



DOLLAR GENERAL®

Handicapped
Parking Only

Handicapped
Parking Only

Home City Ice

now hiring!

WIN \$1000
AVAILABLE
PROPANE
CYLINDER

OFFERING MEMORANDUM



DOLLAR GENERAL

GEORGETOWN (CINCINNATI MSA), OH

Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

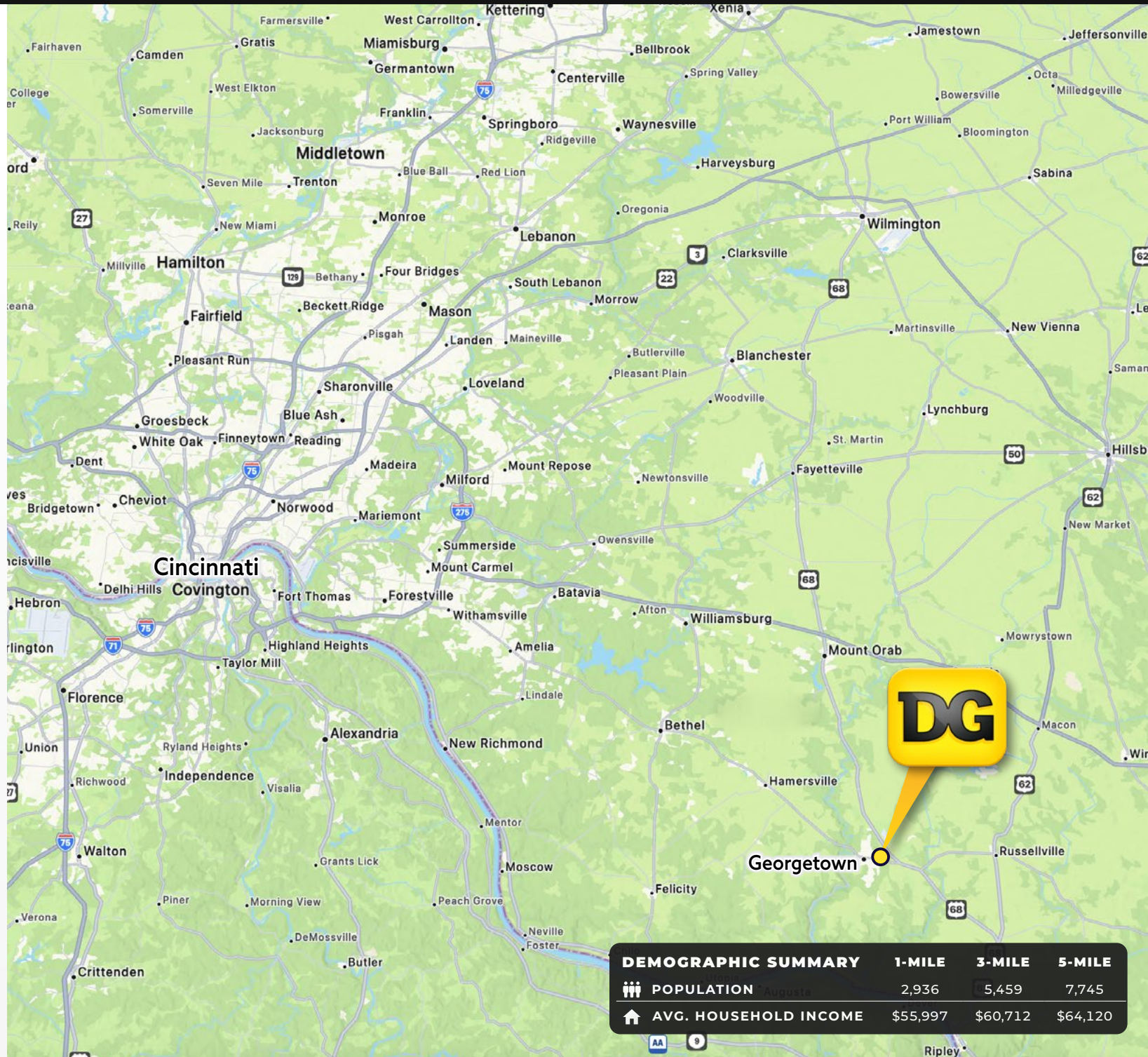
REPRESENTATIVE

OFFERING SUMMARY

DOLLAR GENERAL

475 HOME STREET, GEORGETOWN, OH 45121

PRICE	\$1,169,000
CAP Rate	8.25%
NOI	\$96,364
RENTABLE SQ FT.	10,566
YEAR BUILT	2015
LOT SIZE (AC)	1.50 AC
TENANT TRADE NAME	Dollar General
LEASE GUARANTOR	Corporate
LEASE TYPE	NNN
ROOF & STRUCTURE	Tenant
RENT COMMENCEMENT DATE	July 2015
LEASE EXPIRATION DATE	July 2030
TERM REMAINING ON LEASE	5.75 Years
INCREASES	10% Increases Every 5 Years in each option period
OPTIONS	Three, 5-Year Options
BASE RENT	Years 1-15 \$96,364
OPTION RENT	Years 16-20 (Option 1) \$106,000 Years 21-25 (Option 2) \$116,601 Years 26-30 (Option 3) \$128,261
TENANT RESPONSIBILITIES	Roof, Structure, Parking Lot, Taxes, Insurance, Utilities
LANDLORD RESPONSIBILITIES	100% No Landlord Responsibilities



INVESTMENT HIGHLIGHTS

LOW RENT & PRICE POINT RELOCATION DOLLAR GENERAL

- This Dollar General is a relocation and expansion of a previous Dollar General in this market showing their commitment and confidence to this location.
- The subject property has a low rent of \$96,364 (\$9/SF) that equates to a low price point of \$1.1 million.

TOP PERFORMING LOCATION | TOP 5% IN THE COUNTRY

- The subject Dollar General supports 214.5K customers annually and ranks in the top 5% of all Dollar Generals in Ohio and in the country. (Placer.ai)

CINCINNATI MSA | 3RD LARGEST CITY IN OHIO

- The subject property is located 36 miles southeast of downtown Cincinnati and is a part of the MSA.
- The city is the economic and cultural hub of the Cincinnati metropolitan area. With an estimated population of 2,256,884, it is Ohio's largest metropolitan area and the nation's 30th-largest.
- Metropolitan Cincinnati has the twenty-eighth largest economy in the United States and the fifth largest in the Midwest
- Cincinnati is home to three major sports teams: the Cincinnati Reds of Major League Baseball; the Cincinnati Bengals of the National Football League; and FC Cincinnati of Major League Soccer.
- The city's largest institution of higher education, the University of Cincinnati is now ranked as one of the 50 largest in the United States with nearly 50,000 students.

GEORGETOWN, OH | COUNTY SEAT OF BROWN COUNTY

- Georgetown is the county seat of Brown County and benefits from government jobs and funding.
- National retailers located in Georgetown include Tractor Supply, Taco Bell, McDonalds, CVS, AutoZone, and more.

CORPORATE NNN LEASE GUARANTEED BY AN INVESTMENT GRADE TENANT (S&P:BBB)

- Dollar General signed a 15 year corporate guaranteed NNN lease in 2015. There are 5.75 years remaining on the primary lease term.
- Tenant is 100% responsible for all expenses including taxes, insurance, roof and structure.
- There are 10% rent increases in each of the three, 5-year option periods.
- Dollar General is a publicly traded (NYSE: DG) Fortune 500 company with an S&P investment grade credit rating of BBB.
- Currently over 20,000 locations and plans to open 800 stores in 2024.
- Dollar General has been in business for 80 years and has a current net worth of over \$6.2 billion



68

RUMPKÉ

SOUTHERN HILLS
 CAREER & TECHNICAL CENTER
 443 STUDENTS

WALDOM ELECTRONICS
 DISTRIBUTION CENTER

Brown County Airport

68 5,677 VPD

BCHS
 BROWN COUNTY HUMANE SOCIETY

Georgetown Jr/Sr HS
 414 students

Georgetown ES
 558 students

68

CHERRY ST CAFE

Brown County Child & Family Health

Str 125
 7,350 VPD

TOP 5% IN US

125

Georgetown Behavioral Hospital

Main St
 3,062 VPD

PARTY PLACE AT GEORGETOWN

221

BROWN COUNTY FAIR

BROWN COUNTY WOMEN'S HEALTH

Walmart TARGET TJ-maxx
 MENARDS PET SMART Burlington JCPenney
 Kroger THE HOME DEPOT BEST BUY DICK'S Sporting Goods Starbucks Chick-fil-℥

City of Hamilton BUTLER COUNTY OHIO
 Butler County Regional Airport - Hogan Field

Kroger CHRYSLER Ford
 Auto Zone TACO BELL Arby's Wendy's Starbucks

MIAMI UNIVERSITY
 2,268 STUDENTS

Kings Island
 AMUSEMENT PARK
 ATTENDANCE 3.18 MILLION

KENWOOD TOWNE CENTRE 7.2 M VISITS/YR
 Dillard's macy's WHOLE FOODS MARKET TORY BURCH
 NORDSTROM BARNES & NOBLE
 LOUIS VUITTON G U C C I TIFFANY & Co.

THE VILLAGE OF MOUNT ORAB

DG
 TOP 5% IN US

UNIVERSITY OF Cincinnati
 50,921 STUDENTS

XAVIER UNIVERSITY
 6,016 STUDENTS

Save a lot CVS pharmacy
 Domino's Arby's TACO BELL

Village of Bethel
 est. 1798

Brown County Airport

5,677 VPD

city of CINCINNATI

Cincinnati Zoo & Botanical Garden

CINCINNATI BENGALS REDS
 CINCINNATI CYCLONES FC CINCINNATI

IGA Save a lot CVS pharmacy
 Auto Zone NAPA O'Reilly HealthSource of Ohio
 SUBWAY FIFTH THIRD BANK
 verizon First State Bank
 BURGER KING MCDONALD'S

THE HISTORIC VILLAGE OF GEORGETOWN
 Est. 1819

Walmart TARGET STAPLES
 Kroger meijer BED BATH & BEYOND ROSS BIG LOTS!
 CVS pharmacy BEST BUY LOWE'S PET SMART Marshalls

HEADQUARTERS
 Kroger P&G GE TOYOTA Chiquita
 FIFTH THIRD BANK macy's

Cincinnati/Northern Kentucky International Airport

Flottweg

DISTRIBUTION CENTER
 Radial ups Commonwealth Inc. SEAMLESS DISTRIBUTION SOLUTIONS
 FedEx L'ORÉAL

OHIO

KENTUCKY

18

42

27

9

275

27

74

71

32

32

68

62

68

52

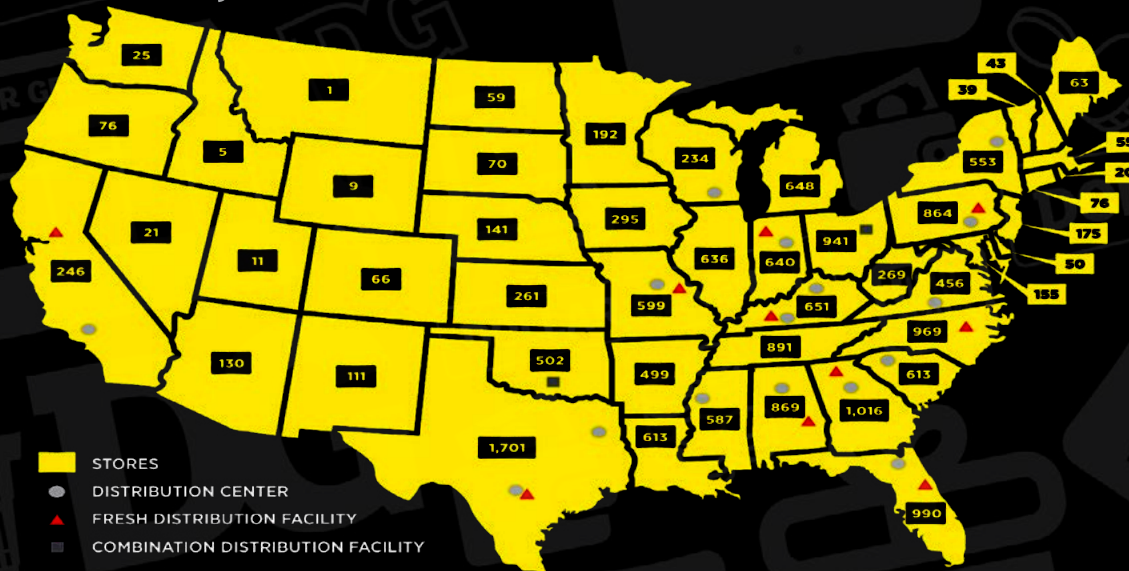
PROVEN MOMENTUM.
ESSENTIAL RETAILER.



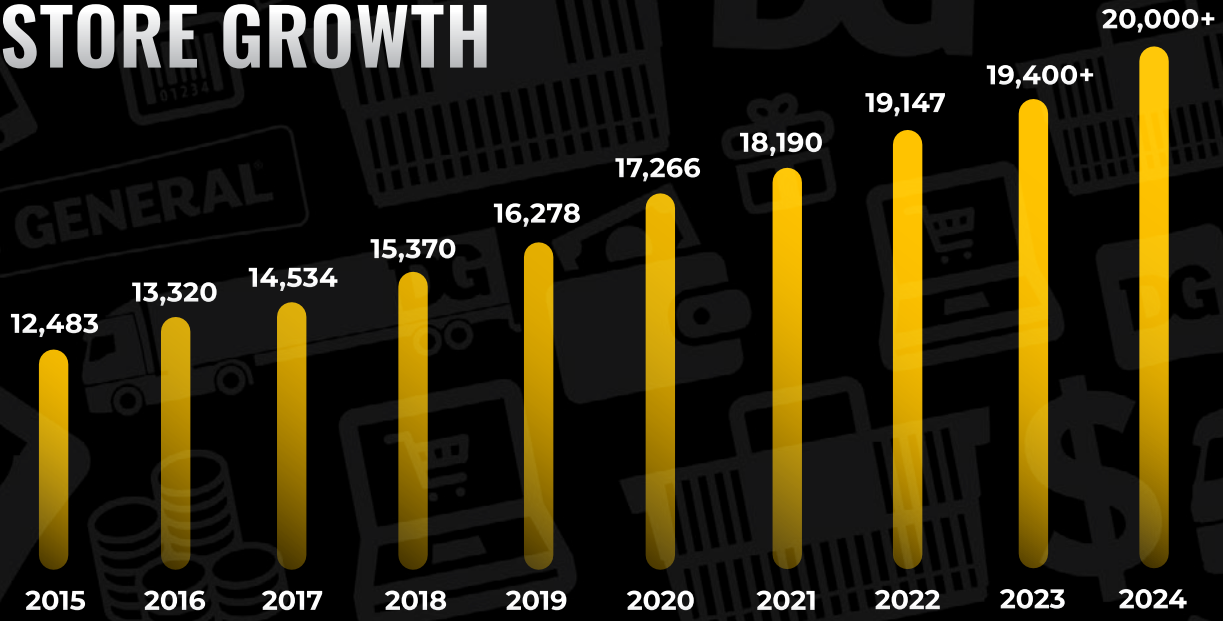
REPRESENTATIVE

BBB S&P CREDIT RANKING INVESTMENT GRADE	DG PUBLICALLY TRADED	\$54.4 B TOTAL NET WORTH	83 YEARS IN BUSINESS	20,000+ STORES IN 48 STATES	800 NEW STORES PLANNED FOR 2024
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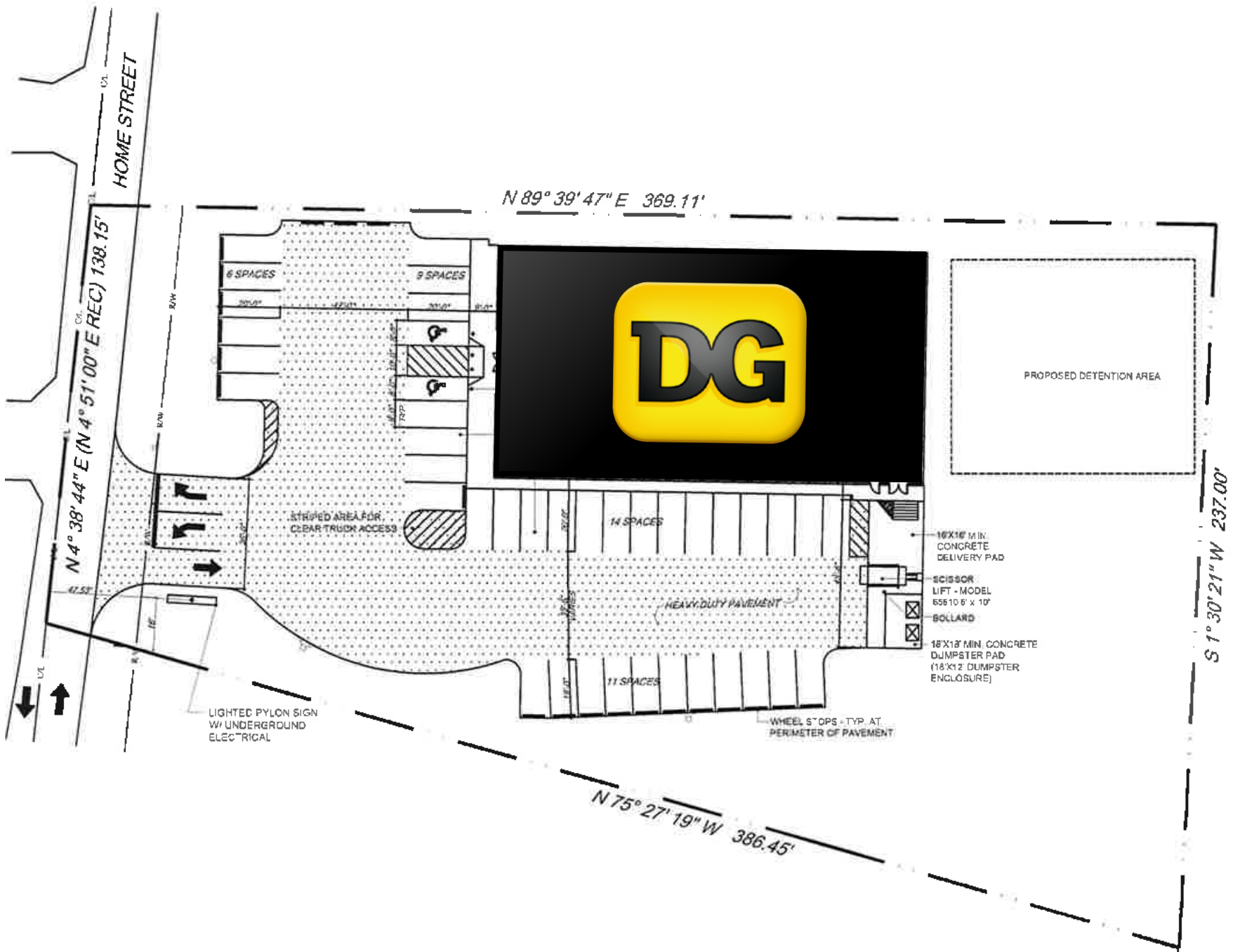
20,000+ STORES IN 48 STATES



STORE GROWTH



SITE PLAN



2,256,884+

MSA POPULATION

10% Population growth
expected by 2030.

7 FORTUNE 500 COMPANIES



\$157 BILLION

GROSS DOMESTIC PRODUCT

The largest economy in
Ohio, the fifth largest in the
Midwest and the 27th largest
nationwide.



Cincinnati is located along the Ohio River in southwest Ohio at the convergence of Ohio, Indiana, and Kentucky. This location is the core of a growing metroplex bounded by Indianapolis, Columbus, Louisville, and Lexington. Including the surrounding counties, the Cincinnati metropolitan area is home to over 2.25 million people. Cincinnati is a vibrant and dynamic 24-hour metropolis, whose diverse and thriving economic base, skilled labor pool, and a wide variety of cultural and recreational activities make it one of the most important and influential cities in the Midwest. These attributes have attracted numerous corporations and eight Fortune 500 companies, among

them Kroger, Procter and Gamble Co., Fifth Third Bancorp, and American Financial Group. Cincinnati ranks in the top ten markets nationally in number of Fortune 500 companies headquartered within its city limits - ahead of New York, Boston, Chicago, and Los Angeles per capita. The diversified economy, centralized location, and robust infrastructure are driving growth in the region. The metro area is uniquely positioned for future growth due to an established labor force and nationally renowned educational and medical institutions.

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TAYLOR MCMINN
RETAIL GROUP

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BROKER OF RECORD | MICHAEL GLASS | LIC.# BRK.2007005898 | 614 360-9800

Marcus & Millichap

TAYLOR MCMINN

RETAIL GROUP

Dated:

Don McMinn
Marcus & Millichap
1100 Abernathy Road, NE, Suite 600
Atlanta, GA 30328

Phone: (678) 808-2762
Fax: (815) 550-1286
don.mcminn@marcusmillichap.com

Re: 475 Home St, Georgetown, OH 45121 (Dollar General)

Dear:

Please accept this offer to purchase the above referenced Property. This letter expresses Purchaser's interest in purchasing the Property under the following terms and conditions:

Purchaser _____

**Purchaser's
Address** _____

**Purchaser's
Phone/Fax** _____

**Purchaser's
Email Address** _____

Offer Price _____

Earnest Money \$25,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract with an additional \$25,000 deposited at the expiration of the Inspection Period (\$50,000 Total). The Earnest Money shall become non-refundable barring any other listed contingencies at the expiration of the Inspection Period.

Inspection Period 21 Calendar Days from the Effective Date, which shall mean the date on which the latter of the parties executes a Contract. All available Due Diligence Documents ("Documents") will be forwarded immediately upon the Effective Date of the Contract. If Buyer fails to provide notice to Seller of Buyer's waiver of the Due Diligence Contingency by 5PM Eastern Time on the last day of the Due Diligence Period, Buyer shall be deemed to have waived the Due Diligence Contingency.

Purchaser's Initials _____ Seller's Initials _____

Financing Period
(Please Check One)

All Cash (No Financing Period)

Financing: Purchaser shall have ten (10) days from the Effective Date of the Contract to apply for and obtain a financing commitment. In addition, Purchaser shall have 30 days from the effective date of the contract to complete loan processing. Purchaser shall use its best efforts to secure and obtain a new first mortgage loan in the amount of \$_____ on terms which are acceptable to Purchaser.

Closing Date

Within 10 Calendar Days after the expiration of the Inspection Period (or Financing Period if applicable).

Closing Costs

Seller shall pay for the transfer tax. Buyer shall pay for Title. Purchaser and Seller shall each bear its own attorneys expenses. All other Closing Costs shall be split 50-50 between Buyer and Seller.

Property Condition

Property is being sold "AS IS" with Seller making no representations nor warranties concerning the property.

Contract within 10 days:

Within Ten (10) Calendar Days of the Effective Date of this Letter of Intent, Purchaser and Seller shall enter into a binding Contract (the "Contract"). Seller will Draft the Contract and Failure to reach an agreement will allow the Seller to consider this agreement void and accept offers from other parties.

Broker Commission

Purchaser acknowledges that Purchaser has employed _____, ("Purchaser's Brokers") to represent them in this transaction. Any commissions due the Purchaser's broker (if applicable) shall be paid by causing the Title Company to pay out of Seller's Proceeds at the sale transaction closing.

1031 Exchange

Purchaser is / is not (check one) completing an IRS 1031 Tax Deferred Exchange, to which the Seller agrees to cooperate providing there is no cost or expense to Seller. Purchaser has \$_____ in an exchange account from a transaction which closed escrow on _____. Purchaser will provide Seller, upon request, proof of such funds.

Purchaser's Initials _____ Seller's Initials _____

Confidentiality

Purchaser and Purchaser’s agents and representatives hereby covenant with Seller that Purchaser and Purchaser’s agents and representatives shall not, without the prior written consent of Seller (which consent may be withheld in Seller’s sole and absolute discretion), disclose to any other person (other than Purchaser’s accountants and attorneys) or entity by any means whatsoever: (i) any information pertaining to the Documents; (ii) any information pertaining to the Contract; or (iii) any information or documentation (written or oral) provided by Seller or Seller’s agents and representatives concerning Seller, Seller’s business, Tenant, Tenant’s business or the Property.

Acknowledgement

It is expressly agreed that neither the Seller nor Buyer shall be liable for any sums or damages whatsoever in the event that an acceptable Purchase Agreement is not entered into between the parties.

This Letter of Intent is contingent upon the prospective Purchaser’s willingness to execute Seller’s standard Purchase Agreement as well as review and approval of the details of the transaction proposed above by the appropriate principal parties of the Seller.

It is understood and agreed that the foregoing constitutes a *Letter of Intent* setting forth the major business points from our discussions. It is further understood that neither party intends to create any contractual rights or obligations as a result of entering into this *Letter of Intent*. No binding agreement or rights or obligations shall arise as the result of executing this letter or with respect to the proposed transactions, unless and until we execute definitive documentation incorporating the above provisions and other appropriate terms.

If the foregoing accurately reflects our discussions, please acknowledge same by returning a signed copy of this letter. Execution of this Letter of Intent by the undersigned agent in no way binds or obligates the Seller or any of its principals.

Agreed and Accepted | Purchaser

Agreed and Accepted | Seller

By: _____

By: _____

Printed: _____

Printed: _____

Dated: _____

Dated: _____

Purchaser’s Initials _____ Seller’s Initials _____