

DOLLAR GENERAL

7 Property Dollar General Portfolio



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PORTFOLIO SUMMARY

STORE #	ADDRESS	CITY	STATE	ZIP	ANNUAL NOI	LEASE END	YEARS REMAINING	NOI WEIGHT
20197	376 Smothers Avenue	Eldridge	AL	35554	\$86,698	06/30/2034	8.04	14.28%
20901	9345 State Street	Gainesville	AL	35464	\$83,267	01/31/2035	8.62	13.72%
20945	18 Coosa County Road 133	Kellyton	AL	35089	\$87,069	02/28/2035	8.70	14.35%
20925	75360 Hwy 9	Ashland	AL	36251	\$85,410	02/28/2035	8.70	14.07%
20941	18275 AL-35	Scottsboro	AL	35768	\$88,541	02/28/2035	8.70	14.59%
21309	7996 AL-5	Nauvoo	AL	35578	\$86,272	06/30/2035	9.04	14.21%
20874	13896 Roberts Road	Chunchula	AL	36521	\$89,715	01/31/2035	8.62	14.78%

Total Portfolio NOI

\$606,972

Combined Annual Rent

WALT (remaining)

8.63 Years

Weighted Average Lease Term

Properties

7

All Absolute NNN Leases

PORTFOLIO SUMMARY

STORE #	ADDRESS	CITY	STATE	ZIP	SF	LOT SIZE	LEASE START	LEASE END	RENT	OPTIONS	CHANGES
20197	376 Smothers Avenue	Eldridge	AL	35554	7,500	1.00 AC	06/23/2019	06/30/2034	\$86,698	5×5 YR ←	10% Increase
20901	9345 State Street	Gainesville	AL	35464	9,100	1.84 AC	01/12/2020	01/31/2035	\$83,267	5×5 YR ←	10% Increase
20945	18 Coosa County Road 133	Kellyton	AL	35089	9,100	1.00 AC	02/13/2020	02/28/2035	\$87,069	5×5 YR ←	10% Increase
20925	75360 Hwy 9	Ashland	AL	36251	9,100	2.01 AC	02/10/2020	02/28/2035	\$85,410	5×5 YR ←	10% Increase
20941	18275 AL-35	Scottsboro	AL	35768	10,640	2.78 AC	02/18/2020	02/28/2035	\$88,541	5×5 YR ←	10% Increase
21309	7996 AL-5	Nauvoo	AL	35578	9,100	2.00 AC	06/28/2020	06/30/2035	\$86,272	5×5 YR ←	10% Increase
20874	13896 Roberts Road	Churchula	AL	36521	9,100	1.94 AC	01/27/2020	01/31/2035	\$89,715	5×5 YR ←	10% Increase

Asking Price

\$8,258,122

Cap Rate

7.35%



PROPERTY SUMMARY

ADDRESS	376 Smothers Ave, Eldridge, AL 35554
SIZE	7,500 SF
LAND AREA	1 Acre
YEAR BUILT	2019
TRAFFIC COUNT	±2,591 VPD
POPULATION <small>within a 5-mile radius</small>	1,519
AVERAGE HOUSEHOLD INCOME <small>within a 5-mile radius</small>	\$65.2k

CONFIDENTIAL OFFERING MEMORANDUM — PREPARED FOR QUALIFIED INVESTORS

	Term	Annual Rent	Change
Initial Term:	06/23/2019 – 06/30/2034	\$86,698	-
First Option:	07/01/2034 – 06/30/2039	\$95,367	10%
Second Option:	07/01/2039 – 06/30/2044	\$104,904	10%
Third Option:	07/01/2044 – 06/30/2049	\$115,395	10%
Fourth Option:	07/01/2044 – 06/30/2049	\$126,934	10%
Fifth Option:	07/01/2044 – 06/30/2049	\$139,628	10%

- Absolute NNN Lease with zero landlord responsibilities
- Corporately Guaranteed lease by Dollar General
- Minimal retail competition in the surrounding areas
- Long lease term remaining of 8 years
- Brand new construction back in 2019



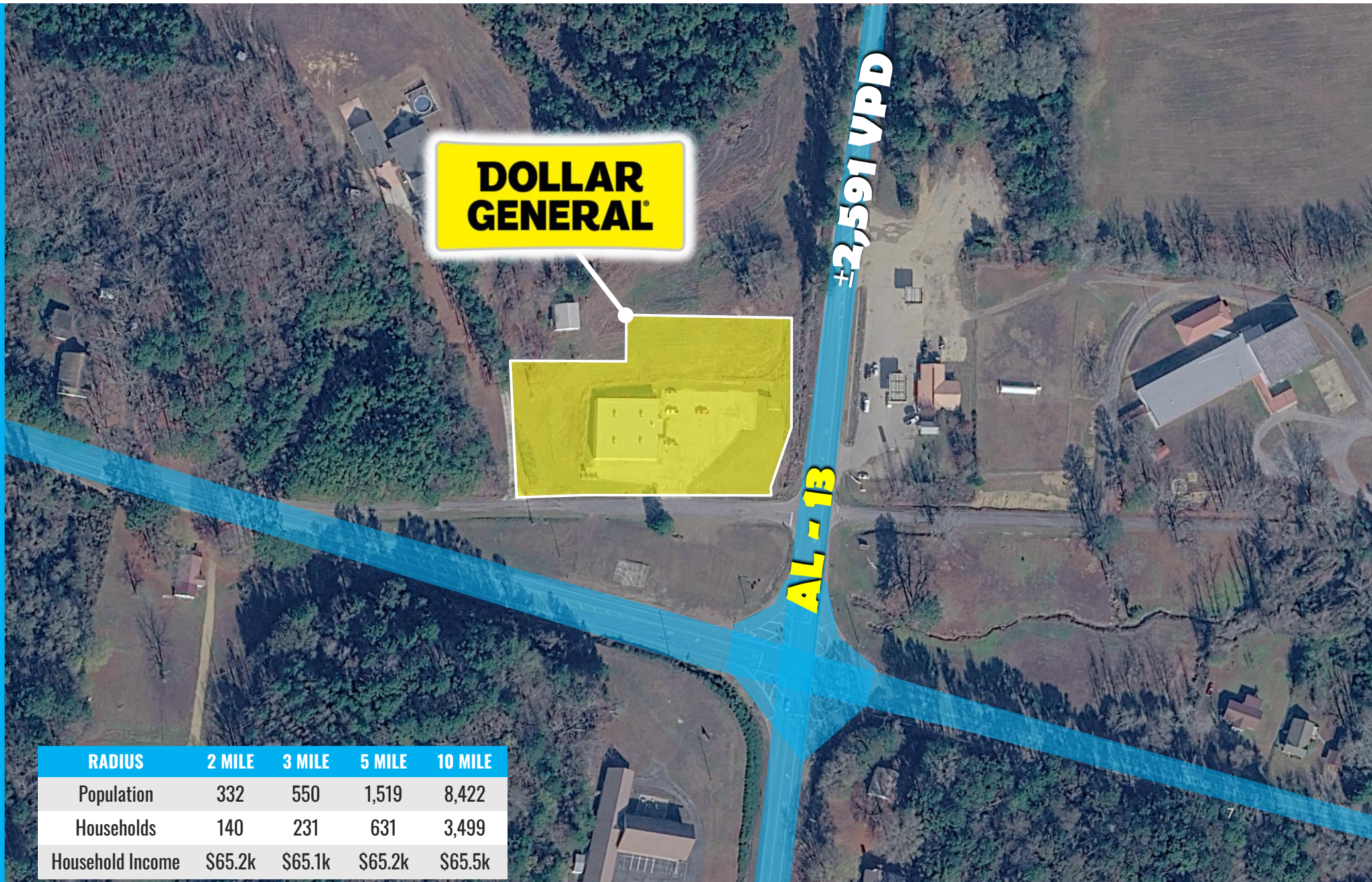
\$1,179,565
ASKING PRICE



7.35%
CAP RATE



\$86,698
NOI



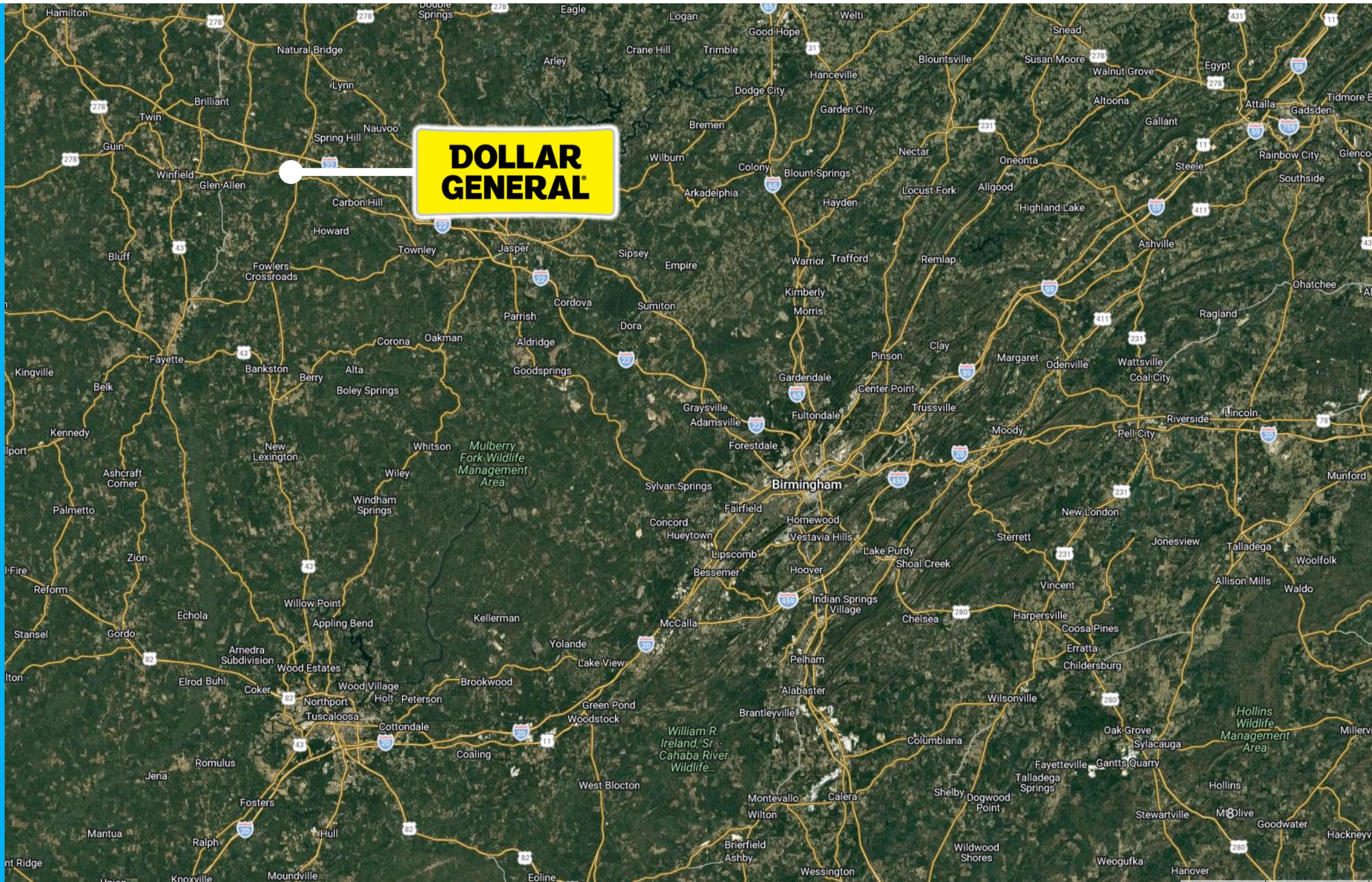
**DOLLAR
GENERAL**



±2,591 VPD

AL-13

RADIUS	2 MILE	3 MILE	5 MILE	10 MILE
Population	332	550	1,519	8,422
Households	140	231	631	3,499
Household Income	\$65.2k	\$65.1k	\$65.2k	\$65.5k



PROPERTY SUMMARY

ADDRESS	9345 State St, Gainesville, AL 35464
SIZE	9,100 SF
LAND AREA	1.84 Acres
YEAR BUILT	2020
POPULATION <small>within a 5-mile radius</small>	701
AVERAGE HOUSEHOLD INCOME <small>within a 5-mile radius</small>	\$44k

CONFIDENTIAL OFFERING MEMORANDUM — PREPARED FOR QUALIFIED INVESTORS

	Term	Annual Rent	Change
Initial Term:	01/12/2020 – 01/31/2035	\$83,267	-
First Option:	02/01/2035 – 01/31/2040	\$91,594	10%
Second Option:	02/01/2040 – 01/31/2045	\$100,753	10%
Third Option:	02/01/2045 – 01/31/2050	\$110,828	10%
Fourth Option:	02/01/2050 – 01/31/2055	\$121,911	10%
Fifth Option:	02/01/2055 – 01/31/2060	\$134,102	10%

- Absolute NNN Lease with zero landlord responsibilities
- Corporately Guaranteed Lease by Dollar General
- Limited retail competition nearby for everyday needs
- Subject property is 85 miles from city of Birmingham



\$1,132,884
ASKING PRICE



7.35%
CAP RATE

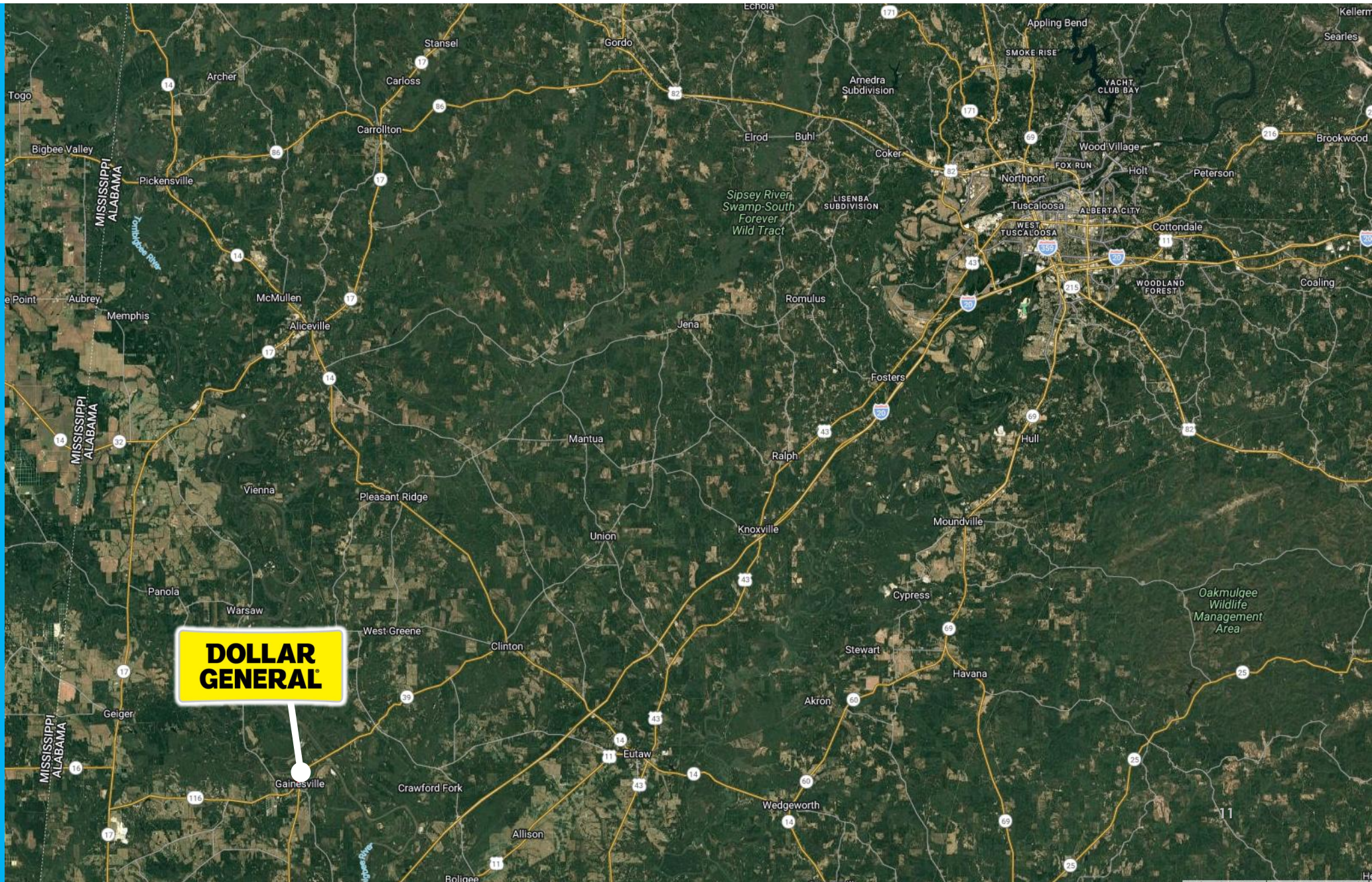


\$83,267
NOI

**DOLLAR
GENERAL**

State Street AL 116

RADIUS	2 MILE	3 MILE	5 MILE	10 MILE
Population	190	278	701	2,731
Households	76	114	290	1,177
Household Income	\$41.2k	\$43.4k	\$44k	\$46.5k



PROPERTY SUMMARY

ADDRESS	18 Coosa, County Road 133, Kellyton, AL 35089
SIZE	9,100 SF
LAND AREA	1 Acre
YEAR BUILT	2020
POPULATION <small>within a 5-mile radius</small>	1,345
AVERAGE HOUSEHOLD INCOME <small>within a 5-mile radius</small>	\$76.1k

CONFIDENTIAL OFFERING MEMORANDUM — PREPARED FOR QUALIFIED INVESTORS

	Term	Annual Rent	Change
Initial Term:	02/13/2020 – 02/28/2035	\$87,069	-
First Option:	03/01/2035 – 02/28/2040	\$95,776	10%
Second Option:	03/01/2040 – 02/28/2045	\$105,353	10%
Third Option:	03/01/2045 – 02/28/2050	\$115,889	10%
Fourth Option:	03/01/2050 – 02/28/2055	\$127,478	10%
Fifth Option:	03/01/2055 – 02/28/2060	\$140,225	10%

- Absolute NNN Lease no landlord responsibility
- Corporately Guaranteed lease by Dollar General
- Brand New construction back in 2021 with 9 years remaining
- Minimal retail competition in surrounding market



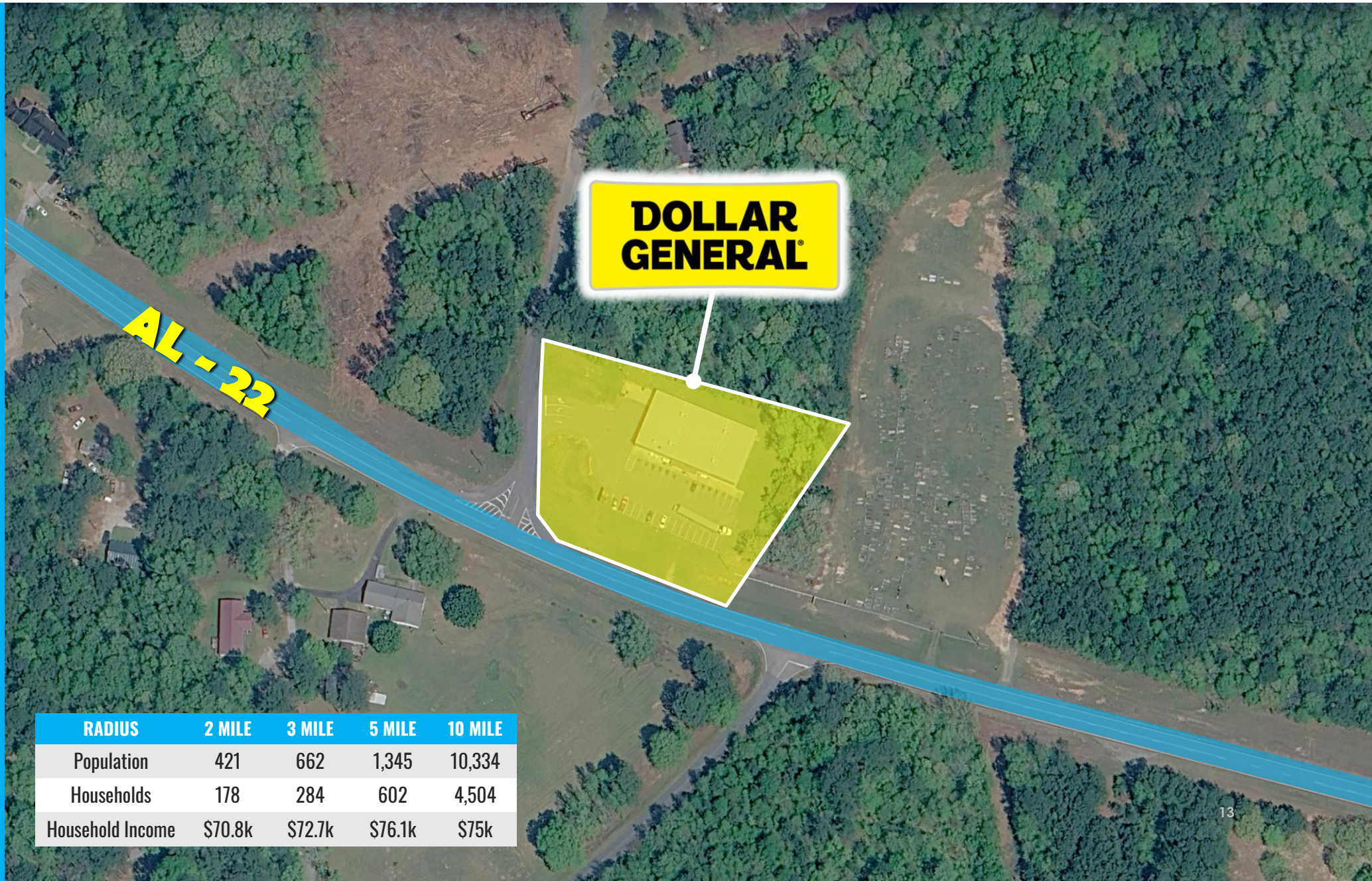
\$1,184,612
ASKING PRICE



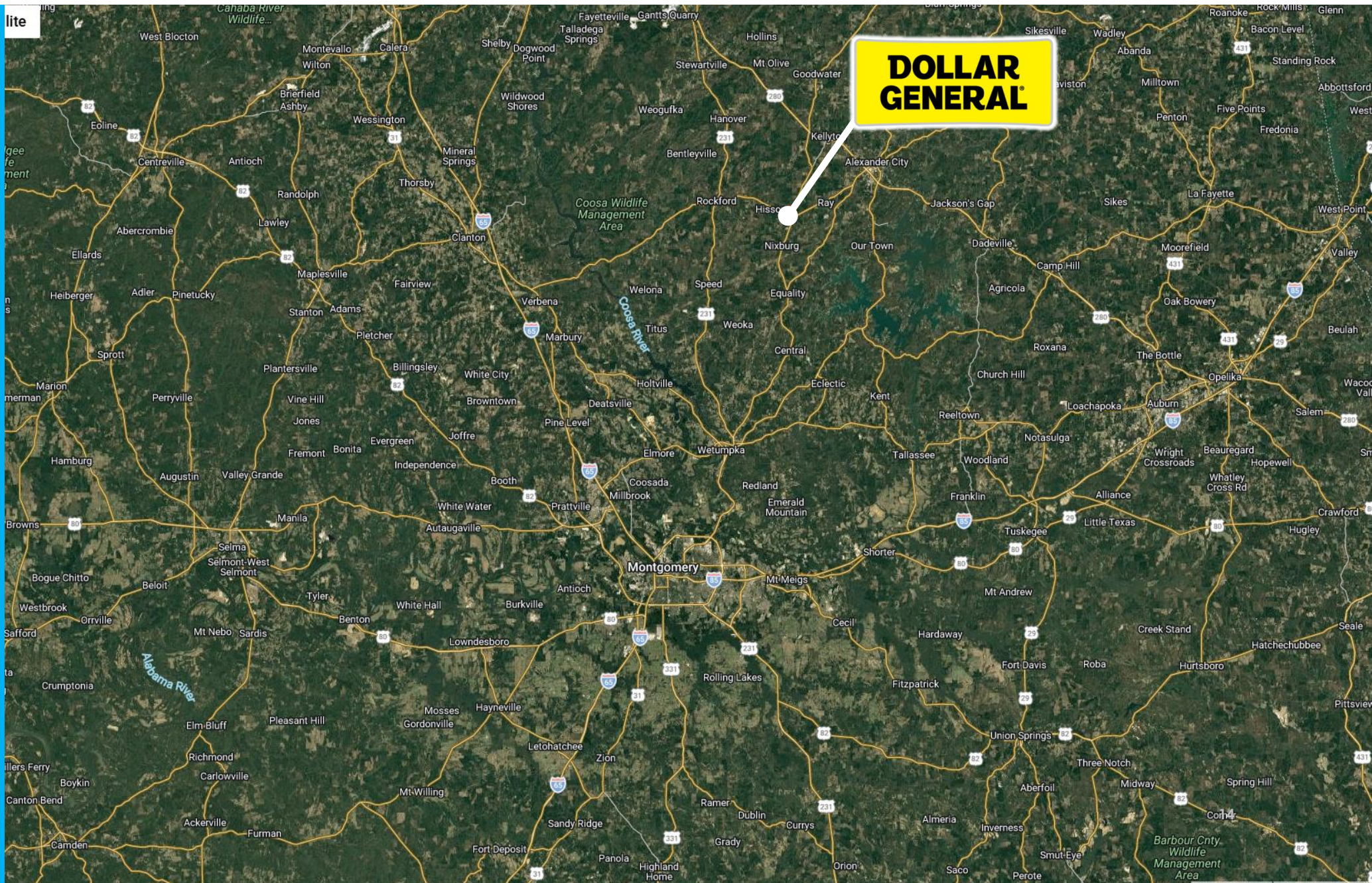
7.35%
CAP RATE



\$87,069
NOI



RADIUS	2 MILE	3 MILE	5 MILE	10 MILE
Population	421	662	1,345	10,334
Households	178	284	602	4,504
Household Income	\$70.8k	\$72.7k	\$76.1k	\$75k



**DOLLAR
GENERAL**

PROPERTY SUMMARY

ADDRESS	75360 AL-9, Ashland, AL 36251
SIZE	9,100 SF
LAND AREA	2.01 Acres
YEAR BUILT	2020
TRAFFIC COUNT	±2,608 VPD
POPULATION <small>within a 5-mile radius</small>	1,575
AVERAGE HOUSEHOLD INCOME <small>within a 5-mile radius</small>	\$91.2k

CONFIDENTIAL OFFERING MEMORANDUM — PREPARED FOR QUALIFIED INVESTORS

	Term	Annual Rent	Change
Initial Term:	02/10/2020 – 02/28/2035	\$85,410	-
First Option:	03/01/2035 – 02/28/2040	\$93,951	10%
Second Option:	03/01/2040 – 02/28/2045	\$103,346	10%
Third Option:	03/01/2045 – 02/28/2050	\$113,681	10%
Fourth Option:	03/01/2050 – 02/28/2055	\$125,049	10%
Fifth Option:	03/01/2055 – 02/28/2060	\$137,554	10%

- Absolute NNN Lease with zero landlord responsibility
- Long lease term remaining 9 years
- Corporately Guaranteed lease by Dollar General
- Minimal retail competition in the surrounding areas
- Brand New construction back in 2020



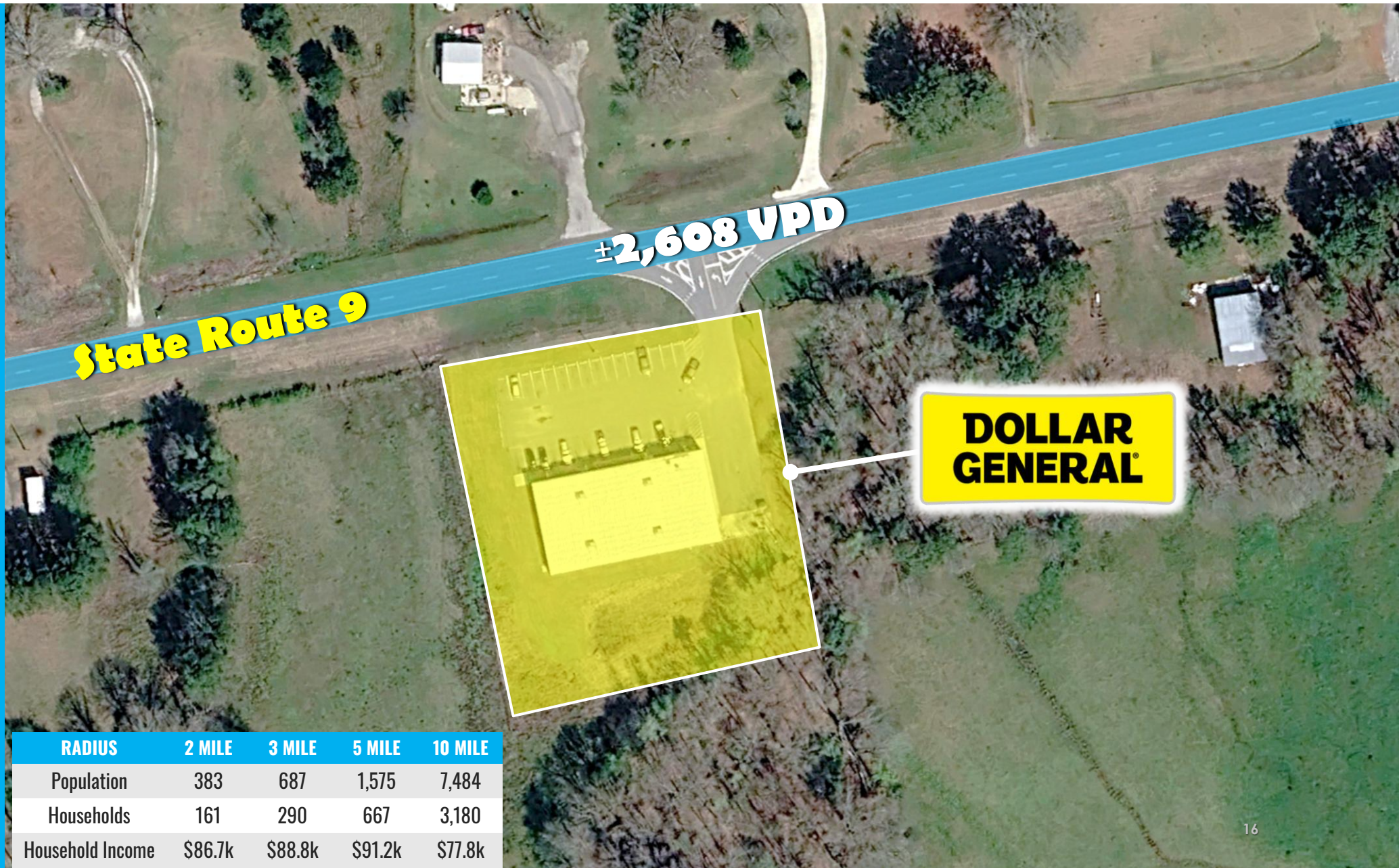
\$1,162,041
ASKING PRICE



7.35%
CAP RATE



\$85,410
NOI

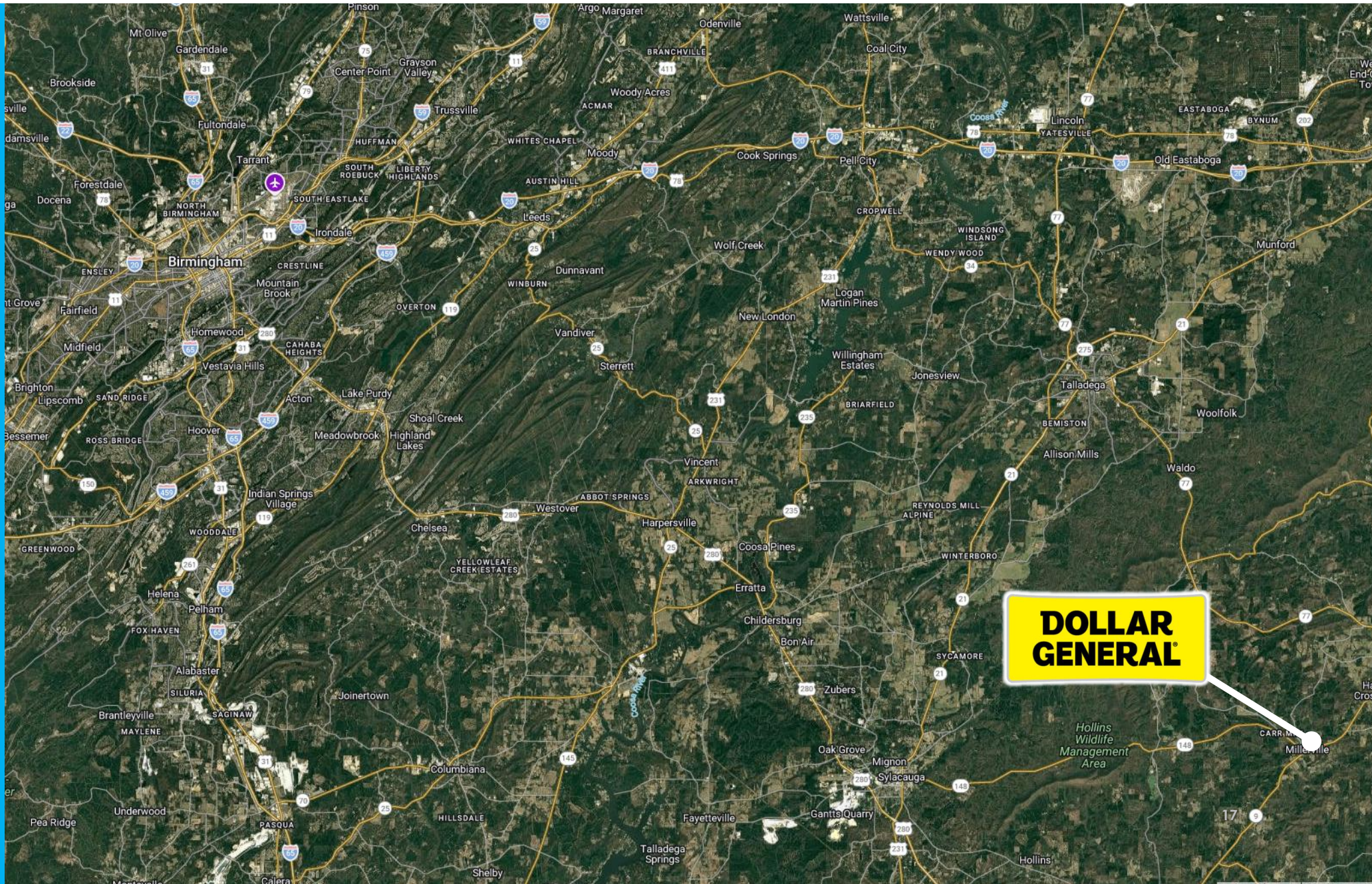


State Route 9

±2,608 VPD

DOLLAR GENERAL

RADIUS	2 MILE	3 MILE	5 MILE	10 MILE
Population	383	687	1,575	7,484
Households	161	290	667	3,180
Household Income	\$86.7k	\$88.8k	\$91.2k	\$77.8k



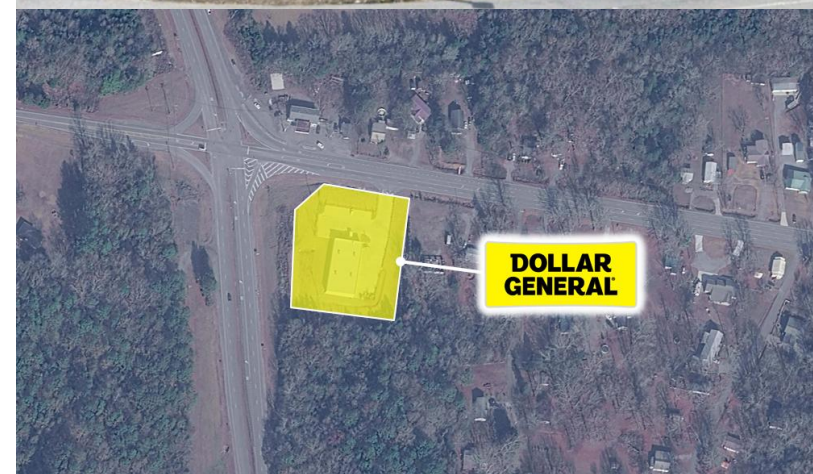
PROPERTY SUMMARY

ADDRESS	18275 AL-35, Scottsboro, AL 35768
SIZE	9,100 SF
LAND AREA	2.78 Acres
YEAR BUILT	2019
TRAFFIC COUNT	±5,136 VPD
POPULATION <small>within a 5-mile radius</small>	10,221
AVERAGE HOUSEHOLD INCOME <small>within a 5-mile radius</small>	\$68k

CONFIDENTIAL OFFERING MEMORANDUM — PREPARED FOR QUALIFIED INVESTORS

	Term	Annual Rent	Change
Initial Term:	02/18/2020 – 02/28/2035	\$88,541	-
First Option:	03/01/2035 – 02/28/2040	\$97,395	10%
Second Option:	03/01/2040 – 02/28/2045	\$107,135	10%
Third Option:	03/01/2045 – 02/28/2050	\$117,848	10%
Fourth Option:	03/01/2050 – 02/28/2055	\$129,633	10%
Fifth Option:	03/01/2055 – 02/28/2060	\$142,596	10%

- Absolute NNN Lease with zero landlord responsibility
- Visible to over 5,136 vehicles per Day
- Corporately Guaranteed lease by Dollar General
- Small retail market with very limited nearby competition



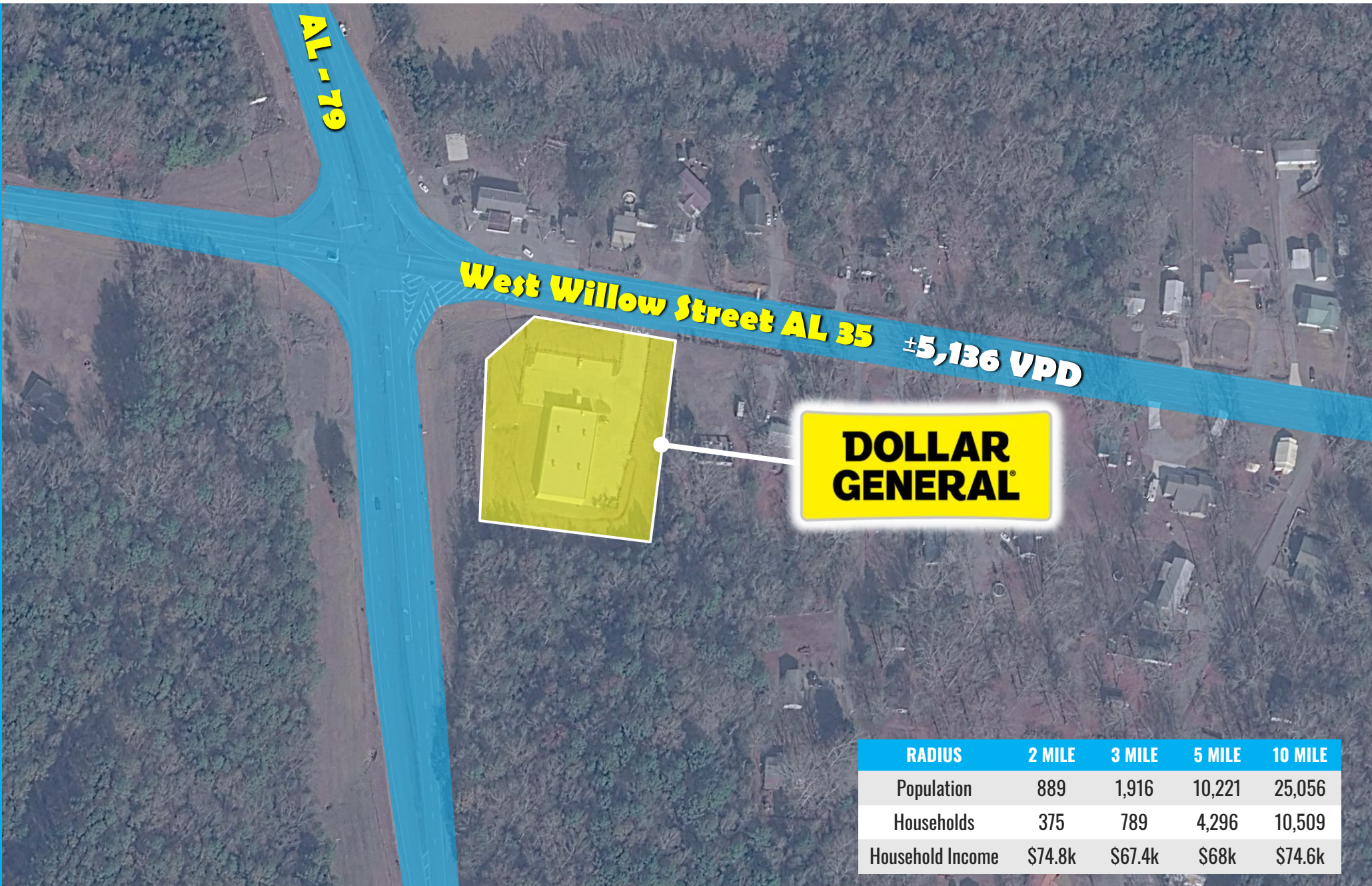
\$1,204,640
ASKING PRICE



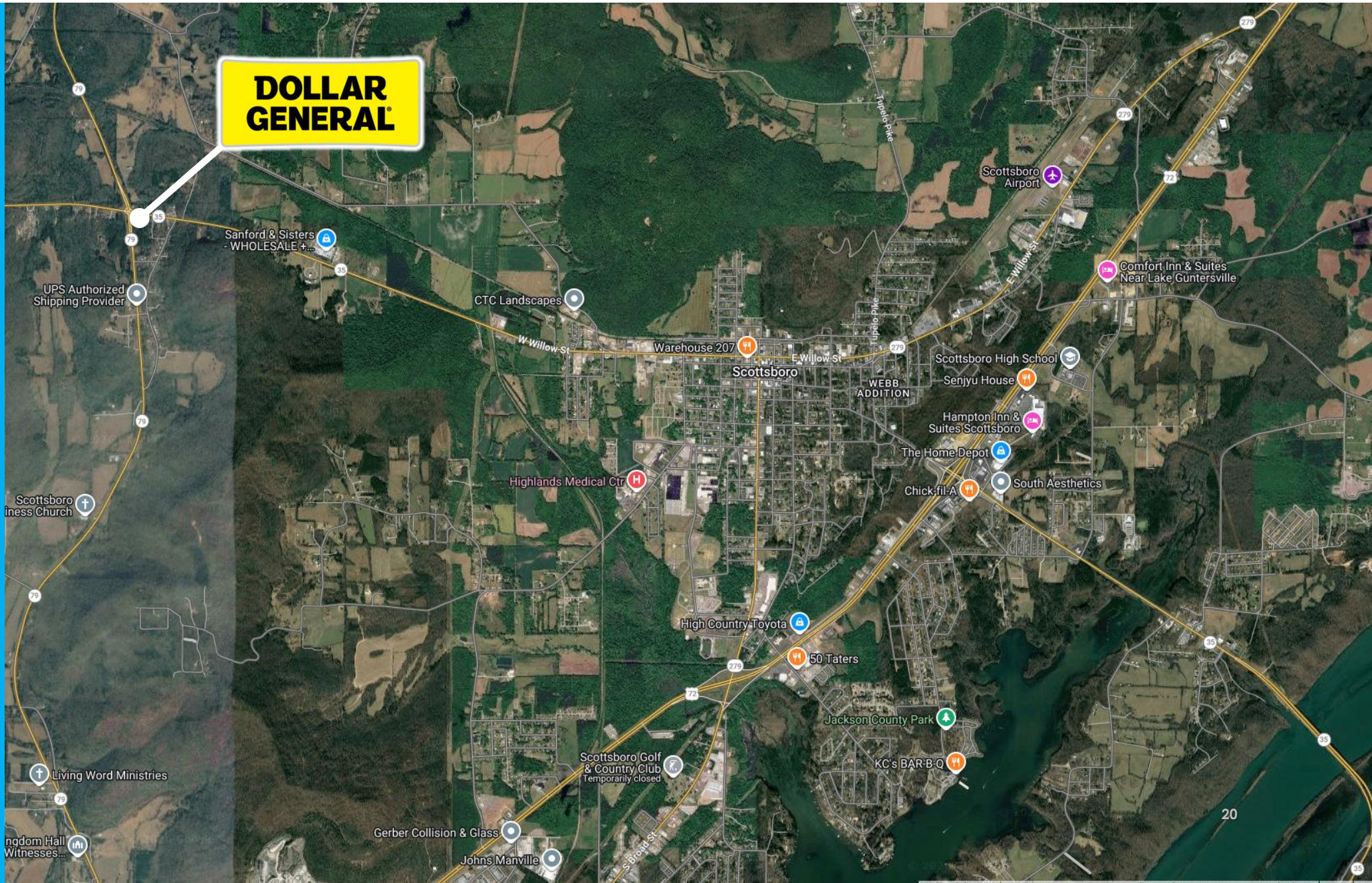
7.35%
CAP RATE



\$88,541
NOI



RADIUS	2 MILE	3 MILE	5 MILE	10 MILE
Population	889	1,916	10,221	25,056
Households	375	789	4,296	10,509
Household Income	\$74.8k	\$67.4k	\$68k	\$74.6k



PROPERTY SUMMARY

ADDRESS	7996 AL-5, Nauvoo, AL 35578
SIZE	9,100 SF
LAND AREA	2 Acres
YEAR BUILT	2020
TRAFFIC COUNT	±4,121 VPD
POPULATION <small>within a 5-mile radius</small>	5,823
AVERAGE HOUSEHOLD INCOME <small>within a 5-mile radius</small>	\$75.9k

CONFIDENTIAL OFFERING MEMORANDUM — PREPARED FOR QUALIFIED INVESTORS

	Term	Annual Rent	Change
Initial Term:	06/28/2020 – 06/30/2035	\$86,272	-
First Option:	07/01/2035 – 06/30/2040	\$94,899	10%
Second Option:	07/01/2040 – 06/30/2045	\$104,389	10%
Third Option:	07/01/2045 – 06/30/2050	\$114,828	10%
Fourth Option:	07/01/2050 – 06/30/2055	\$126,311	10%
Fifth Option:	07/01/2055 – 06/30/2060	\$138,942	10%

- Absolute NNN Lease with zero landlord responsibility
- Visible to over 4,121 vehicles per Day
- Corporately Guaranteed lease by Dollar General
- Small retail market with limited nearby competition



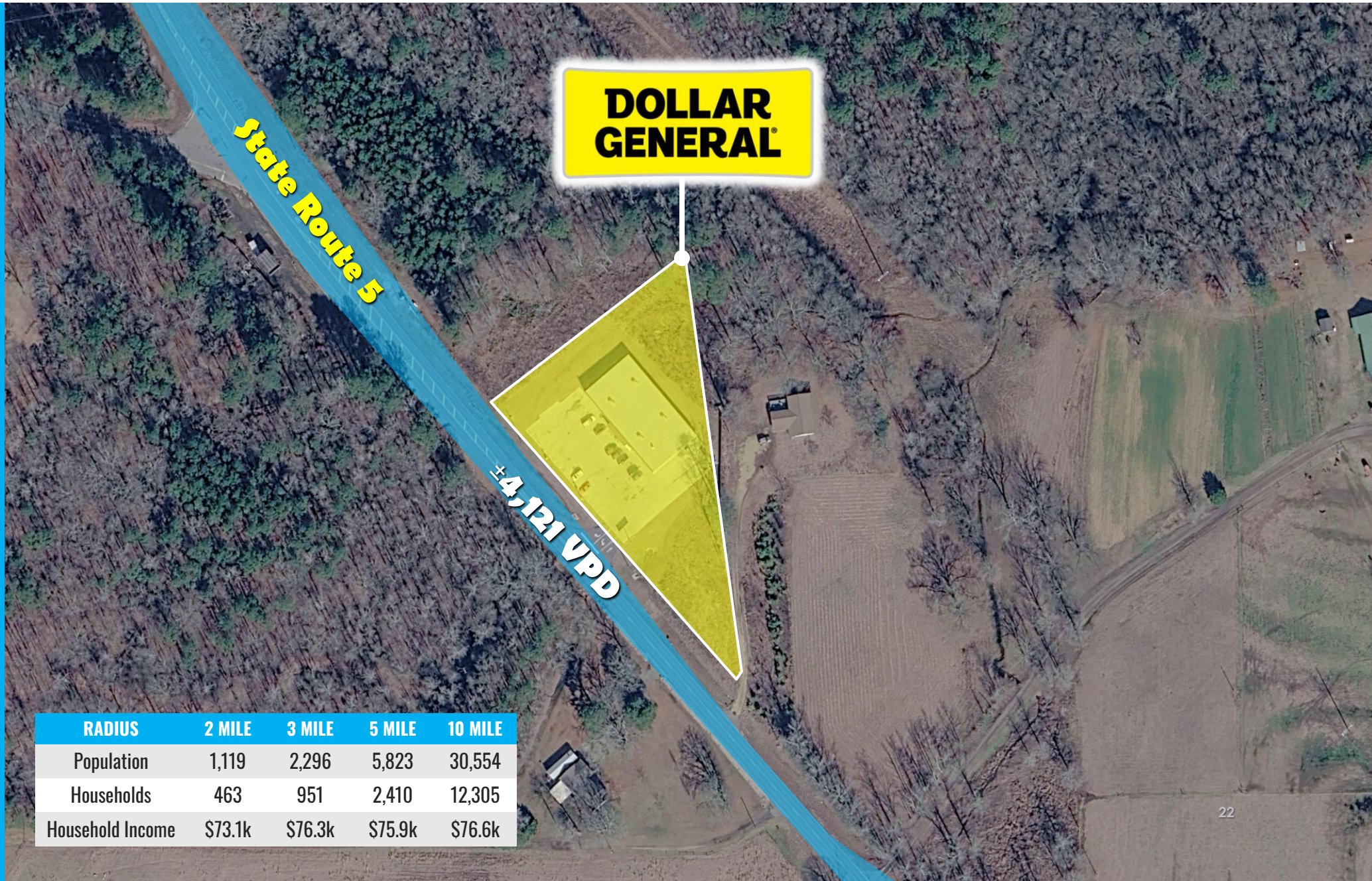
\$1,173,769
ASKING PRICE



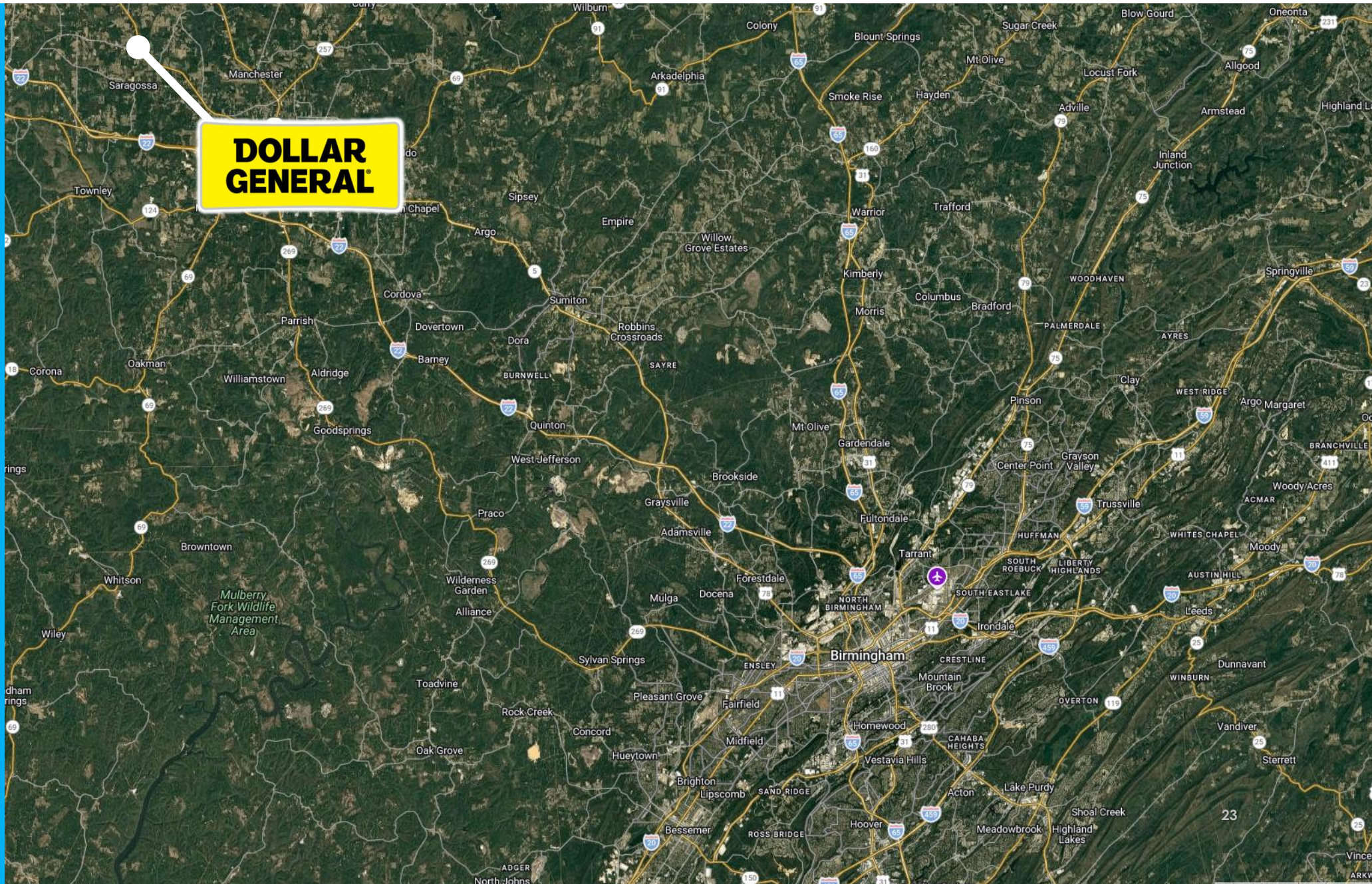
7.35%
CAP RATE



\$86,272
NOI



RADIUS	2 MILE	3 MILE	5 MILE	10 MILE
Population	1,119	2,296	5,823	30,554
Households	463	951	2,410	12,305
Household Income	\$73.1k	\$76.3k	\$75.9k	\$76.6k



PROPERTY SUMMARY

ADDRESS	13896 Roberts Road, Churchula, AL 36521
SIZE	9,100 SF
LAND AREA	1.94 Acres
YEAR BUILT	2019
TRAFFIC COUNT	±3,591 VPD
POPULATION <small>within a 5-mile radius</small>	3,178
AVERAGE HOUSEHOLD INCOME <small>within a 5-mile radius</small>	\$87.6k

CONFIDENTIAL OFFERING MEMORANDUM — PREPARED FOR QUALIFIED INVESTORS

	Term	Annual Rent	Change
Initial Term:	01/27/2020 – 01/31/2035	\$89,715	-
First Option:	02/01/2035 – 01/31/2040	\$98,687	10%
Second Option:	02/01/2040 – 01/31/2045	\$108,555	10%
Third Option:	02/01/2045 – 01/31/2050	\$119,411	10%
Fourth Option:	02/01/2050 – 01/31/2055	\$131,352	10%
Fifth Option:	02/01/2055 – 01/31/2060	\$144,487	10%

- Absolute NNN Lease with zero landlord responsibility
- Visible to over 3,591 vehicles per Day
- Corporately Guaranteed lease by Dollar General
- Located in a small retail market with little nearby retail competition
- Long lease term remaining of 9 years



\$1,220,612
ASKING PRICE



7.35%
CAP RATE



\$89,715
NOI

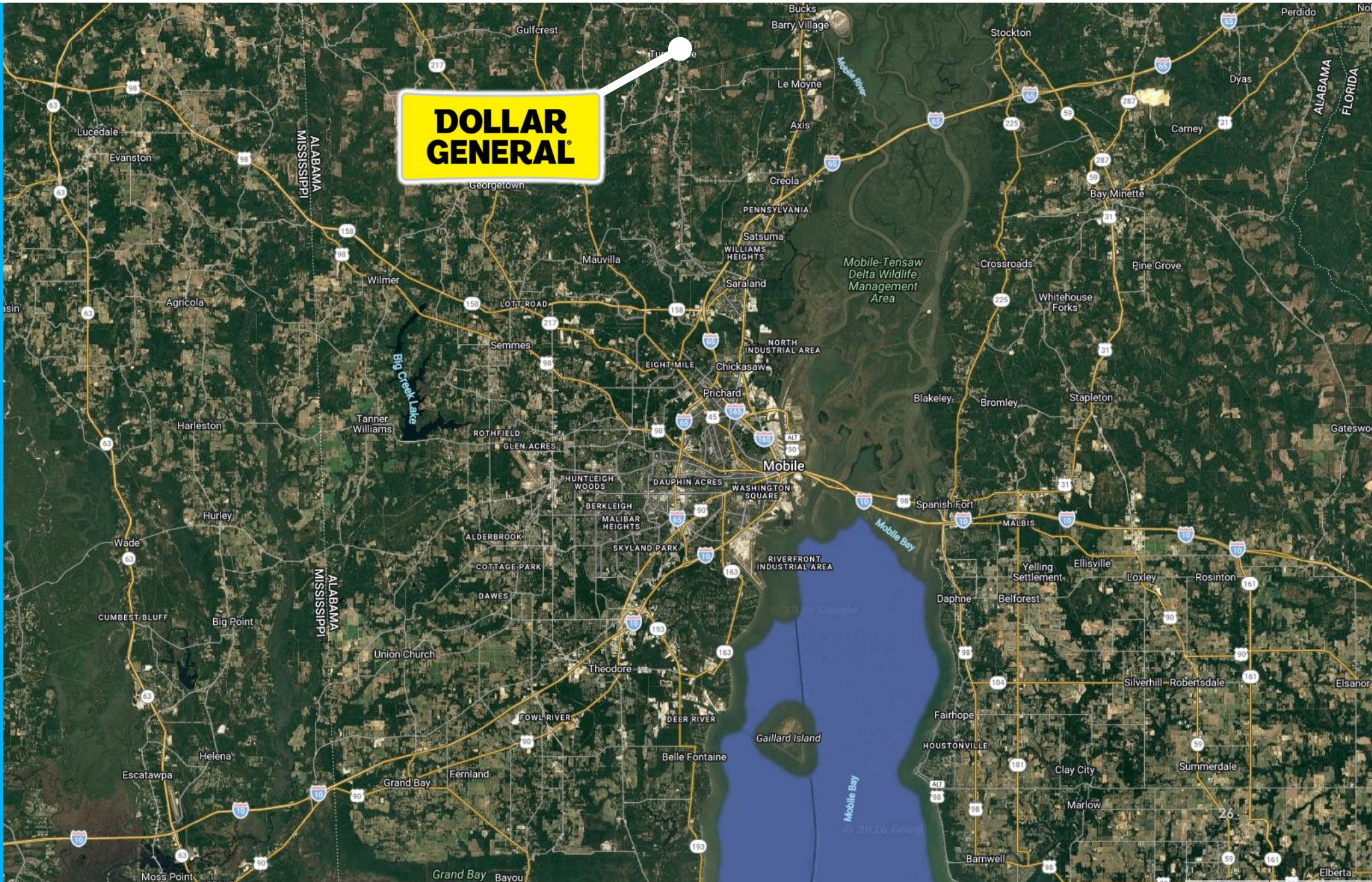
Roberts Road

**DOLLAR
GENERAL**



Celeste Road
±3,591 VPD

RADIUS	2 MILE	3 MILE	5 MILE	10 MILE
Population	764	1,292	3,178	14,944
Households	305	511	1,241	5,704
Household Income	\$85k	\$86.5k	\$87.6k	\$92.7k



DOLLAR GENERAL



DOLLAR GENERAL®

Company Highlights

- Dollar General is a publicly traded (NYSE: DG) Fortune 500 company with an S&P investment grade credit rating of BBB.
- Over 21,000 Locations and expanding by 1,050 stores every year
- There are over 140,000 Employees at Dollar General
- Dollar General was ranked the 179th Largest Public Company in America

Company Overview

Dollar General | www.dollargeneral.com



Number of Employees:
194,200



Total Revenue:^(1/31/25)
\$40.6 Billion



Headquarters:
Goodlettsville, TN



Founded:
1939



Credit Rating:
S&P: BBB



Location Count:
20,603



LISTING CONTACTS

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