



Representative Photo

OFFERING MEMORANDUM

DOLLAR GENERAL®

15 Year Absolute NNN Lease

16768 US - 15 HIGHWAY - ALLENWOOD, PA 17810

EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

List Price:	\$1,572,700
Current NOI	\$103,800
Cap Rate	6.60%
Building Size:	9,002 sq ft +/-
Price / Sq. Ft.	\$174.70
Rent / Sq. Ft.	\$11.53
Year Built:	2017

LEASE SUMMARY

Lease Type	NNN
Taxes / Insurance / CAM	Tenant
Roof / Structure	Tenant
Term Remaining	15 Years
Original Lease Term	15 Years
Commencement Date	June 1, 2017
Current Term Expiration	July 1, 2032
Options	(3) Five Year Options
Increases	Yes
Lease Guarantor:	Dollar General
Guarantor	Corporate Guarantee

RENT SCHEDULE

Years 2032 - 2037	\$114,180
Years 2037 - 2042	\$125,598
Years 2042 - 2047	\$138,157

TENANT HIGHLIGHTS

NYSE Ticker Symbol:	DG
Stock Information:	Click HERE :
2015 Revenue:	\$20.3 Billion
Number of Locations:	12,483
Headquarters:	Goodlettsville, TN
Website:	www.dollargeneral.com

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of January 2016, Dollar General operated over 12,400 stores in all U.S. states except: Alaska, Hawaii, Idaho, Montana, North Dakota, Washington and Wyoming.

Dollar General is proud to be America's neighborhood general store. We make shopping easy and affordable with easy-to-shop stores in 43 states delivering everyday low prices on name-brand products that are frequently used and replenished, such as food, snacks, health and beauty aids, as well as cleaning supplies, family apparel, housewares and seasonal items.

INVESTMENT / LOCATION HIGHLIGHTS

- Brand New Construction - 9,002 SF Freestanding Dollar General
- Absolute Net Lease Structure | Zero Landlord Responsibilities
- Brand New 15 Year Lease Commences June 2017
- The Property is Extremely Well Located on US 15 Highway in Allenwood, PA
- Strong Population Demographics Conducive to the Dollar Store Business Model



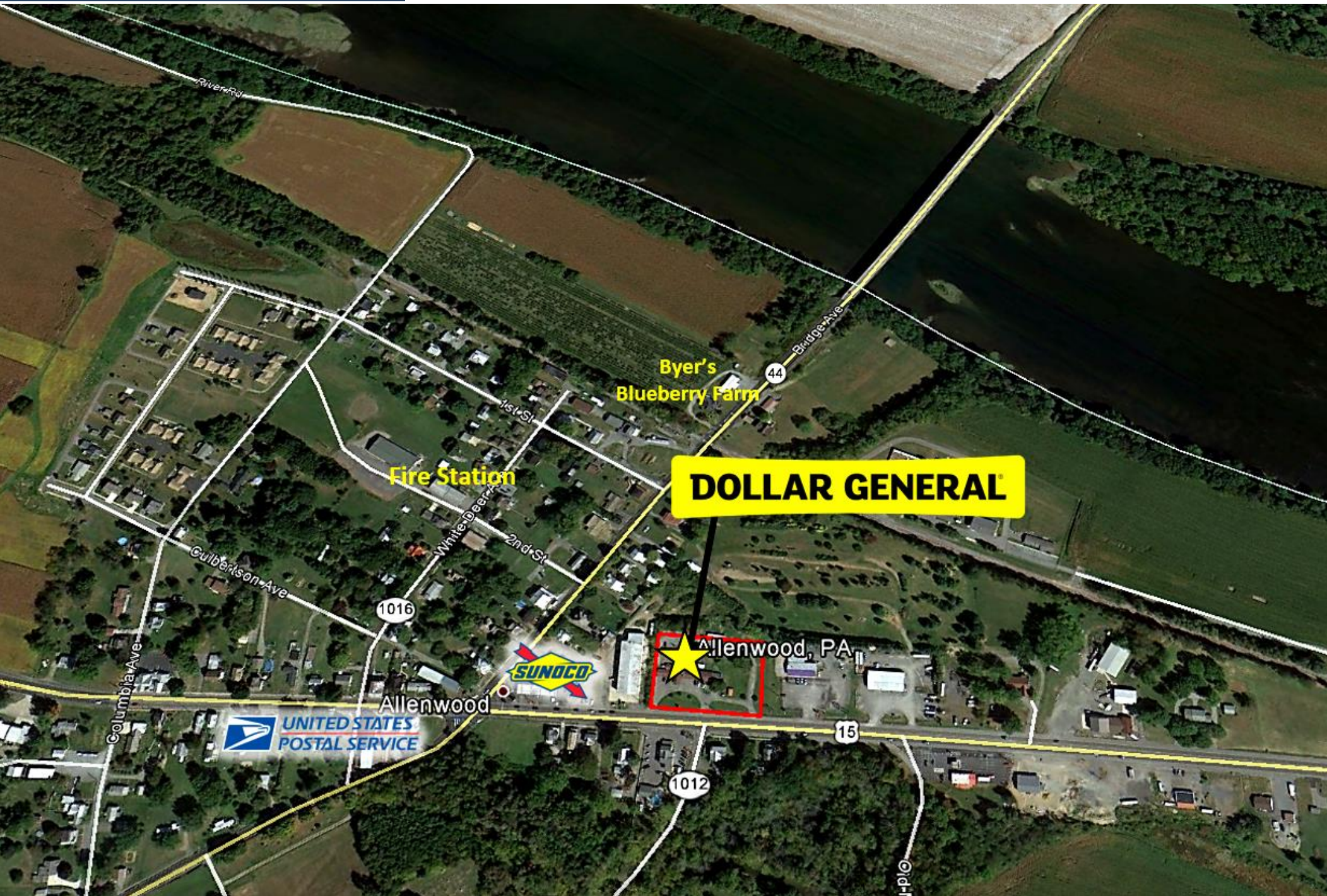
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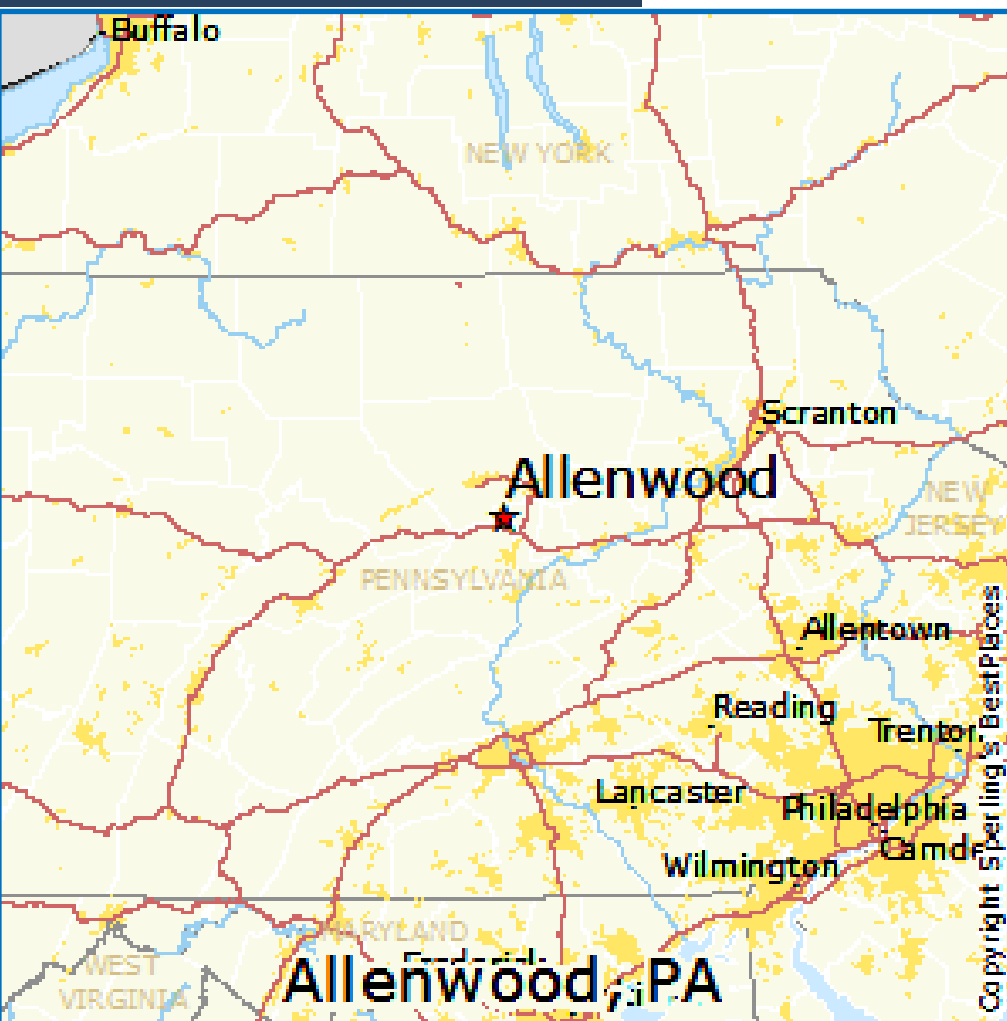
By TYLER NICHOL at 4:11 pm, Sep 29, 2016

SHEET ID:
CONCEPTUAL DRAWINGS
SITE PLAN
SP-1

AERIAL



REGIONAL/LOCAL MAPS



DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2016 Total Population:	562	10,366	16,526
2021 Population:	565	10,276	16,422
Pop Growth 2016-2021:	0.53%	(0.87%)	(0.63%)
Average Age:	39.70	42.70	41.90
Households			
2016 Total Households:	184	2,669	5,086
HH Growth 2016-2021:	0.54%	(1.42%)	(0.85%)
Median Household Inc:	\$49,772	\$44,792	\$47,425
Avg Household Size:	2.50	2.30	2.40
2016 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$122,916	\$127,944	\$134,118
Median Year Built:	1967	1964	1965

Population:	1 Mile	3 Mile	5 Mile
2021 Projection	565	10,276	16,422
2016 Estimate	562	10,366	16,526
2010 Census	558	10,795	16,988
Growth 2016-2021	0.53%	(0.87%)	(0.63%)
Growth 2010-2016	0.72%	(3.97%)	(2.72%)
2016 Population Hispanic Origin	8	1,263	1,364
2016 Population by Race:			
White	531	7,932	13,919
Black	19	1,998	2,072
Am. Indian & Alaskan	0	140	153
Asian	5	145	160
Hawaiian & Pacific Island	0	7	12
Other	7	144	209
U.S. Armed Forces:	2	8	16
Households:			
2021 Projection	185	2,631	5,043
2016 Estimate	184	2,669	5,086
2010 Census	182	2,813	5,245
Growth 2016 - 2021	0.54%	(1.42%)	(0.85%)
Growth 2010 - 2016	1.10%	(5.12%)	(3.03%)
Owner Occupied	140	1,888	3,752
Renter Occupied	44	780	1,334
2016 Avg Household Income	\$57,654	\$56,064	\$58,211
2016 Med Household Income	\$49,772	\$44,792	\$47,425
2016 Households by Household Inc:			
<\$25,000	27	540	996
\$25,000 - \$50,000	66	902	1,668
\$50,000 - \$75,000	49	563	1,044
\$75,000 - \$100,000	23	343	759
\$100,000 - \$125,000	13	189	329
\$125,000 - \$150,000	2	53	119
\$150,000 - \$200,000	3	48	120
\$200,000+	2	28	50
\$200,000+	12	84	3,629



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RELATIONSHIP DRIVEN • RESULTS ORIENTED

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Led by Principals Brandon Hanna and Deno Bistolarides, our team of distinguished brokers has evaluated, listed, sold and marketed over \$5 Billion dollars' worth of investment real estate nationally, totaling over 700 transactions. We have a combined track record of investment real estate sales experience spanning 50 years. Through this experience, we continue to execute transactions on behalf of some of the most prominent developers, institutions, and private investors in the industry. As such, we continue to build long-term relationships with the leaders in the investment community and grow our global database of investors and developers, which enables us to provide our clients with real estate investment services that are unmatched in the industry. We are results oriented – our advisors all have a

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