

OFFERING MEMORANDUM

2406 West American Ave., Oracle, AZ 85713-6116

DOLLAR GENERAL®



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INVESTMENT HIGHLIGHTS

- The only Dollar store in all of Oracle, no direct competition
- Functions as the sole grocer of the entire town
- Seasoned location since 2005
- NNN Lease with Minimal Landlord Responsibilities
- Subject Property Situated on the Main Thoroughfare.
All Tucson bound traffic passes this store.
- In April 1, 2021 Tenant extended the lease an additional 5 years showing long term commitment to the site.

KW Commercial is pleased to present for sale this Dollar General located at 2406 West American Avenue, Oracle, Arizona 85713-6116.

This is a ±9,014 square foot location and was a build to suit development in 2005. The Tenant has been at this location since its inception and benefits greatly from the lack of competition in the market. Not only is there no other dollar store in the entire town, there are no other options for groceries within Oracle as well.

This investment provides investors with a unique opportunity to a high yielding asset in a prime location, with a hedged risk due to a strong corporate guarantee and a dominating local presence of the market.

DOLLAR GENERAL

Dollar General Corporation, founded in 1939, is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of February 2021, Dollar General operates 17,266 stores in the continental United States.



Representative Illustration



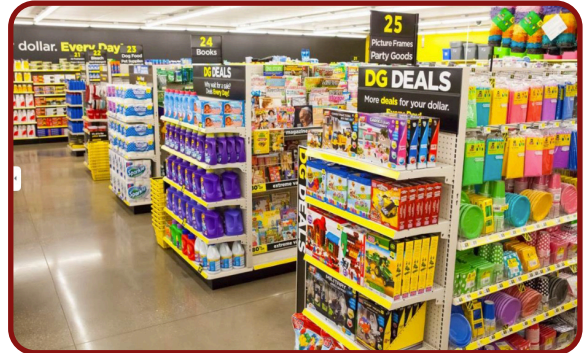
Representative Photo



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Financial Summary

DOLLAR GENERAL®



1,350,000.00

PRICE

5.01%

CAP RATE

\$67,656.24

NOI

VITAL DATA			
GLA	Price / SF	Lot Size	Year Built
±9,014 SF	\$149.76	1.01 Acres	2005

RENT SCHEDULE		
Years	Period	Annual Rent
April 1, 2021 - March 31, 2026	New Term	\$67,656.24
April 1, 2026 - March 31, 2031	1st Option	\$69,786.96
April 1, 2031 - March 31, 2036	2nd Option	\$78,097.68
April 1, 2036 - March 31, 2041	3rd Option	\$87,353.40

RENT SCHEDULE	
Lease Type	Triple - Net (NNN)
Original Lease Term	10-Years
Lease Commencement	July 1st, 2005
Lease Expiration	March 31st, 2026
Lease Term Remaining	4-Years
Increases	In Each Option
Renewal Options	Three, 5-Year Options
CAM	Tenant Responsibility
Real Estate Taxes	Tenant Responsibility
Insurance	Tenant Responsibility
Roof & Structure	Landlord Responsibility



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Tenant Profile

DOLLAR GENERAL®

TENANT OVERVIEW

DOLLAR GENERAL (NYSE: DG) is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of September 2020, Dollar General operates over 17,266 stores in the United States offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, clothing for the family, 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 has more stores than any other retailer and is easily the largest dollar store chain. Founded in 1939, the company first went public under the Dollar General name in 1968 and grew to more than 6,000 stores with \$6 billion in sales by the early 2000’s.

To strengthen its position for the long term, Dollar General is making significant investments, primarily in compensation and training for store managers given the critical role this position plays in their customer experience, as well as strategic initiatives.

Fortune 500 recognized Dollar General in 1999 and in 2018 reached on their list. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching \$23.47 billion in 2018. The company reported for the six months ending July 31, 2020 total revenues of \$17.1B and net income of \$1.438 and a stockholders equity of \$7.35 billion.

Company Type: Public (NYSE: DG)
 S&P Rating: BBB
 Locations: 17,266
 Website: [https:// www.dollargeneral.com](https://www.dollargeneral.com)

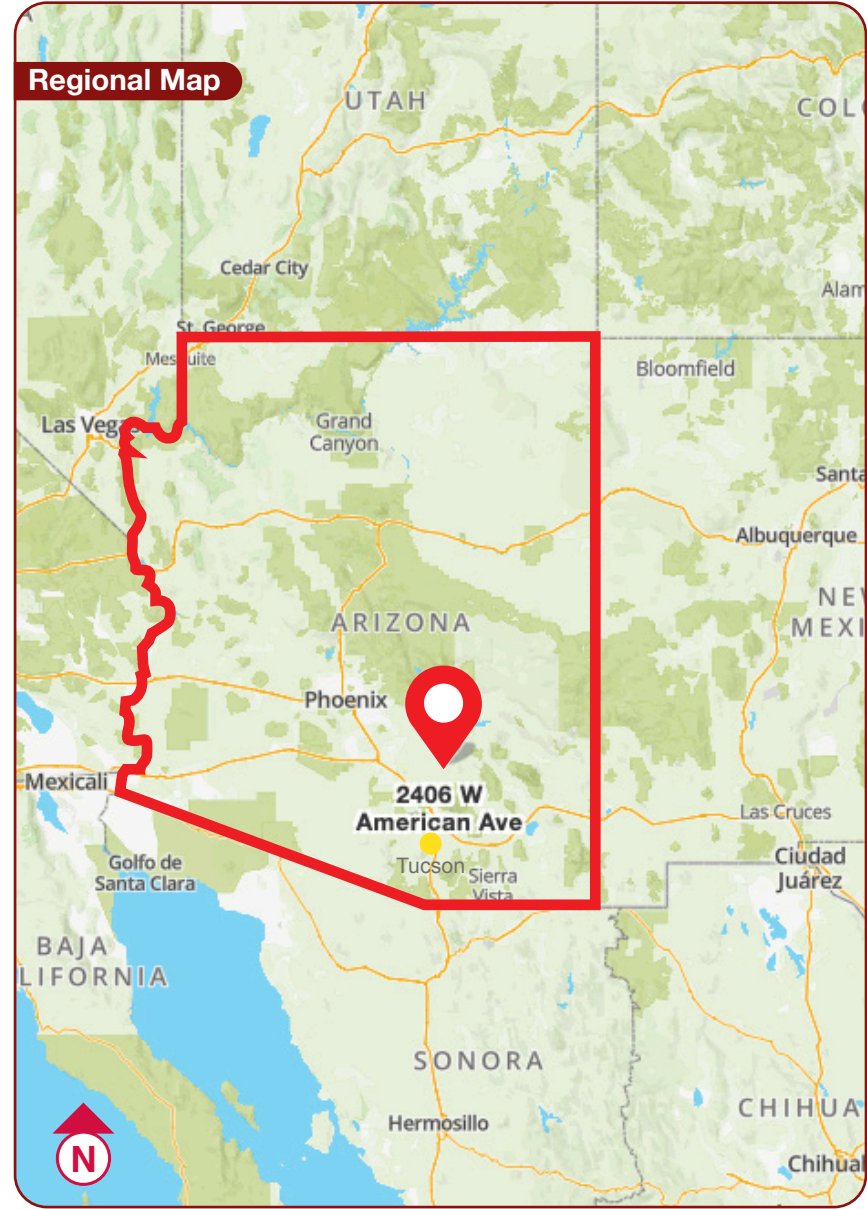
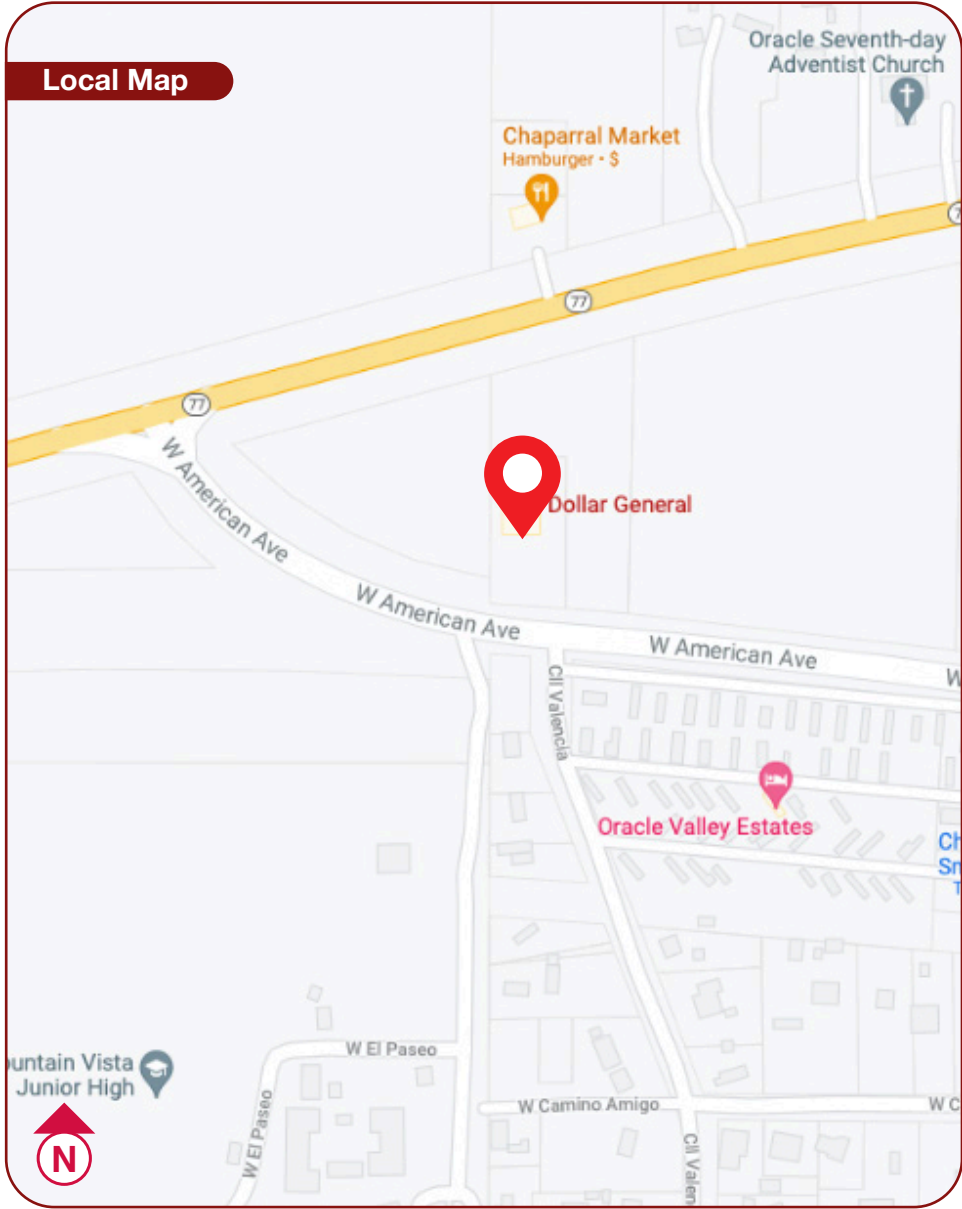


DOLLAR GENERAL	
Tenant	Dolgenercorp, LLC
Lease Guarantor	Corporate Dollar General
Ownership	Public
Years in Business	76 Years
Credit Rating (S&P)	BBB
Number of Locations	13,000 +
Headquarters	100 Mission Ridge, Goodlettsville, TN 37072
Website	www. dollargeneral. com



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ORACLE, ARIZONA

Oracle is a small, unincorporated, Arizona mountain town dating from 1880. Its population was 3686 in the 2010 census, not including cattle, horses, llamas and wild critters. The town is located in Pinal County, 30 miles north of Tucson city limits. Situated on the northeastern slopes of the Santa Catalina Mountains, Oracle lies at an elevation of 4500 feet.



POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	1,496	3,642	3,791
2015 Population	1,360	3,537	3,691
2010 Population	1,409	3,563	3,715
2000 Population	744	3,471	3,689
2015 Daytime Population	1,289	2,949	3,061

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Households	244	1,296	1,399
2010 Households	507	1,439	1,517
2014 Households	490	1,424	1,503
2019 Households	546	1,481	1,558

INCOME	1 MILE	3 MILE	5 MILE
\$200,000 or More	0.91%	1.06%	1.07%
\$150,000 - \$199,999	1.21%	1.14%	1.15%
\$100,000 - \$149,999	8.48%	8.45%	8.42%
\$75,000 - \$99,999	18.69%	16.68%	16.64%
\$50,000 - \$74,999	22.17%	21.82%	21.90%
\$35,000 - \$49,999	8.95%	10.40%	10.41%
\$25,000 - \$34,999	6.65%	6.85%	6.85%
\$15,000 - \$24,999	12.37%	11.97%	11.96%
\$10,000 - \$14,999	2.48%	3.74%	3.67%
Under \$9,999	18.09%	17.90%	17.94%
2015 Average Household Income	\$55,987	\$55,062	\$55,094
2015 Median Household Income	\$52,240	\$47,368	\$47,532



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