

2024 CONSTRUCTION DOLLAR GENERAL **MINI MARKET**

11893 Cottonwood Rd. | Cottonwood, Alabama 36320

**DOTHAN, ALABAMA MSA
LOCATED 5 MILES FROM THE ALABAMA/FLORIDA STATELINE**

***** 5% RENTAL INCREASES IN PRIMARY TERM *****



OFFERING MEMORANDUM

REPRESENTATIVE PHOTO

Eli Satra Shans
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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	\$1,831,678
CAP RATE	6.75%
NOI	\$123,638.28
TENANT	Dolgencorp, LLC
LEASE TYPE	Absolute NNN
LEASE TERM	15 Years
LEASE GUARANTOR	Corporate
RENT INCREASES	5% Every 5 Years
RENEWAL OPTIONS	Five (5) Options
LANDLORD RESPONSIBILITIES	None
BUILDING SIZE	10,640 SF
LAND SIZE	1.549 Acres
YEAR BUILT	2024
RENT COMMENCEMENT DATE	August 28, 2024
RENT EXPIRATION DATE	August 31, 2039
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	Increase
Years 1-5	\$123,638.28	-
Years 6-10	\$129,820.19	5.00%
Years 11-15	\$136,311.19	5.00%
Option 1 (Years 16-20)	\$143,126.74	5.00%
Option 2 (Years 21-25)	\$150,283.07	5.00%
Option 3 (Years 26-30)	\$157,797.22	5.00%
Option 4 (Years 31-35)	\$165,687.08	5.00%
Option 5 (Years 36-40)	\$173,971.43	5.00%



For Financing Options, Please Contact:



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INVESTMENT HIGHLIGHTS

LEASE HIGHLIGHTS

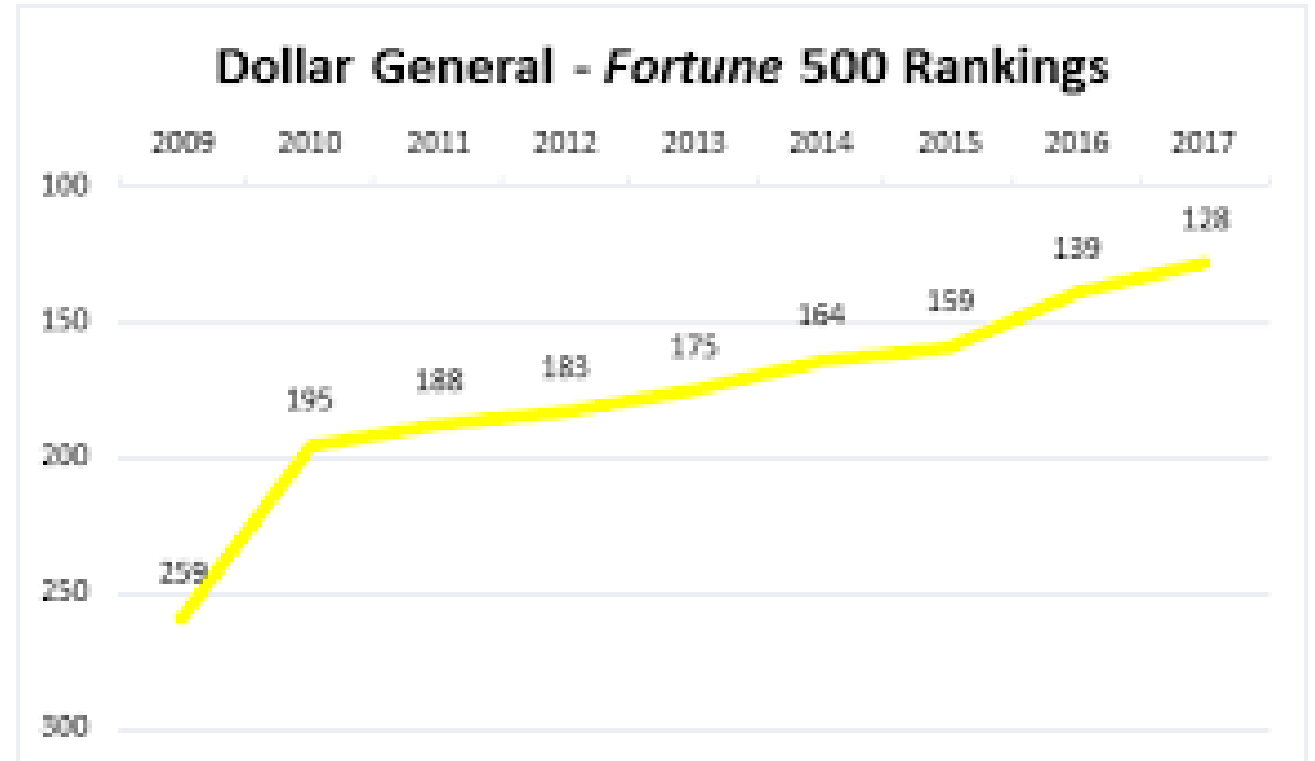
- Brand new 2024 Build-To-Suit construction
- Long term 15 years lease with five (5) options to renew
- 5% rental increases every five years, including in the primary term
- Absolute NNN lease with zero landlord responsibilities
- Strong corporate lease guarantee by Dollar General Corporation
- “Mini Market” format prototype – featuring Dollar General’s larger store prototype, 10,640 SF, that will operate as a DG MARKET to accommodate explosive projected sales

MARKET HIGHLIGHTS

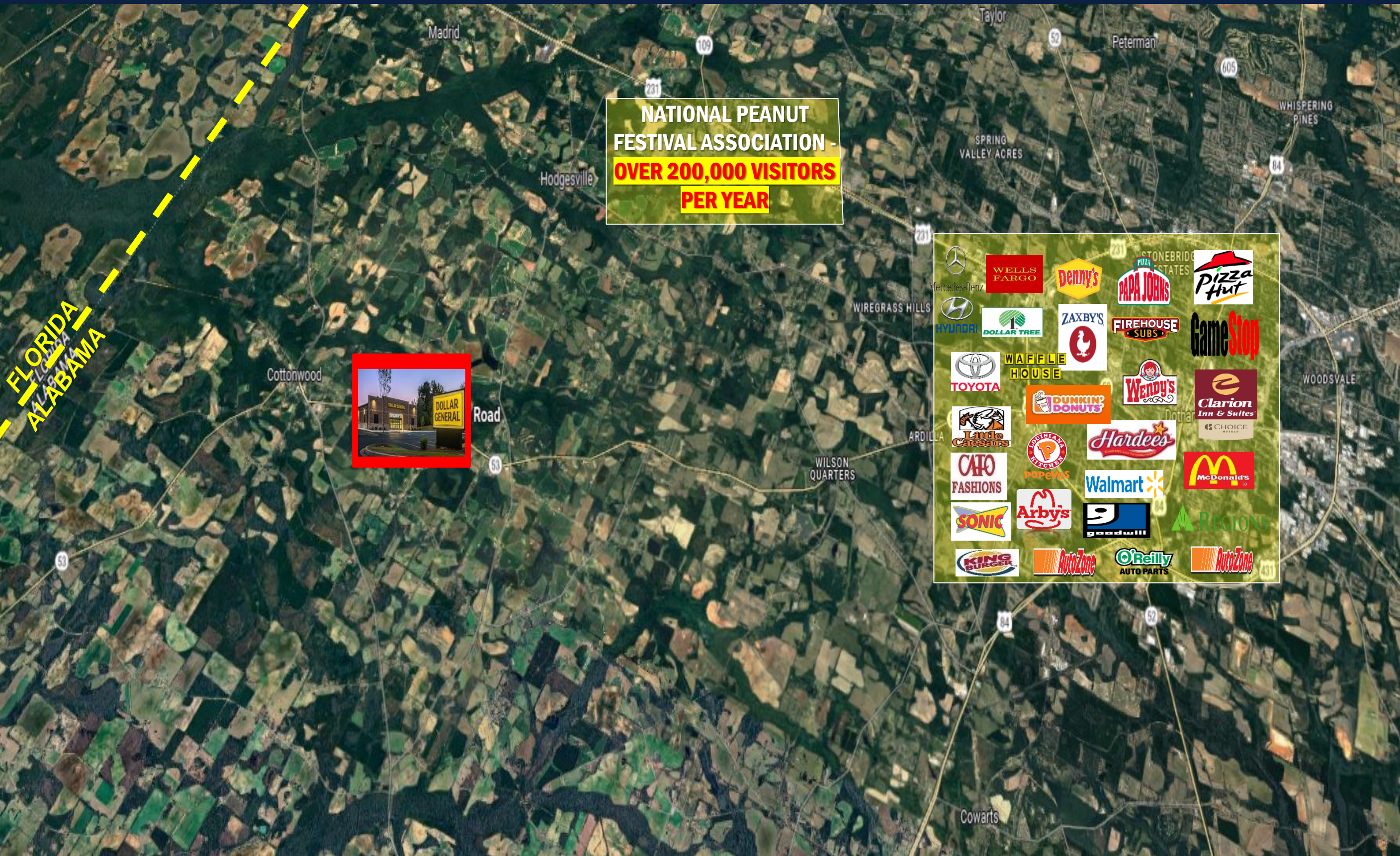
- Situated 5 miles from the Alabama/Florida Stateline
- Cottonwood is part of Dothan MSA, which is the center of commerce, education, industry, health care and entertainment for the region
- 10 miles from The National Peanut Festival Association which brings in over 200,000 annual visitors

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.



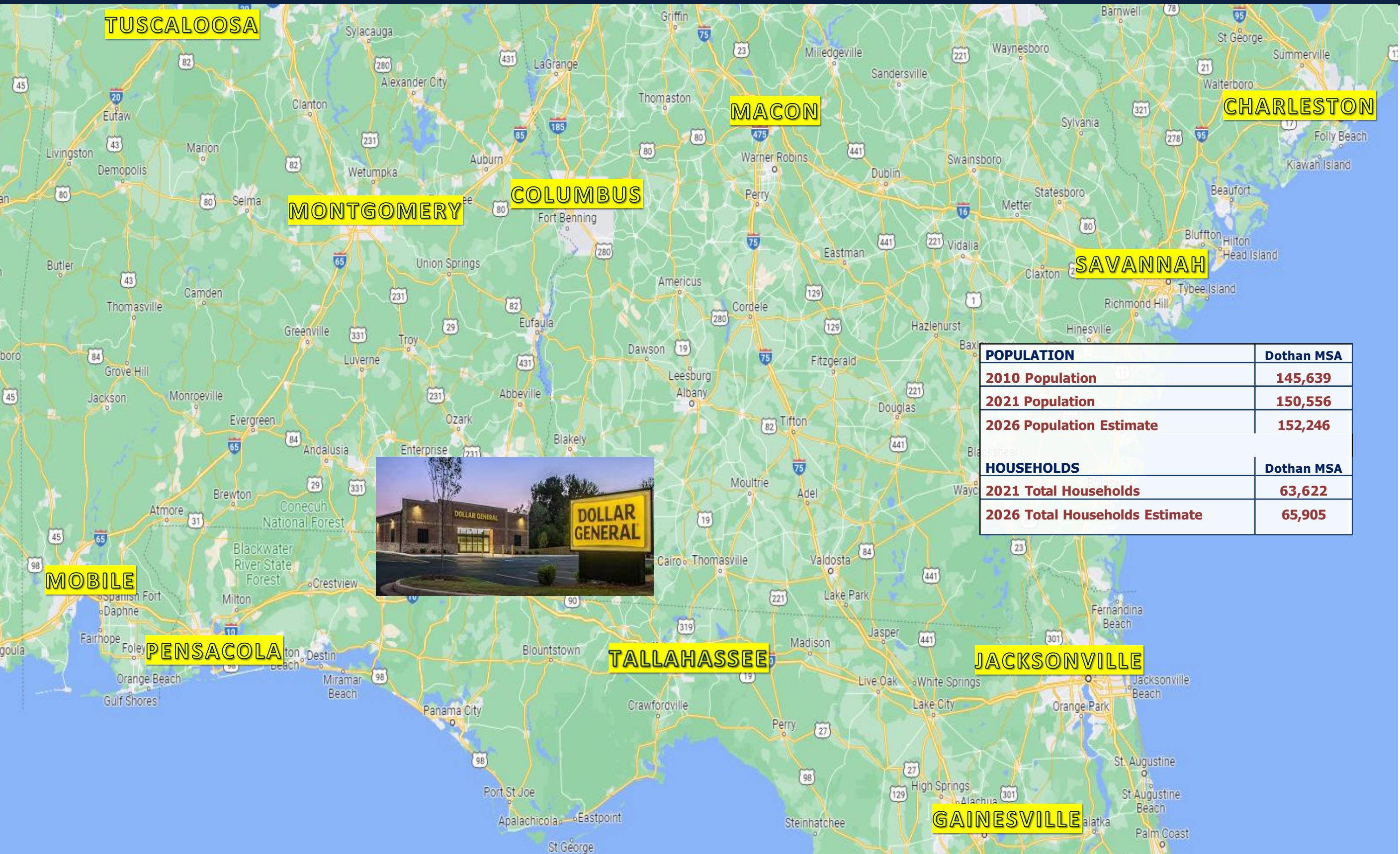
LOCATION OVERVIEW

Cottonwood, Alabama is a city within Houston County, which includes the Dothan, AL Metropolitan Statistical Area (MSA), situated in southeastern Alabama. According to a 2020 census by the U.S. Census Bureau, the population of the metropolitan area was 151,007. The Dothan, AL MSA is the main commercial and transportation hub for a portion of southeastern Alabama, southwest Georgia, and northern portions of the Florida Panhandle. The region produces approximately one fourth of the U.S. peanut crop, with a large portion of its being produced in the city of Dothan, which is located 10 miles north of Cottonwood. Technology and aerospace are two industries which also account for a significant number of employees in the metropolitan area.

Cottonwood has a strategic location near notable economic hubs, with convenient connections to well-traveled transportation networks. The region's economic development has a direct influence on the town's employment base. Cottonwood has a stable economy supported by ongoing residential development and the retail sector.



DEMOGRAPHICS



POPULATION	
2010 Population	145,639
2021 Population	150,556
2026 Population Estimate	152,246
HOUSEHOLDS	
2021 Total Households	63,622
2026 Total Households Estimate	65,905

THE ESS GROUP, INC.

NNN SINGLE TENANT INVESTMENTS

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