

Dollar General

NEW RINGGOLD, PA



OFFERING MEMORANDUM

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NEW RINGGOLD, PA

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DOLLAR GENERAL

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$1,434,000
CAP RATE:	6.75%
NOI:	\$96,816
LOT SIZE:	0.0 Acres
YEAR BUILT:	2018
BUILDING SIZE:	9,100
PRICE / SF:	\$157.58

PROPERTY HIGHLIGHTS

- 9,100 square foot brand-new construction
- STNL investment with 15-year initial term
- Anticipated rent commencement date of 9/1/2018
- 10% rental rate increases at options
- Options: two 5-year and one 4-year, 11 month
- Corporately guaranteed by Dollar General Company (NYSE: DG)
- S&P's credit rating of "BBB"

Property Description



PROPERTY OVERVIEW

KW Commercial is offering the sale of this 9,100 square foot brand-new construction Dollar General in New Ringgold, Pennsylvania. This single tenant net leased investment offers a new 15-year initial term with an anticipated rent commencement date of September 1, 2018. Rental rate increase of 10% at each renewal option (two 5-year and one 4-year, 11 month). The NNN lease is corporately guaranteed by Dollar General Company (NYSE: DG), which holds a credit rating of "BBB" by Standard & Poor's.

Dollar General Company (NYSE: DG) is the largest small box discount retailer in the United States offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. In addition to high-quality, private brands, Dollar General sells products from America's most-trusted brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

Headquartered in Goodlettsville, TN, the company was established in 1939. Dollar General has more retail locations than any retailer in America and is the only dollar store with investment grade credit (Rated BBB by Standard & Poor's). It operates 14,761 stores in 44 states as of May 4, 2018. Net sales increased 9.0% to \$6.1 billion and same-store sales increased 2.1% in Q1 2018 compared to Q1 2017. Cash flows from operations increased 7.5% to \$549 million within the same timeframe.

LOCATION OVERVIEW

Property is strategically positioned on Summer Valley Road (Route 443/895) with traffic counts of 6,403 vehicles per day. New Ringgold is in East Brunswick Township, Schuylkill County, Pennsylvania, United States. It is in the Pottsville PA Micropolitan Statistical Area, which is ranked the number 1 most populous in the state. East Brunswick is a farming and manufacturing township located in the southeastern part of the county. The township is served by the Blue Mountain School District, which has over 8000 housing units and an enrollment of 2,678 students. Population of 14,591 with a median household income of \$68,830 within 5 miles.

Property Details

SALE PRICE

\$1,434,000

LOCATION INFORMATION

Building Name	Dollar General
Street Address	Summer Valley Rd
City, State, Zip	New Ringgold, PA 17960
County/Township	Lebanon/New Ringgold
Road Type	Paved
Market Type	Small
Retail Clientele	General

BUILDING INFORMATION

Building Size	9,100 SF
Occupancy %	100%
Tenancy	Single
Number Of Floors	1
Year Built	2018
Load Factor	Yes
Construction Status	Existing
Condition	Excellent
Free Standing	Yes
Number Of Buildings	1

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Free Standing Building
Lot Size	0 Acres

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	3.2
Number Of Spaces	29

UTILITIES & AMENITIES

Handicap Access	Yes
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DOLLAR GENERAL

LOCATION INFORMATION

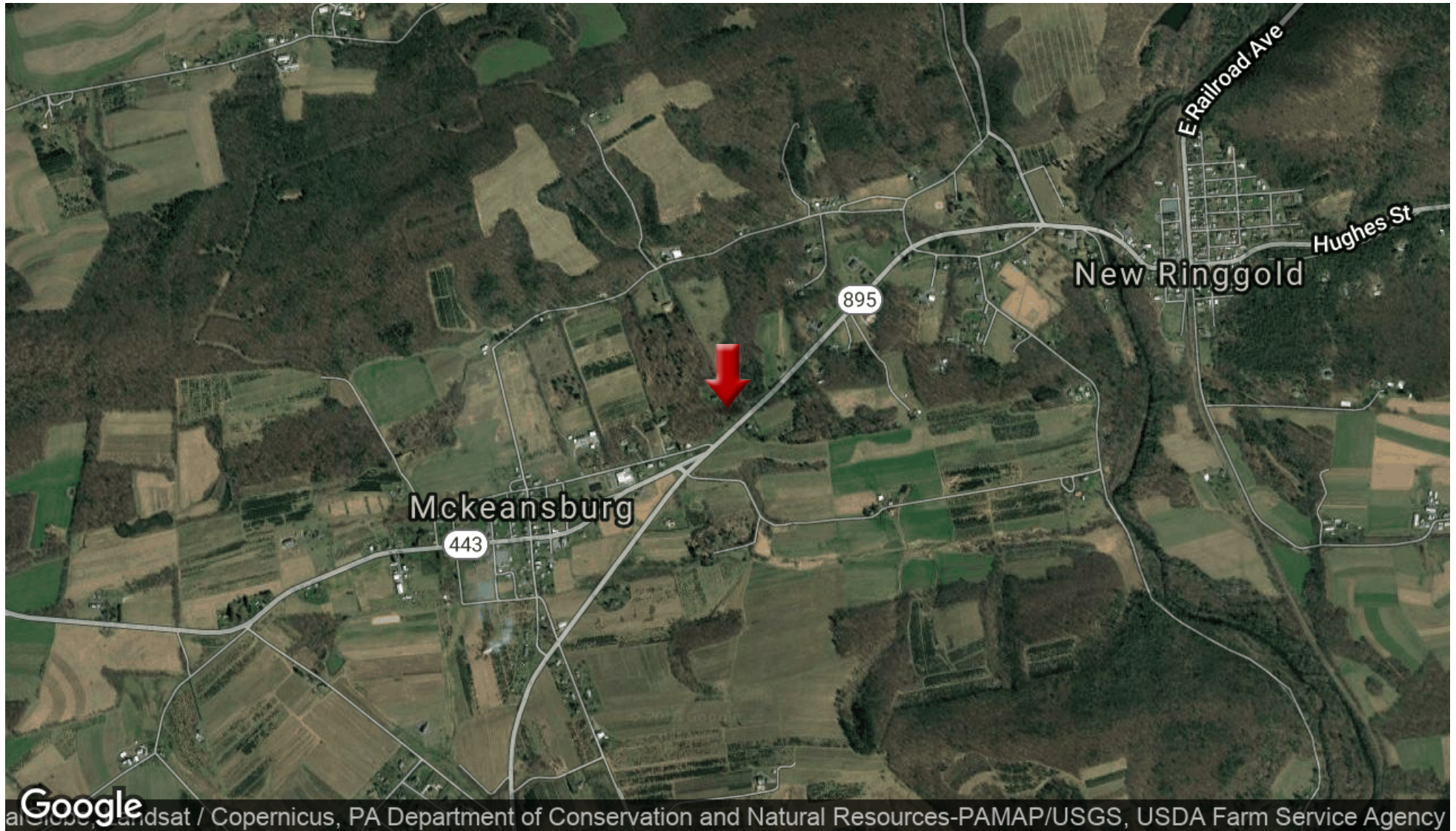
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AERIAL MAP

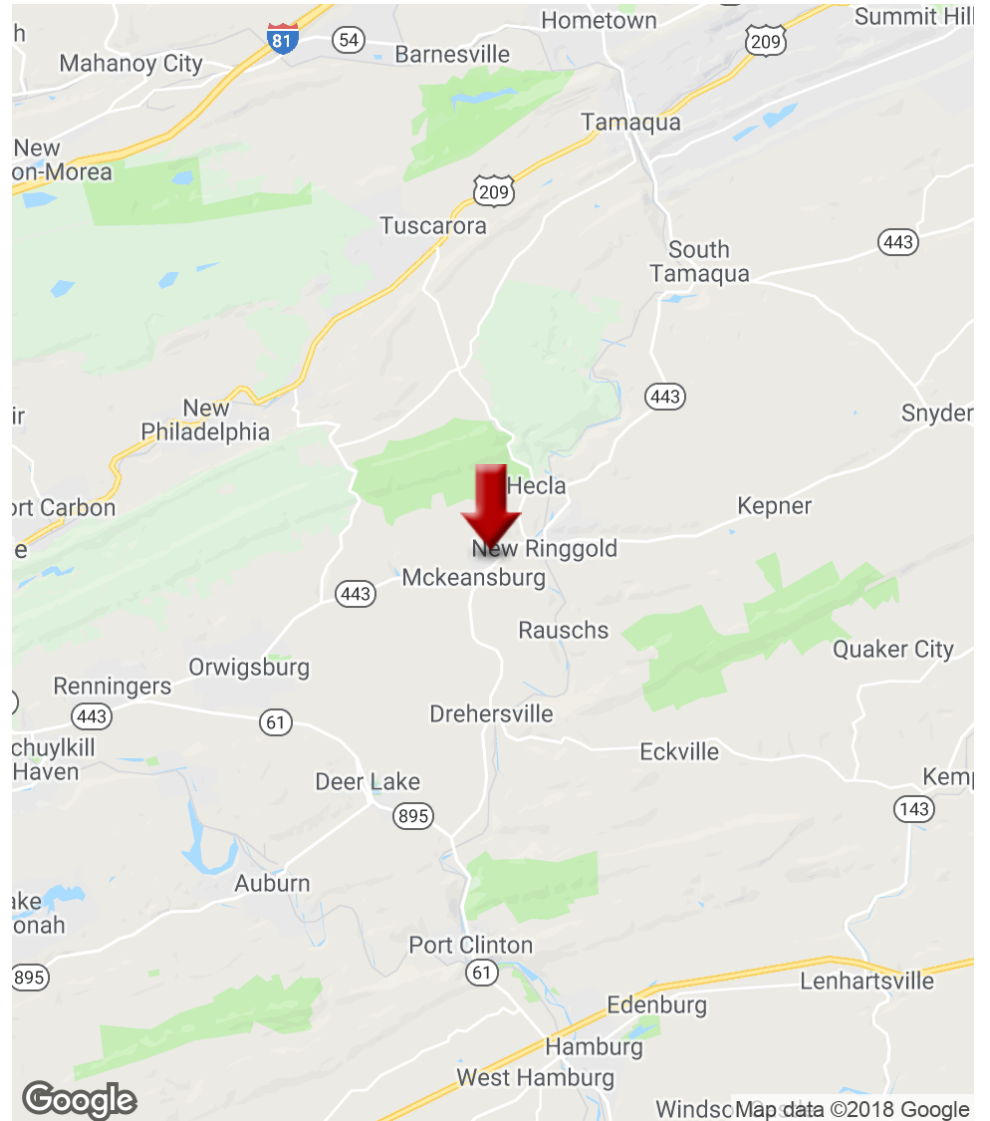
LOCATION MAPS

REGIONAL MAP

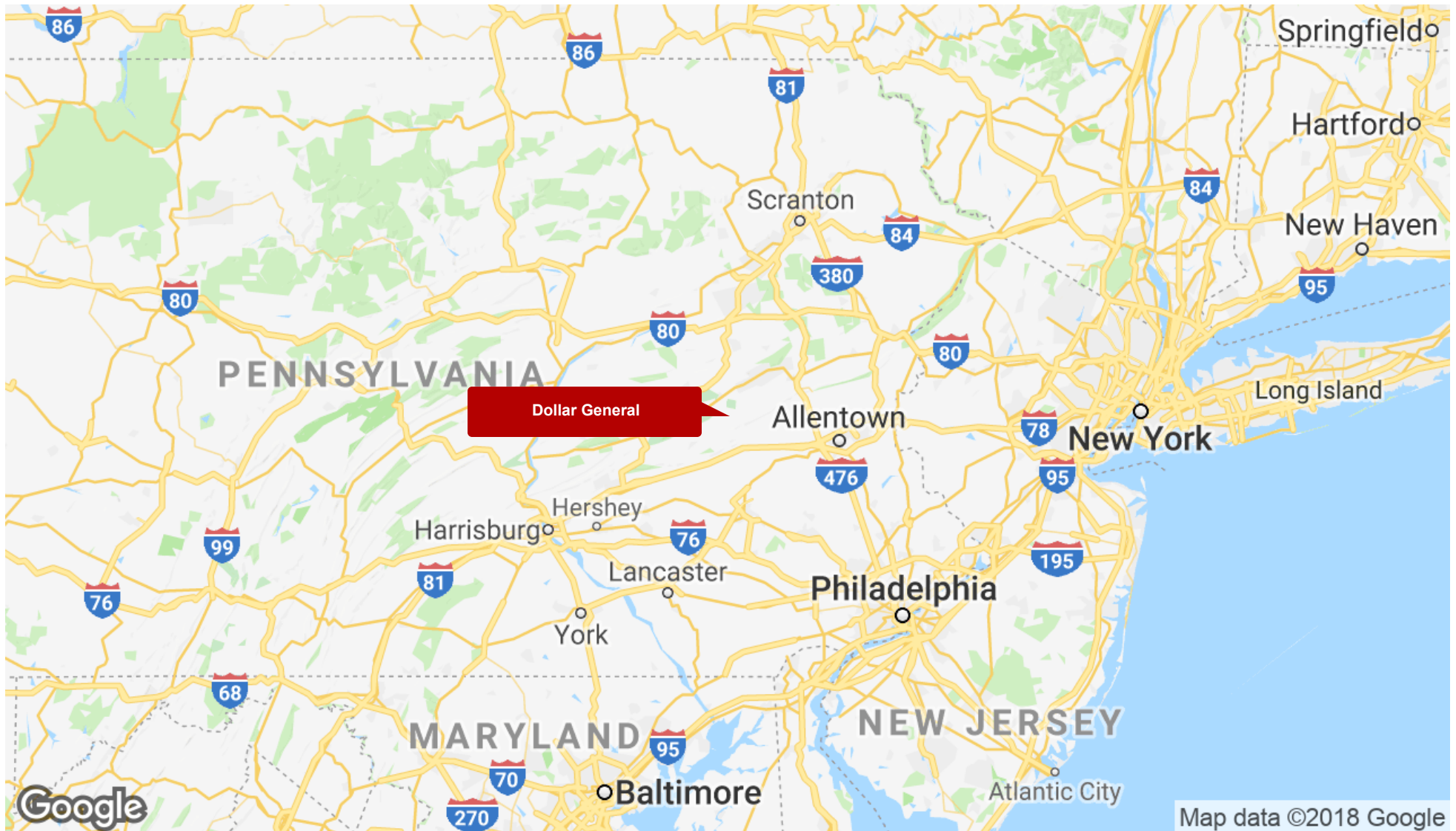
Aerial Map



Location Maps



Regional Map



DOLLAR GENERAL

FINANCIAL ANALYSIS

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RENT ROLL

TENANT PROFILES

Rent Roll

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	PRICE PER SF/YR
Initial Term	9,100	est 8/27/2018	8/31/2033	\$96,816	\$10.64
1st Option	9,100	9/1/2033	8/31/2038	\$106,497	\$11.70
2nd Option	9,100	9/1/2038	8/31/2043	\$117,147	\$12.87
3rd Option	9,100	9/1/2043	7/31/2048	\$128,862	\$14.16
Initial Annual Rent				\$96,816	

Tenant Profiles



Dollar General Company (NYSE: DG) is the largest small box discount retailer in the United States offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. In addition to high-quality, private brands, Dollar General sells products from America's most-trusted brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

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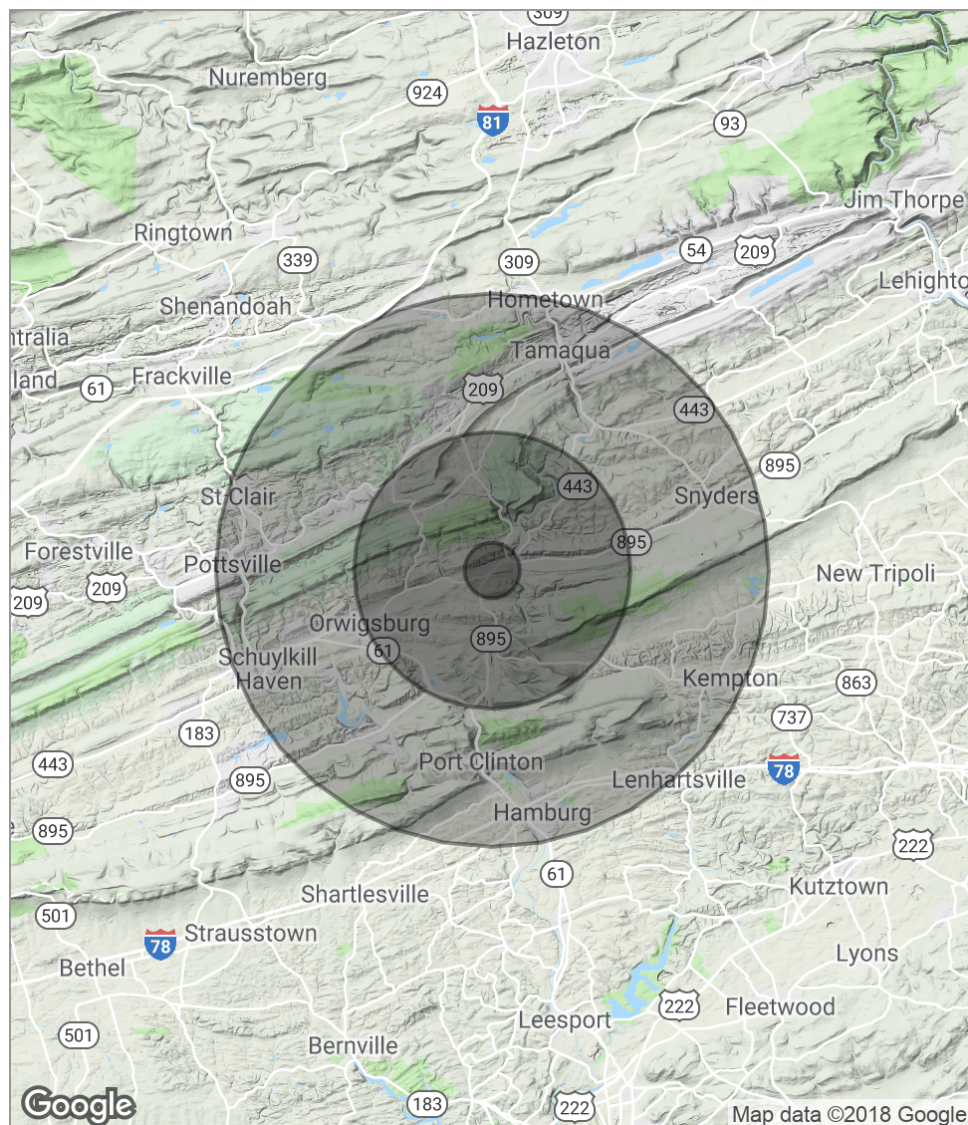
DOLLAR GENERAL

DEMOGRAPHICS

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DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	400	14,591	72,537
Median Age	43.1	42.5	41.1
Median Age (Male)	42.8	41.1	40.1
Median Age (Female)	43.6	43.6	42.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	159	5,677	29,139
# Of Persons Per HH	2.5	2.6	2.5
Average HH Income	\$76,366	\$68,830	\$58,931
Average House Value	\$209,553	\$214,103	\$172,825
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	0.8%	1.1%	2.0%
RACE (%)	1 MILE	5 MILES	10 MILES
White	98.0%	96.5%	96.3%
Black	0.3%	0.4%	1.2%
Asian	0.0%	1.7%	0.9%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.0%	0.1%
Other	0.0%	0.5%	0.7%

* Demographic data derived from 2010 US Census