

2021 CONSTRUCTION DOLLAR GENERAL

291 Maple Street | Friendsville, Maryland 21531

**ONLY STORE SERVING THE COMMUNITY WITHIN 5 MILES
HIGH VISIBILITY TO NATIONAL FWY - 13,732 VPD**



REPRESENTATIVE PHOTO

OFFERING MEMORANDUM

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CONFIDENTIALITY & DISCLAIMER

The Offering Memorandum contains select information pertaining to the business and affairs of Dollar General (“Property”). It has been prepared by The ESS Group, Inc. We have obtained the information from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. You and your tax and legal advisors should conduct your own investigation of the Property and transaction. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Seller, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Seller and The ESS Group, Inc. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to the prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executive Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or The ESS Group, Inc. or any of their affiliates or any of their respective Officers, Directors, Shareholders, Sellers, Employees, or Agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

BY ACCEPTING THIS CONFIDENTIAL OFFERING MEMORANDUM, YOU AGREE TO RELEASE THE ESS GROUP, INC. AND HOLD IT HARMLESS FROM ANY KIND OF CLAIM, COST, EXPENSE, OR LIABILITY ARISING OUT OF YOUR INVESTIGATION AND/OR PURCHASE OF THIS NET LEASED PROPERTY. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

INVESTMENT SUMMARY

PRICE	\$1,498,846
CAP RATE	6.50%
NOI	\$97,425
TENANT	Dolgencorp, LLC
LEASE TYPE	Absolute NNN
LEASE TERM REMAINING	12 Years
LEASE GUARANTOR	Corporate
RENT INCREASES	10% During Options
RENEWAL OPTIONS	Three (5) Options
LANDLORD RESPONSIBILITIES	None
BUILDING SIZE	9,100 SF
LAND SIZE	1.858 Acres
YEAR BUILT	2021
RENT COMMENCEMENT DATE	July 29, 2021
RENT EXPIRATION DATE	July 31, 2036
OWNERSHIP TYPE	Fee Simple
ROOF	Tenant's Responsibility
STRUCTURE	Tenant's Responsibility
HVAC	Tenant's Responsibility
MAINTENANCE	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
PROPERTY TAXES	Tenant's Responsibility
UTILITIES	Tenant's Responsibility

RENT SCHEDULE	Yearly	Monthly
Years 1-15	\$97,425	\$8,118.75
Option 1 (Years 16-20)	\$107,167.50	\$8,930.62
Option 2 (Years 21-25)	\$117,884.25	\$9,823.69
Option 3 (Years 26-30)	\$129,672.67	\$10,806.05



For Financing Options, Please Contact:

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LEASE HIGHLIGHTS

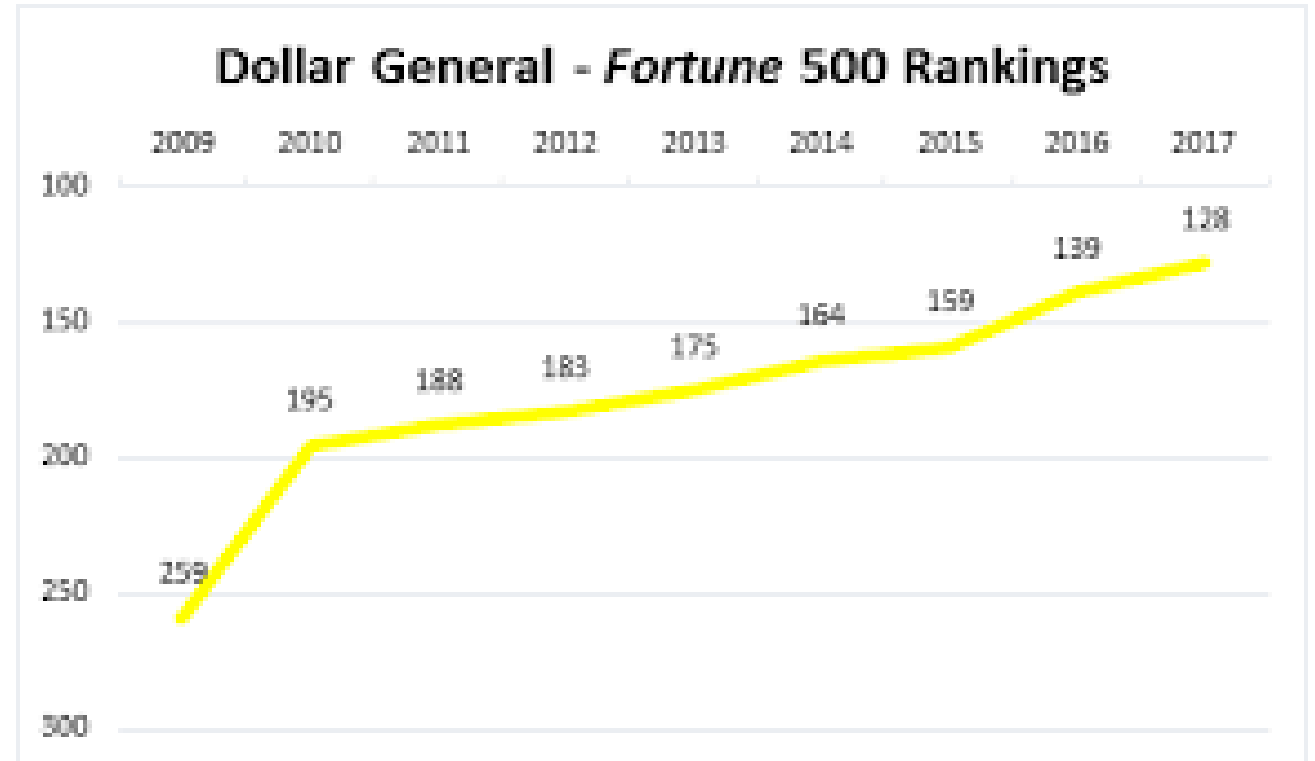
- Brand new 2021 Build-To-Suit construction
- 12 years remaining on the lease with three (5) years options to renew
- 10% rental increases during the lease renewal options
- Absolute NNN lease with zero landlord responsibilities
- Strong corporate lease guarantee by Dollar General Corporation

MARKET HIGHLIGHTS

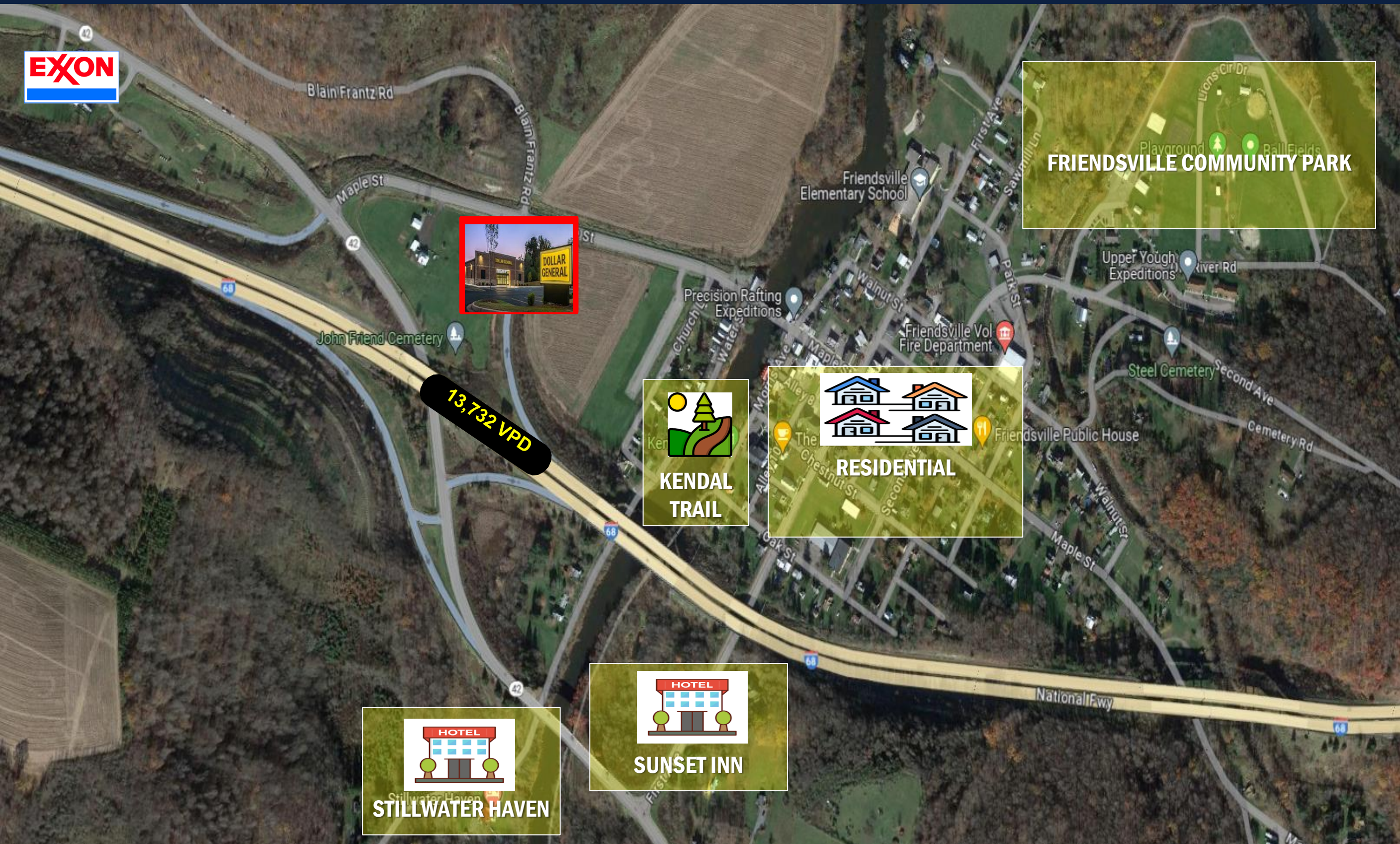
- High visibility to National Freeway with over 13,732 VPD
- This is the only Dollar General store serving the market

TENANT HIGHLIGHTS

- Dollar General has an S&P BBB rating and was ranked # 91 on the Fortune 500 List in 2021
- Dollar General is an E-commerce resistant retailer
- Dollar General was ranked # 17 in NRF's 2022 list of top 100 retailers
- Dollar General operates over 19,643 stores in the United States and Mexico



AREA MAP



DOLLAR GENERAL

TENANT TRADE NAME	Dollar General
STOCK SYMBOL	NYSE: DG
TENANT OWNERSHIP	Public
WEBSITE	https://www.dollargeneral.com/
NUMBER OF STORES	19,643
MARKET CAP	\$31B
REVENUE	\$38B
FORTUNE 500 # (in 2023)	108

Dollar General (NYSE: DG) is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of January 2024, Dollar General operated 19,643 stores. Dollar General offers products that are frequently used on a day by day basis, such as food, household items, cleaning supplies, clothing for the family and housewares low prices. Dollar General sells high quality private brands and products from America’s most trusted and well known manufacturers. Dollar General is the largest dollar store chain retailer. Fortune 500 recognized Dollar General in 1999 and in 2021 it was ranked 91. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue exceeding \$38 billion in 2024. Dollar General believes that this growth, regardless of economic conditions, suggests that Dollar General has a less cyclical model than most retailers and is a result of their compelling value and convenience proposition. Dollar General’s ability to effectively deliver both value and convenience allows them to succeed in small markets with limited shopping alternatives, as well as to profitably coexist alongside retailers in more competitive markets, making Dollar General an attractive option for investors and financial institutions, as an essential business and especially in recession times.

DOLLAR GENERAL IN 44 STATES

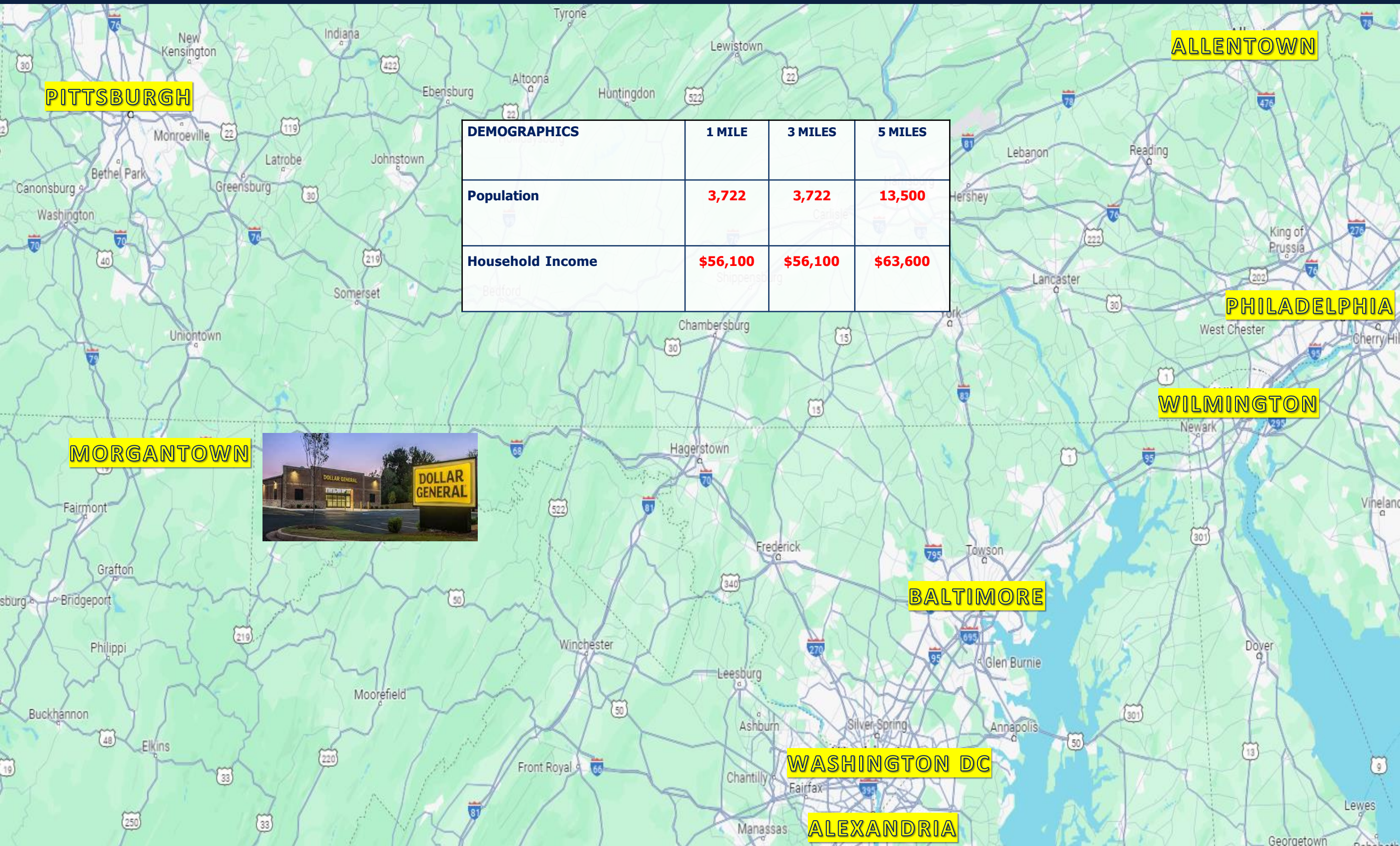


LOCATION OVERVIEW

Friendsville, Maryland, is situated in Garrett County, in the western part of the state. Friendsville is nestled in the Appalachian Mountains, providing picturesque landscapes and a serene environment. It's close to the Potomac River and surrounded by natural beauty, including forests and rolling hills. The town is roughly 30 miles from Oakland, the county seat, and about 75 miles from the larger city of Cumberland, MD. It's also within reasonable driving distance of Pittsburgh, PA (about 100 miles), making it accessible for those who might commute or travel frequently. Friendsville is near several outdoor attractions, including the Deep Creek Lake area and the Savage River State Forest. This makes it an attractive location for outdoor enthusiasts interested in hiking, fishing, boating, and winter sports.



DEMOGRAPHICS



THE ESS GROUP, INC.

NNN SINGLE TENANT INVESTMENTS

Exclusively Marketed by:

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