

DOLLAR GENERAL PORTFOLIO

7 ABSOLUTE NNN LOCATIONS AROUND ALABAMA OFFERED INDIVIDUALLY OR AS A PORTFOLIO PACKAGE



Ashland



Nauvoo



Gainesville



Scottsboro



Kellyton



Eldridge



Churchula

INVESTMENT OVERVIEW

The Klink Group of Marcus & Millichap is pleased to present **for sale** a portfolio of **7 Dollar General stores** located throughout **Alabama**. This offering presents a stable, income-producing investment backed by long-term, **absolute triple-net (NNN) leases** with Dollar General Corporation, a Fortune 500 company with an investment-grade credit rating (S&P: BBB). The portfolio is **priced at \$8.49 million** with a combined annual **net operating income (NOI) of \$607,000**, offering a **cap rate of over 7.15%**. The properties have **firm term leases** remaining that **average 9+ years**, with five, five-year renewal options, each featuring **10% rental increases**, providing inflation hedge and built-in income growth.

The properties are **strategically located** in rural submarkets outside major cities, where the **market demographics** in these areas closely align with **Dollar General’s target customer base**, reflecting the company’s focus on serving value-oriented consumers in **underserved communities**. With **absolute NNN leases**, there are **zero landlord responsibilities**, making this an ideal **passive investment**. The leases are backed by Dollar General’s corporate guarantee, offering financial stability and reliability. The portfolio provides **diversification across multiple submarkets throughout Alabama** in underserved communities with no immediate retail competition, making it an attractive option for investors seeking stable cash flow, long-term lease security, and potential for rental income appreciation through structured rent increases.

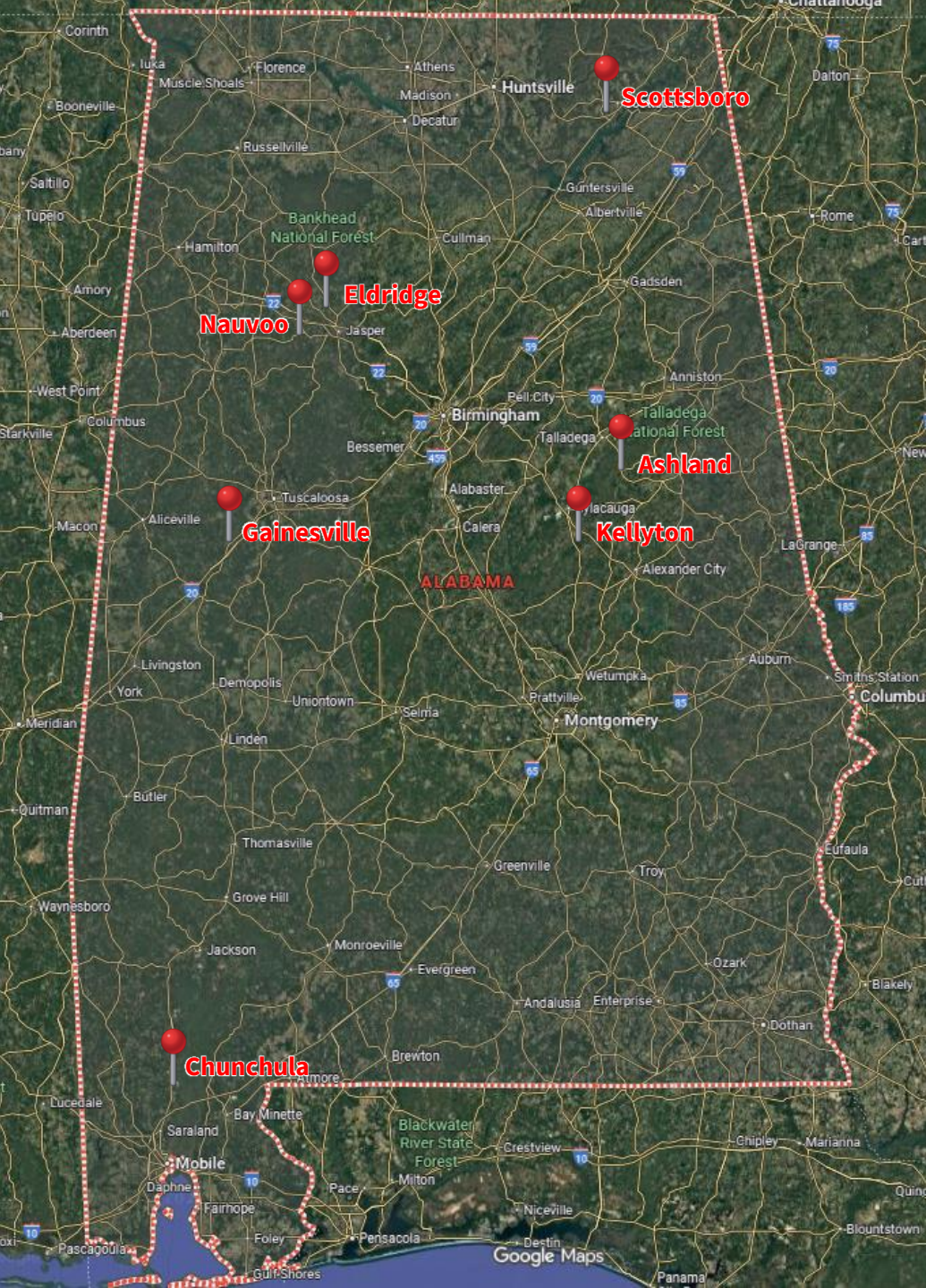
LOCATIONS	OFFERING PRICE
376 Smothers Avenue Eldridge, AL 35554	\$1,212,556
9345 State Street Gainesville, AL 35464	\$1,164,573
18 Coosa County Road 133 Kellyton, AL 35089	\$1,217,748
75360 Hwy 9 Ashland, AL 36251	\$1,194,545
18275 AL-35 Scottsboro, AL 35768	\$1,238,336
7996 AL-5 Nauvoo, AL 35578	\$1,206,601
13896 Roberts Road Churchula, AL 36521	\$1,254,755



TOTAL PORTFOLIO VALUE

Address	Annual Rent	Offering Price	Cap Rate	Years Remaining on Lease	Lease Type
376 Smothers Avenue Eldridge, AL 35554	\$86,698	\$1,212,556	7.15%	+/-9 Years	Absolute NNN
9345 State Street Gainesville, AL 35464	\$83,267	\$1,164,573	7.15%	9+ Years	Absolute NNN
18 Coosa County Road 133 Kellyton, AL 35089	\$87,069	\$1,217,748	7.15%	9+ Years	Absolute NNN
75360 Hwy 9 Ashland, AL 36251	\$85,410	\$1,194,545	7.15%	9+ Years	Absolute NNN
18275 AL-35 Scottsboro, AL 35768	\$88,541	\$1,238,336	7.15%	9+ Years	Absolute NNN
7996 AL-5 Nauvoo, AL 35578	\$86,272	\$1,206,601	7.15%	9.5+ Years	Absolute NNN
13896 Roberts Road Churchula, AL 36521	\$89,715	\$1,254,755	7.15%	9+ Years	Absolute NNN
Total NOI : \$606,972		\$8,489,115 : Total Portfolio Offering Price			

OFFERED INDIVIDUALLY OR AS A PORTFOLIO PACKAGE



Montgomery, AL

Alabama is a state known for its rich history, the most iconic tracks in NASCAR, cultural heritage, and growing economic presence. Its **largest city** is **Birmingham**, a historic industrial and financial hub, while the **state capital** is **Montgomery**. Other key cities include Huntsville—a center for aerospace and defense—and Mobile, which offers access to the Gulf Coast and is home to one of the **nation's busiest ports**.

Economically, Alabama has evolved from an agriculture-based economy into a modern industrial and technological center. Major industries include **automotive manufacturing**, **aerospace**, **steel production**, **forestry**, **chemicals**, and **logistics**. It's home to several global manufacturers, including **Mercedes-Benz**, **Hyundai**, and **Airbus**. The state has also seen significant investment in **electric vehicle (EV)** production and **defense technology**, particularly around **Huntsville**, which hosts NASA's Marshall Space Flight Center and the U.S. Army's Redstone Arsenal.

Alabama offers relatively **low taxes** and a **cost-effective business climate**, with a corporate tax rate of **6.5%** and individual income tax ranging from **2% to 5%**. Its workforce is supported by more than a dozen public universities, including the **University of Alabama (UA)** in Tuscaloosa, **University of Alabama at Birmingham (UAB)**—a leading medical and research institution—and **University of Alabama in Huntsville (UAH)**, known for engineering and space sciences.



TENANT SUMMARY

DOLLAR GENERAL

Dollar General operates a chain of +/-20,000 discount stores in 46 states, primarily in the Southern and Eastern US, the Midwest, and the Southwest. The company offers basic household supplies including cleaning supplies, health and beauty aids, food and apparel. Most of the merchandise which is carried in the Dollar General stores is priced between \$1 and \$35. It generates about 75 of sales from consumables and another 10 percent from seasonal items.



\$40.60 B (2024)

▲+4.77% (2023)

SALES VOLUME

BBB

S&P CREDIT RATING

20,000

LOCATIONS

GOODLETTSVILLE, TN

HEADQUARTERS

DOLLAR GENERAL PORTFOLIO

ALABAMA

ELDRIDGE, AL

OFFERING SUMMARY

Offering Price \$1,212,556

Annual Net Operating Income \$86,698

Cap Rate 7.15%

PROPERTY INFO

Address 376 Smothers Avenue
Eldridge, AL 35554

Building Size 7,500 SF

Year Built 2019

Land Size 1.00 Acres

Tenant Dollar General Corporation

Guaranty Corporate (S&P: BBB)

Lease Type Absolute NNN

Lease Commencement Date June 23, 2019

Lease Expiration Date June 30, 2034

Term Left +/-9 Years

Option Periods 5 x 5 Years

Increases 10% In Options

Landlord Responsibilities None



INVESTMENT HIGHLIGHTS & DEMOGRAPHICS

One Hour NW of Birmingham | 3rd Most Populous City in Alabama

- The property is located less than 1 hour from Birmingham, the 3rd most populous city in Alabama.
- This Dollar General is located just south of Interstate 22 at the intersection of Highway 13 and Highway 118.
- Eldridge is a town in Walker County, in north-central Alabama

Absolute NNN Lease | Zero Landlord Responsibilities | Rental Increases

- The property operates under an absolute triple-net with zero landlord responsibilities.
- Dollar General currently pays \$11.55/ft.
- The lease features 10% rental increases in each of the five, five-year option periods remaining

No Immediate Competition | Only General Store in the Area

- This is the only general merchandise/every day needs store in the immediate area.
- The property benefits from being located at the intersection of two main highways in Eldridge.

POPULATION	3 mile	5 mile	10 mile
2020 Population	534	1,548	10,135
2024 Population	504	1,441	9,401
2029 Population Projection	489	1,396	9,124
Median Age	47.9	47.4	45

HOUSEHOLDS	3 mile	5 mile	10 mile
2020 Households	222	639	4,193
2024 Households	210	596	3,877
2029 Household Projection	204	578	3,763
Owner Occupied Households	177	498	2,911
Renter Occupied Households	27	81	853
Avg Household Size	2.3	2.4	2.4
Total Consumer Spending	\$5.7M	\$16.5M	\$106.7M

INCOME	3 mile	5 mile	10 mile
Avg Household Income	\$54,321	\$55,428	\$56,096
< \$25,000	61	161	1,192
\$25,000 - 50,000	56	175	1,161
\$50,000 - 75,000	46	114	493
\$75,000 - 100,000	17	58	435
\$100,000 - 125,000	7	22	205
\$125,000 - 150,000	19	53	191
\$150,000 - 200,000	3	9	155

LEASE SUMMARY & RENT SCHEDULE

Tenant	Dollar General
Guaranty	Corporate
Lease Commencement Date	June 23, 2019
Lease Expiration Date	June 30, 2034
Lease Type	Absolute NNN
Remaining Firm Lease Term	+/-9 Years
Option Periods	Five, Five-Year with 10% Rental Increases
Roof & Structure	Tenant Responsible

RENT SCHEDULE

Lease Term	Monthly Rent	Annual Rent	Cap Rate
Current – June 30, 2034	\$7,225	\$86,698	7.15%
OPTION 1: July 01, 2034 thru June 30, 2039	\$7,947	\$95,367	7.87%
OPTION 2: July 01, 2039 thru June 30, 2044	\$8,742	\$104,904	8.65%
OPTION 3: July 01, 2044 thru June 30, 2049	\$9,616	\$115,395	9.52%
OPTION 4: July 01, 2049 thru June 30, 2054	\$10,578	\$126,934	10.47%
OPTION 5: July 01, 2054 thru June 30, 2059	\$11,636	\$139,628	11.52%

DOLLAR GENERAL PORTFOLIO

ALABAMA

GAINESVILLE, AL

OFFERING SUMMARY

Offering Price	\$1,164,573
Annual Net Operating Income	\$83,267
Cap Rate	7.15%

PROPERTY INFO

Address	9345 State Street Gainesville, AL 35464
Building Size	9,100 SF
Year Built	2020
Land Size	1.84 Acres
Tenant	Dollar General Corporation
Guaranty	Corporate (S&P: BBB)
Lease Type	Absolute NNN
Lease Commencement Date	January 12, 2020
Lease Expiration Date	January 31, 2035
Term Left	9+ Years
Option Periods	5 x 5 Years
Increases	10% In Options
Landlord Responsibilities	None



INVESTMENT HIGHLIGHTS & DEMOGRAPHICS

One Hour SW of Tuscaloosa | 5th Most Populous City in Alabama

- The property is located less than 1 hour from Tuscaloosa, the 5th most populous city in Alabama.
- This Dollar General is located right in the center of Gainesville and directly across the street from the city’s municipal complex.
- Gainesville is a small town in Sumter County, in western/central Alabama.

Absolute NNN Lease | Zero Landlord Responsibilities | Rental Increases

- The property operates under an absolute triple-net with zero landlord responsibilities.
- Dollar General currently pays \$9.15/ft.
- The lease features 10% rental increases in each of the five, five-year option periods remaining.

No Immediate Competition | Only General Store in the Area

- This is the only general merchandise/every day needs store in the immediate area.
- The property benefits from being located along the main street in Gainesville.

POPULATION	3 mile	5 mile	10 mile
2020 Population	102	636	2,651
2024 Population	100	619	2,528
2029 Population Projection	96	588	2,395
Median Age	43.5	42.3	42.7

HOUSEHOLDS	3 mile	5 mile	10 mile
2020 Households	43	261	1,109
2024 Households	42	256	1,063
2029 Household Projection	40	244	1,009
Owner Occupied Households	32	190	767
Renter Occupied Households	9	54	242
Avg Household Size	2.4	2.4	2.4
Total Consumer Spending	\$871.1K	\$5.2M	\$23M

INCOME	3 mile	5 mile	10 mile
Avg Household Income	\$32,119	\$33,094	\$36,653
< \$25,000	28	172	608
\$25,000 - 50,000	5	29	159
\$50,000 - 75,000	3	17	138
\$75,000 - 100,000	2	11	75
\$100,000 - 125,000	4	20	53
\$125,000 - 150,000	0	4	17
\$150,000 - 200,000	0	3	13

LEASE SUMMARY & RENT SCHEDULE

Tenant	Dollar General
Guaranty	Corporate
Lease Commencement Date	January 12, 2020
Lease Expiration Date	January 31, 2035
Lease Type	Absolute NNN
Remaining Firm Lease Term	9+ Years
Option Periods	Five, Five-Year with 10% Rental Increases
Roof & Structure	Tenant Responsible

RENT SCHEDULE

Lease Term	Monthly Rent	Annual Rent	Cap Rate
Current – January 31, 2035	\$6,939	\$83,267	7.15%
OPTION 1: February 01, 2035 thru January 31, 2040	\$7,633	\$91,594	7.87%
OPTION 2: February 01, 2040 thru January 31, 2045	\$8,396	\$100,753	8.65%
OPTION 3: February 01, 2045 thru January 31, 2050	\$9,236	\$110,828	9.52%
OPTION 4: February 01, 2050 thru January 31, 2055	\$10,159	\$121,911	10.47%
OPTION 5: February 01, 2055 thru January 31, 2060	\$11,175	\$134,102	11.52%

DOLLAR GENERAL PORTFOLIO

ALABAMA

KELLYTON, AL

OFFERING SUMMARY

Offering Price	\$1,217,748
Annual Net Operating Income	\$87,069
Cap Rate	7.15%

PROPERTY INFO

Address	18 Coosa County Road 133 Kellyton, AL 35089
Building Size	9,100 SF
Year Built	2021
Land Size	1.00 Acres
Tenant	Dollar General Corporation
Guaranty	Corporate (S&P: BBB)
Lease Type	Absolute NNN
Lease Commencement Date	February 13, 2020
Lease Expiration Date	February 28, 2035
Term Left	9+ Years
Option Periods	5 x 5 Years
Increases	10% In Options
Landlord Responsibilities	None



INVESTMENT HIGHLIGHTS & DEMOGRAPHICS

One Hour SE of Birmingham | 3rd Most Populous City in Alabama

- The Property is located in Kellyton, Alabama which is a little over an hour SE of Birmingham, the 3rd most populous city in AL and approximately 2 hours SW from Atlanta.
- This Dollar General is centrally located between Birmingham, Atlanta and Montgomery.
- Kellyton is a small town in Coosa County in east-central Alabama.

Absolute NNN Lease | Zero Landlord Responsibilities | Rental Increases

- The property operates under an absolute triple-net with zero landlord responsibilities.
- Dollar General currently pays \$9.57/ft.
- The lease features 10% rental increases in each of the five, five-year option periods remaining.

No Immediate Competition | Only General Store in the Area

- This is the only general merchandise/every day needs store in the immediate area.
- The property benefits from being located along AL-22 and is the only Dollar General in a 9-mile radius.

POPULATION	3 mile	5 mile	10 mile
2020 Population	609	1,478	11,961
2024 Population	586	1,420	12,047
2029 Population Projection	577	1,396	12,060
Median Age	50.4	50.4	46.4

HOUSEHOLDS	3 mile	5 mile	10 mile
2020 Households	258	640	5,060
2024 Households	249	618	5,103
2029 Household Projection	245	608	5,115
Owner Occupied Households	200	481	3,608
Renter Occupied Households	45	127	1,507
Avg Household Size	2.1	2.1	2.2
Total Consumer Spending	\$6.4M	\$16.1M	\$139.6M

INCOME	3 mile	5 mile	10 mile
Avg Household Income	\$55,613	\$58,918	\$64,975
< \$25,000	36	112	1,250
\$25,000 - 50,000	92	215	1,397
\$50,000 - 75,000	74	150	887
\$75,000 - 100,000	20	49	523
\$100,000 - 125,000	15	49	462
\$125,000 - 150,000	6	17	259
\$150,000 - 200,000	4	18	180

LEASE SUMMARY & RENT SCHEDULE

Tenant	Dollar General
Guaranty	Corporate
Lease Commencement Date	February 13, 2020
Lease Expiration Date	February 28, 2035
Lease Type	Absolute NNN
Remaining Firm Lease Term	9+ Years
Option Periods	Five, Five-Year with 10% Rental Increases
Roof & Structure	Tenant Responsible

RENT SCHEDULE

Lease Term	Monthly Rent	Annual Rent	Cap Rate
Current – February 28, 2035	\$7,256	\$87,069	7.15%
OPTION 1: March 01, 2035 thru February 28, 2040	\$7,981	\$95,776	7.87%
OPTION 2: March 01, 2040 thru February 28, 2045	\$8,779	\$105,353	8.65%
OPTION 3: March 01, 2045 thru February 28, 2050	\$9,657	\$115,889	9.52%
OPTION 4: March 01, 2050 thru February 28, 2055	\$10,623	\$127,478	10.47%
OPTION 5: March 01, 2055 thru February 28, 2060	\$11,685	\$140,225	11.52%

DOLLAR GENERAL PORTFOLIO

ALABAMA

ASHLAND, AL

OFFERING SUMMARY

Offering Price	\$1,194,545
Annual Net Operating Income	\$85,410
Cap Rate	7.15%

PROPERTY INFO

Address	75360 Hwy 9 Ashland, AL 36251
Building Size	9,100 SF
Year Built	2020
Land Size	2.01 Acres
Tenant	Dollar General Corporation
Guaranty	Corporate (S&P: BBB)
Lease Type	Absolute NNN
Lease Commencement Date	February 10, 2020
Lease Expiration Date	February 28, 2035
Term Left	9+ Years
Option Periods	5 x 5 Years
Increases	10% In Options
Landlord Responsibilities	None



INVESTMENT HIGHLIGHTS & DEMOGRAPHICS

One Hour SE of Birmingham | 3rd Most Populous City in Alabama

- The Property is located in Ashland, Alabama which is a little over an hour SE of Birmingham, the 3rd most populous city in AL and approximately 2 hours SW from Atlanta.
- This Dollar General is centrally located between Birmingham, Atlanta and Montgomery.
- Ashland is a small city in Clay County, in east-central Alabama.

Absolute NNN Lease | Zero Landlord Responsibilities | Rental Increases

- The property operates under an absolute triple-net with zero landlord responsibilities.
- Dollar General currently pays \$9.39/ft.
- The lease features 10% rental increases in each of the five, five-year option periods remaining.

No Immediate Competition | Only General Store in the Area

- This is the only general merchandise/every day needs store in the immediate area.
- The property benefits from being located along AL-9 and is the only Dollar General in an 8-mile radius.

POPULATION	3 mile	5 mile	10 mile
2020 Population	661	1,452	7,105
2024 Population	651	1,422	6,764
2029 Population Projection	645	1,407	6,649
Median Age	46.3	46	46

HOUSEHOLDS	3 mile	5 mile	10 mile
2020 Households	274	605	3,009
2024 Households	270	594	2,861
2029 Household Projection	268	588	2,812
Owner Occupied Households	221	482	2,127
Renter Occupied Households	47	106	685
Avg Household Size	2.3	2.3	2.3
Total Consumer Spending	\$8.3M	\$18.6M	\$81.4M

INCOME	3 mile	5 mile	10 mile
Avg Household Income	\$75,687	\$77,288	\$65,148
< \$25,000	58	141	876
\$25,000 - 50,000	69	138	697
\$50,000 - 75,000	55	108	513
\$75,000 - 100,000	31	64	206
\$100,000 - 125,000	22	45	162
\$125,000 - 150,000	3	35	186
\$150,000 - 200,000	13	24	95

LEASE SUMMARY & RENT SCHEDULE

Tenant	Dollar General
Guaranty	Corporate
Lease Commencement Date	February 10, 2020
Lease Expiration Date	February 28, 2035
Lease Type	Absolute NNN
Remaining Firm Lease Term	9+ Years
Option Periods	Five, Five-Year with 10% Rental Increases
Roof & Structure	Tenant Responsible

RENT SCHEDULE

Lease Term	Monthly Rent	Annual Rent	Cap Rate
Current – February 28, 2035	\$7,118	\$85,410	7.15%
OPTION 1: March 01, 2035 thru February 28, 2040	\$7,829	\$93,951	7.87%
OPTION 2: March 01, 2040 thru February 28, 2045	\$8,612	\$103,346	8.65%
OPTION 3: March 01, 2045 thru February 28, 2050	\$9,473	\$113,681	9.52%
OPTION 4: March 01, 2050 thru February 28, 2055	\$10,421	\$125,049	10.47%
OPTION 5: March 01, 2055 thru February 28, 2060	\$11,463	\$137,554	11.52%

DOLLAR GENERAL PORTFOLIO

ALABAMA

SCOTTSBORO, AL

OFFERING SUMMARY

Offering Price	\$1,238,336
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Annual Net Operating Income	\$88,541
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Cap Rate	7.15%
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PROPERTY INFO

Address	18275 AL-35 Scottsboro, AL 35768
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Building Size	9,100 SF
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Year Built	2019
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Land Size	2.78 Acres
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Tenant	Dollar General Corporation
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Guaranty	Corporate (S&P: BBB)
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Lease Type	Absolute NNN
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Lease Commencement Date	February 18, 2020
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Lease Expiration Date	February 28, 2035
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Term Left	9+ Years
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Option Periods	5 x 5 Years
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Increases	10% In Options
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Landlord Responsibilities	None
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INVESTMENT HIGHLIGHTS & DEMOGRAPHICS

Less than 1 Hour E of Huntsville | The Most Populous City in Alabama

- The Property is located less than an hour from Huntsville, which is the most populous city in Alabama.
- This Dollar General is centrally located between Huntsville, Birmingham, Chattanooga and Atlanta, Georgia.
- Scottsboro is the county seat of Jackson County, in northeastern Alabama.

Absolute NNN Lease | Zero Landlord Responsibilities | Rental Increases

- The property operates under an absolute triple-net with zero landlord responsibilities.
- Dollar General currently pays \$9.73/ft.
- The lease features 10% rental increases in each of the five, five-year option periods remaining.

Main Hwy Intersection Location | Over-Sized Site

- This Dollar General is located on the SE corner of AL-79 and AL-35, two major highway systems.
- This Dollar General sits on 2.78 acres.

POPULATION	3 mile	5 mile	5 mile
2020 Population	1,939	9,052	25,039
2024 Population	1,883	8,911	25,376
2029 Population Projection	1,883	8,938	25,633
Median Age	46.2	43.7	44.4

HOUSEHOLDS	3 mile	5 mile	5 mile
2020 Households	796	3,808	10,476
2024 Households	773	3,749	10,611
2029 Household Projection	773	3,759	10,713
Owner Occupied Households	592	2,379	7,635
Renter Occupied Households	181	1,379	3,078
Avg Household Size	2.3	2.2	2.3
Total Consumer Spending	\$21.5M	\$95.4M	\$293.5M

INCOME	3 mile	5 mile	5 mile
Avg Household Income	\$60,721	\$56,109	\$62,977
< \$25,000	212	1,305	2,920
\$25,000 - 50,000	184	850	2,875
\$50,000 - 75,000	124	561	1,758
\$75,000 - 100,000	86	403	968
\$100,000 - 125,000	105	354	847
\$125,000 - 150,000	29	114	525
\$150,000 - 200,000	24	99	448

LEASE SUMMARY & RENT SCHEDULE

Tenant	Dollar General
Guaranty	Corporate
Lease Commencement Date	February 18, 2020
Lease Expiration Date	February 28, 2035
Lease Type	Absolute NNN
Remaining Firm Lease Term	9+ Years
Option Periods	Five, Five-Year with 10% Rental Increases
Roof & Structure	Tenant Responsible

RENT SCHEDULE

Lease Term	Monthly Rent	Annual Rent	Cap Rate
Current – February 28, 2035	\$7,378	\$88,541	7.15%
OPTION 1: March 01, 2035 thru February 28, 2040	\$8,116	\$97,395	7.87%
OPTION 2: March 01, 2040 thru February 28, 2045	\$8,928	\$107,135	8.65%
OPTION 3: March 01, 2045 thru February 28, 2050	\$9,821	\$117,848	9.52%
OPTION 4: March 01, 2050 thru February 28, 2055	\$10,803	\$129,633	10.47%
OPTION 5: March 01, 2055 thru February 28, 2060	\$11,883	\$142,596	11.52%

DOLLAR GENERAL PORTFOLIO

ALABAMA

NAUVOO, AL

OFFERING SUMMARY

Offering Price	\$1,206,601
Annual Net Operating Income	\$86,272
Cap Rate	7.15%

PROPERTY INFO

Address	7996 AL-5 Nauvoo, AL 35578
Building Size	9100 SF
Year Built	2020
Land Size	2.00 Acres
Tenant	Dollar General Corporation
Guaranty	Corporate (S&P: BBB)
Lease Type	Absolute NNN
Lease Commencement Date	June 28, 2020
Lease Expiration Date	June 30, 2035
Term Left	9.5+ Years
Option Periods	5 x 5 Years
Increases	10% In Options
Landlord Responsibilities	None



INVESTMENT HIGHLIGHTS & DEMOGRAPHICS

Less than 1 Hour NW of Birmingham | The 3rd Most Populous City in Alabama

- The Property is located less than 1 hour from Birmingham, the 3rd most populous city in Alabama.
- This Dollar General is close to Jasper, which is approximately 18 miles away and provides more urban conveniences.
- Nauvoo, Alabama, is a small town located in the northwestern part of the state, primarily in Walker County.

Absolute NNN Lease | Zero Landlord Responsibilities | Rental Increases

- The property operates under an absolute triple-net with zero landlord responsibilities.
- Dollar General currently pays \$9.48/ft.
- The lease features 10% rental increases in each of the five, five-year option periods remaining.

Main Hwy Intersection Location | Over-Sized Site

- This Dollar General is located along AL-5, which leads directly into Brimingham.
- This Dollar General sits on 2.00 acres.

POPULATION	3 mile	5 mile	10 mile
2020 Population	2,359	5,819	30,103
2024 Population	2,311	5,712	29,156
2029 Population Projection	2,259	5,586	28,459
Median Age	43.5	43.5	43.4

HOUSEHOLDS	3 mile	5 mile	10 mile
2020 Households	966	2,382	12,096
2024 Households	948	2,342	11,695
2029 Household Projection	928	2,293	11,422
Owner Occupied Households	741	1,815	8,210
Renter Occupied Households	187	478	3,212
Avg Household Size	2.4	2.4	2.4
Total Consumer Spending	\$28.6M	\$70M	\$336.6M

INCOME	3 mile	5 mile	10 mile
Avg Household Income	\$65,866	\$65,377	\$65,898
< \$25,000	273	718	3,634
\$25,000 - 50,000	173	404	2,553
\$50,000 - 75,000	188	461	1,887
\$75,000 - 100,000	94	214	1,050
\$100,000 - 125,000	107	253	858
\$125,000 - 150,000	51	134	798
\$150,000 - 200,000	44	115	560

LEASE SUMMARY & RENT SCHEDULE

Tenant	Dollar General
Guaranty	Corporate
Lease Commencement Date	June 28, 2020
Lease Expiration Date	June 30, 2035
Lease Type	Absolute NNN
Remaining Firm Lease Term	9.5+ Years
Option Periods	Five, Five-Year with 10% Rental Increases
Roof & Structure	Tenant Responsible

RENT SCHEDULE

Lease Term	Monthly Rent	Annual Rent	Cap Rate
Current – June 30, 2035	\$7,189	\$86,272	7.15%
OPTION 1: July 01, 2035 thru June 30, 2040	\$7,908	\$94,899	7.87%
OPTION 2: July 01, 2040 thru June 30, 2045	\$8,699	\$104,389	8.65%
OPTION 3: July 01, 2045 thru June 30, 2050	\$9,569	\$114,828	9.52%
OPTION 4: July 01, 2050 thru June 30, 2055	\$10,526	\$126,311	10.47%
OPTION 5: July 01, 2055 thru June 30, 2060	\$11,578	\$138,942	11.52%

DOLLAR GENERAL PORTFOLIO

ALABAMA

CHUNCHULA, AL

OFFERING SUMMARY

Offering Price	\$1,254,755
Annual Net Operating Income	\$89,715
Cap Rate	7.15%

PROPERTY INFO

Address	13896 Roberts Road Churchula, AL 36521
Building Size	9,100 SF
Year Built	2019
Land Size	1.94 Acres
Tenant	Dollar General Corporation
Guaranty	Corporate (S&P: BBB)
Lease Type	Absolute NNN
Lease Commencement Date	January 27, 2020
Lease Expiration Date	January 31, 2035
Term Left	9+ Years
Option Periods	5 x 5 Years
Increases	10% In Options
Landlord Responsibilities	None



INVESTMENT HIGHLIGHTS & DEMOGRAPHICS

30 Minutes N of Mobile | The 2nd Most Populous City in Alabama

- The Property is located about 30 minutes north of Mobile, the 2nd most populous city in Alabama.
- Located close to several popular attractions: Dogwood Park, Mobile Botanical Gardens, Bellingsworth Gardens & Home and the USS Alabama Battleship Memorial Park.
- Chunchula is an unincorporated community in Mobile County, Alabama.

Absolute NNN Lease | Zero Landlord Responsibilities | Rental Increases

- The property operates under an absolute triple-net with zero landlord responsibilities.
- Dollar General currently pays \$9.86/ft.
- The lease features 10% rental increases in each of the five, five-year option periods remaining.

Corner Location | Over-Sized Site

- This Dollar General is located at the SW corner of AL-63 (Roberts Road) and AL-41, which leads directly into Mobile, Alabama.
- This Dollar General sits on 2.00 acres.

POPULATION	3 mile	5 mile	10 mile
2020 Population	1,347	3,274	22,290
2024 Population	1,209	3,012	20,767
2029 Population Projection	1,172	2,937	20,303
Median Age	43.6	43.1	41.8

HOUSEHOLDS	3 mile	5 mile	10 mile
2020 Households	527	1,266	8,450
2024 Households	471	1,161	7,854
2029 Household Projection	456	1,132	7,675
Owner Occupied Households	397	983	6,543
Renter Occupied Households	60	149	1,132
Avg Household Size	2.5	2.5	2.6
Total Consumer Spending	\$15.4M	\$38.3M	\$261.2M

INCOME	3 mile	5 mile	10 mile
Avg Household Income	\$82,401	\$80,112	\$89,884
< \$25,000	53	126	1,107
\$25,000 - 50,000	107	310	1,768
\$50,000 - 75,000	111	223	1,428
\$75,000 - 100,000	60	164	954
\$100,000 - 125,000	36	73	962
\$125,000 - 150,000	71	206	683
\$150,000 - 200,000	13	22	343

LEASE SUMMARY & RENT SCHEDULE

Tenant	Dollar General
Guaranty	Corporate
Lease Commencement Date	January 27, 2020
Lease Expiration Date	January 31, 2035
Lease Type	Absolute NNN
Remaining Firm Lease Term	9+ Years
Option Periods	Five, Five-Year with 10% Rental Increases
Roof & Structure	Tenant Responsible

RENT SCHEDULE

Lease Term	Monthly Rent	Annual Rent	Cap Rate
Current – January 31, 2035	\$7,476	\$89,715	7.15%
OPTION 1: February 01, 2035 thru January 31, 2040	\$8,224	\$98,687	7.87%
OPTION 2: February 01, 2040 thru January 31, 2045	\$9,046	\$108,555	8.65%
OPTION 3: February 01, 2045 thru January 31, 2050	\$9,951	\$119,411	9.52%
OPTION 4: February 01, 2050 thru January 31, 2055	\$10,946	\$131,352	10.47%
OPTION 5: February 01, 2055 thru January 31, 2060	\$12,041	\$144,487	11.52%

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DOLLAR GENERAL PORTFOLIO

7 ABSOLUTE NNN LOCATIONS AROUND ALABAMA OFFERED INDIVIDUALLY OR AS A PORTFOLIO PACKAGE



Ashland



Nauvoo



Gainesville



Scottsboro



Kellyton



Eldridge



Churchula