortments to make shopping simpler. "

DOLLAR GENERAL HIGHLIGHTS

- Dollar General operates over 20,000 stores across 48 different states
- Dollar General (NYSE: DG) has a Credit Rating of BBB
- 2023 net store sales of \$38.7 billion
- Proven business model with 80 + year track record
- Dollar General stores sell high quality private brands as well as products from America's most trusted manufactures such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Kellogg's, General Mills & PepsiCo.
- 800 + new Dollar General stores are scheduled to open in 2024

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