



**DOLLAR GENERAL**

**Single Tenant Absolute NNN Investment**  
**RARE FLORIDA PORTFOLIO**





## PORTFOLIO SUMMARY

We are pleased to offer to qualified investors an opportunity to invest in a portfolio sale consisting of 5 single tenant Absolute NNN investments that are 100% leased to Dollar General on a corporate lease. These are fee simple (ownership of land and building) leases that include approximately 10-11+ years remaining. Located in Melbourne, DeLand, St. Augustine, Lehigh Acres, and Indiantown, Florida; these assets are strategically placed in or near coastal cities located mainly up and down Florida's East Coast with one on the West Coast in Lehigh Acres - part of the Cape Coral-Fort Myers MSA. Each property has 4 - 5 Year option periods, and Indiantown has 5 - 5 Year option periods. These assets are being sold with existing debt (\$6,800,299 remaining balance) that matures December 1, 2020. The debt is structured as an original 7 year term with 30 Years amortization at a 5.19% interest rate.

Dollar General Corp. (NYSE: DG) is a discount retailer that offers consumables, seasonal, home products, and apparel. Dollar General Corp. posts over \$21.9 Billion in Revenue, over \$11.6 Billion in Total Assets, and an investment grade rating of "BBB" by Standard and Poors. There are more than 13,320 locations in 43 states and is headquartered in Goodlettsville, TN; it has operated for over 75 years and is one of the strongest discount retailers in the US. This is a rare opportunity to buy five investment grade (Rated "BBB by S&P) Dollar General stores strategically placed along or near Florida's Coastal region with excellent fundamentals, zero landlord obligations, and low cost of entry.

### PRICING DETAILS

List Price	\$10,250,000
NOI	\$634,823
CAP Rate	6.19%

### OPERATING EXPENSE DATA

Annual Rent	\$634,823
Operating Expense	
Taxes	NNN
Insurance	NNN
CAM	NNN
Net Operating Income	\$634,823
Roof & Structure	Tenant Responsible

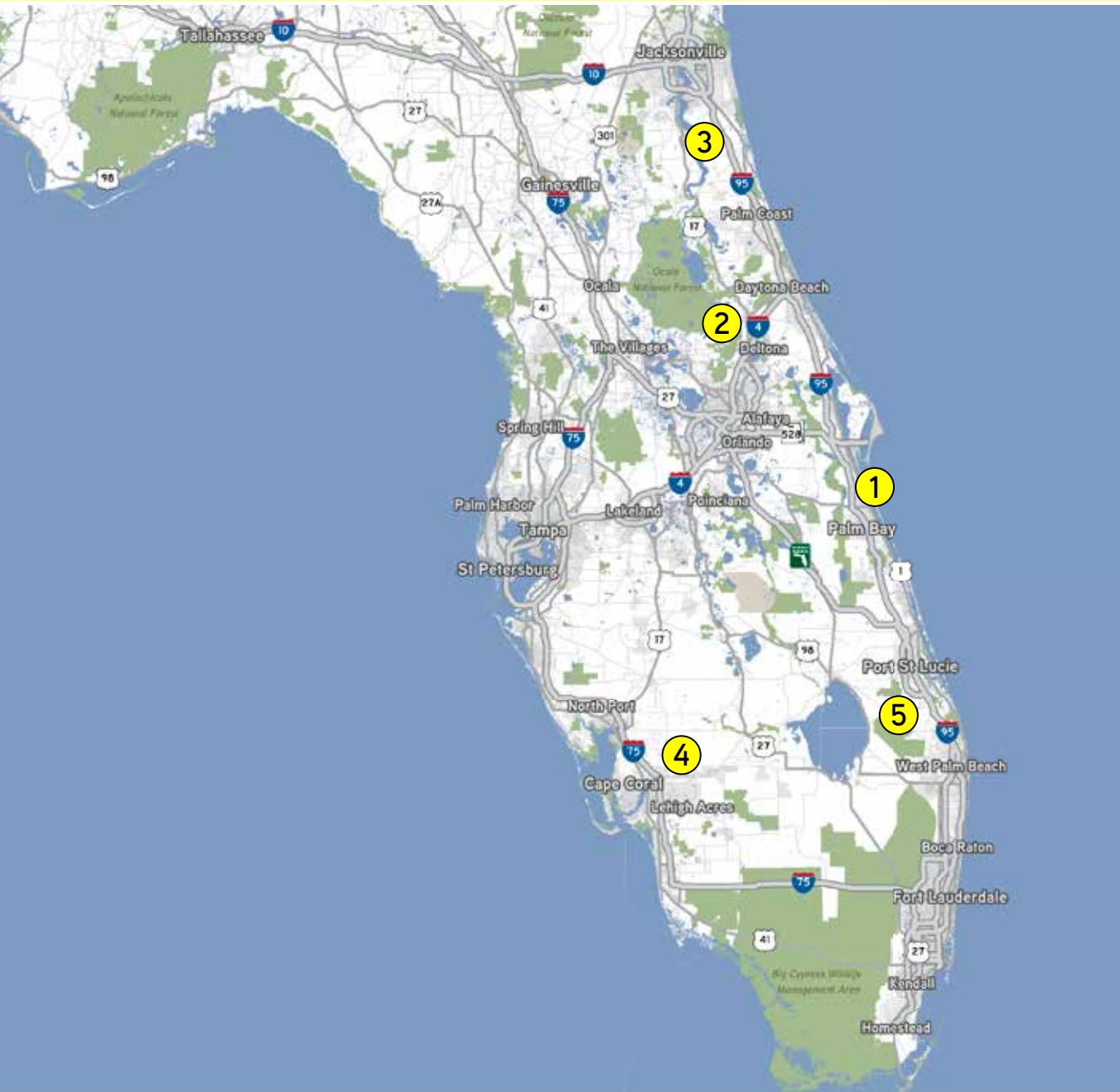
**DOLLAR GENERAL**

# PRICING & PROFIT ANALYSIS

Tenant	Location	Bldg Square Footage	NOI	Lease Expiration	Primary Term Rental Escalations	Option Periods
Dollar General	Melbourne, FL	9,100	\$112,873	Aug-28	None	4 5-Year Options
Dollar General	DeLand, FL	9,026	\$120,249	Jun-28	None	4 5-Year Options
Dollar General	St. Augustine, FL	9,100	\$131,734	Mar-28	None	4 5-Year Options
Dollar General	Fort Myers, FL	10,640	\$160,627	Dec-27	2022: \$165,456	4 5-Year Options
Dollar General	Indiantown, FL	9,026	\$109,340	Oct-28	None	5 5-Year Options

Loan Terms	
Term	7 Years
Due	12/1/2020
Interest Rate	5.19%
Original Balance	\$6,900,000
Remaining Balance	\$6,800,299
Amortization	30 Years

# PRICING & PROFIT ANALYSIS



## DOLLAR GENERAL

- 1 525 E University Blvd, Melbourne, FL 32901
- 2 2110 E International Speedway Blvd, DeLand, FL 32724
- 3 35 Murabella Pkwy, St Augustine, FL 32092
- 4 500 Joel Blvd, Lehigh Acres, FL 33936
- 5 15448 SW Warfield Blvd, Indiantown, FL 34956, USA

**Tax Free State - Florida - Sun Belt State  
High Growth & Demand**

**Geographically Diversified Portfolio**

## INVESTMENT HIGHLIGHTS



### **NATIONAL CREDIT TENANT - PRIDE OF OWNERSHIP**

Dollar General Corp. (NYSE: DG) - Rated "BBB" by Standard & Poor - Investment Grade

Over 13,320 Stores - Operational For Over 150 Years

Net Income of Approximately \$1.25 Billion - Over \$11.6 Billion in Total Assets

### **INVESTMENT GRADE CREDIT TENANT**

Approximately 10+ Years Remaining on Each Property - Long-Term Secure Cash Flow

Absolute NNN Lease Structure - Zero LL Responsibilities

4 - 5 Yr Option Periods; Long-Term Stability & Cash Flow

## INVESTMENT HIGHLIGHTS



### **IDEAL 1031 EXCHANGE ASSET**

Tax Free State - Florida - Sun Belt State - High Growth & Demand

Low Cost of Entry to Own Large Portfolio

Investment Grade Credit Tenant - Iconic American Brand

Investment Grade Credit - Dollar General Corp. (NYSE: DG) - Rated BBB by S&P

Approximately 10+ Year Leases Remaining

Single Tenant (Fee Simple) Investment - Zero LL Responsibilities

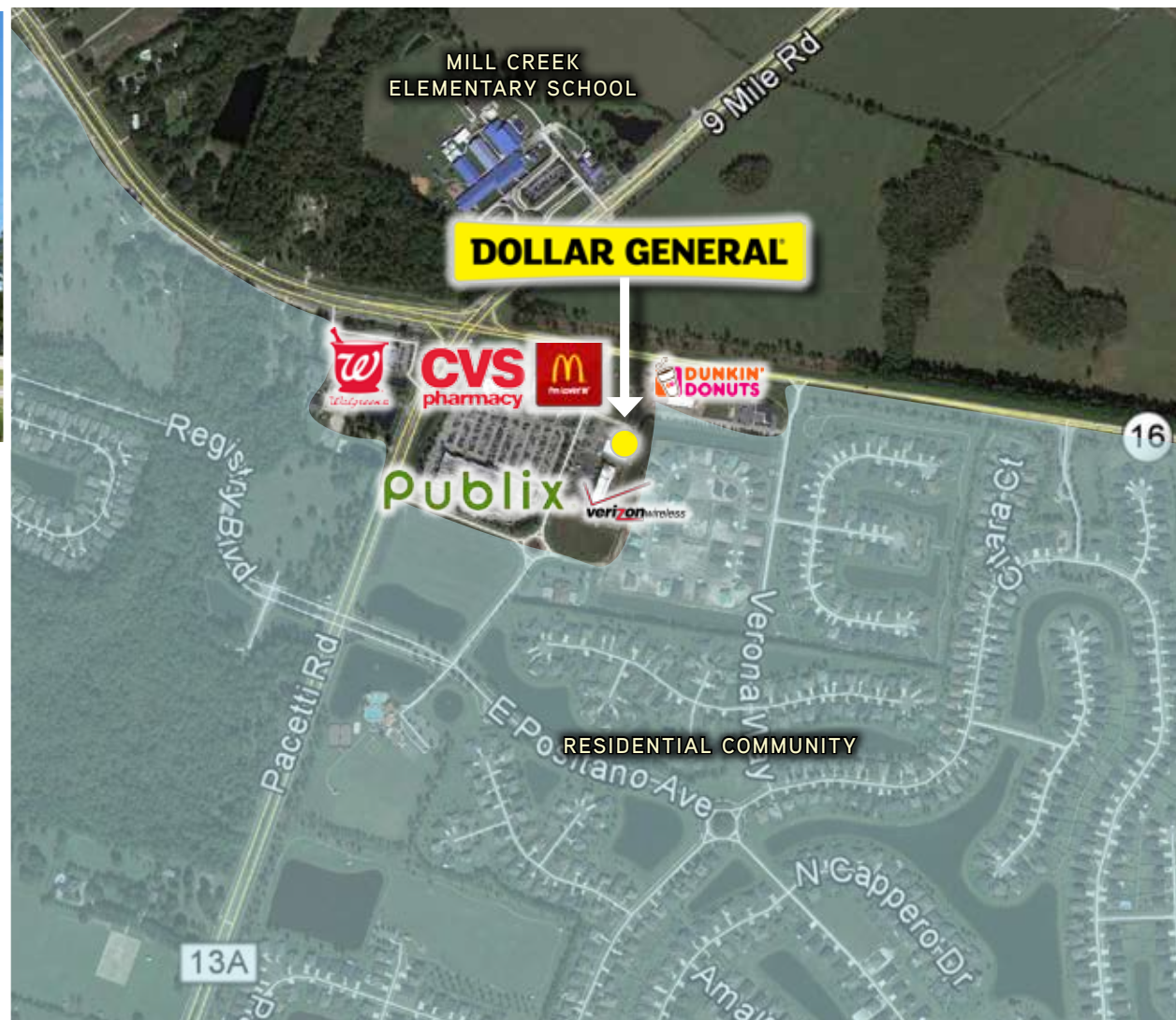
Excellent Demographics - Florida Projected to be 16th Largest Economy in the World by 2019



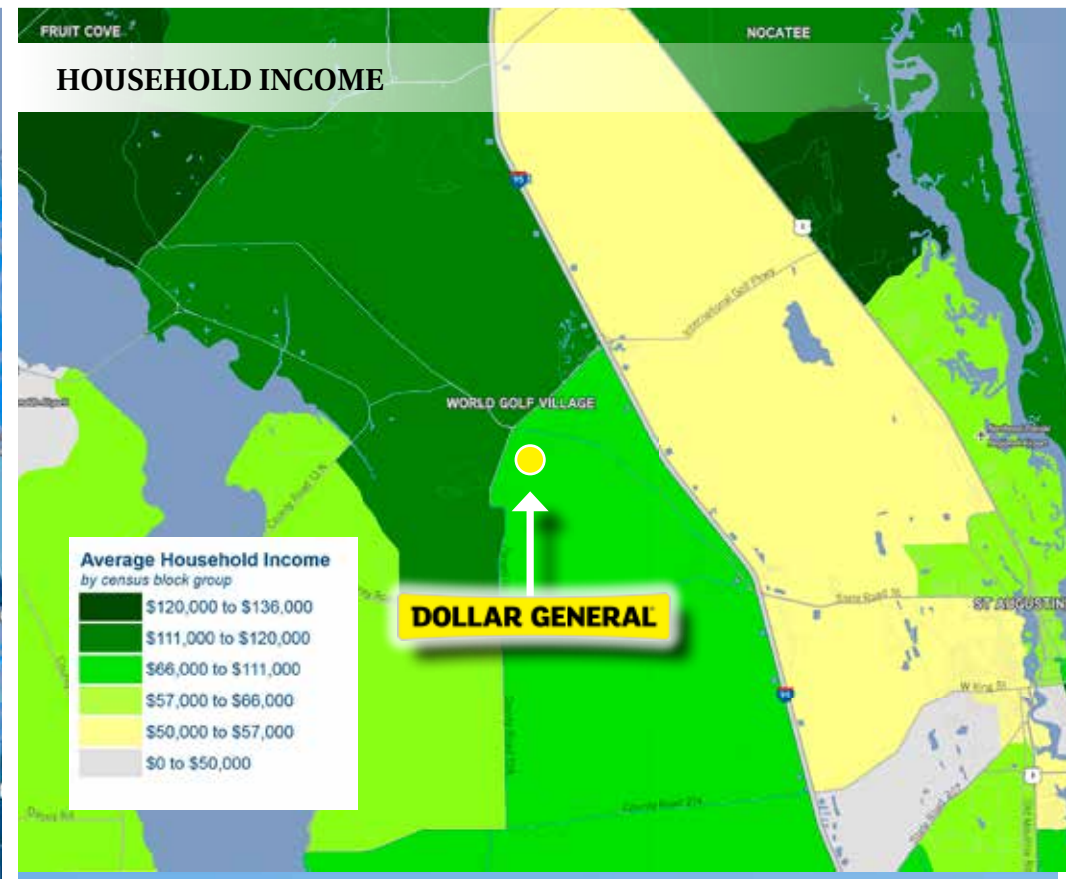
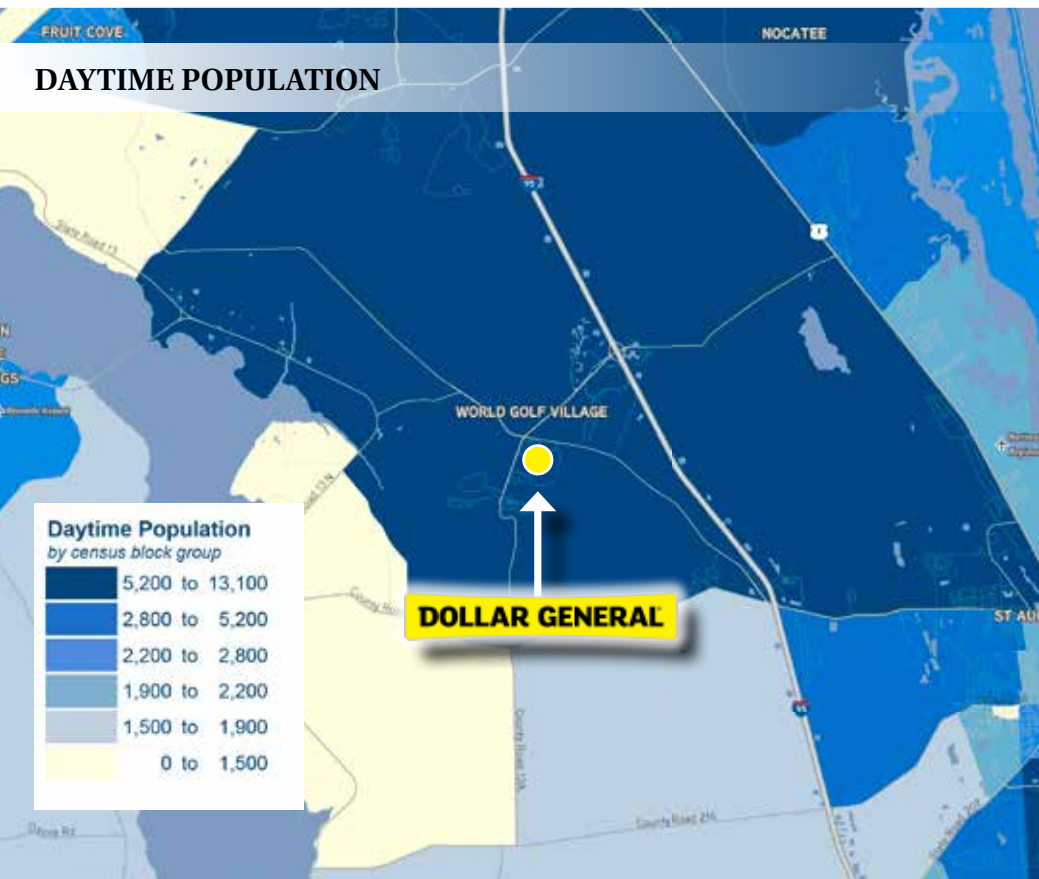
## Dollar General | 35 Murabella Pkwy. Saint Augustine, FL



Population	1-MILE	3-MILE	5-MILE
Estimated Population (2016)	4,132	17,267	21,600
Projected Population (2021)	4,855	20,249	25,253
Households	1-MILE	3-MILE	5-MILE
Estimated Households (2016)	1,423	5,829	7,389
Projected Households (2021)	1,673	6,840	8,641
Income	1-MILE	3-MILE	5-MILE
Avg. Household Income (2016)	\$97,412	\$102,329	\$99,839
Median Household Income (2016)	\$73,239	\$83,413	\$80,205
Business Facts	1-MILE	3-MILE	5-MILE
Total Businesses	93	341	532
# of Employees	808	4,361	5,855



# Dollar General | 35 Murabella Pkwy. Saint Augustine, FL







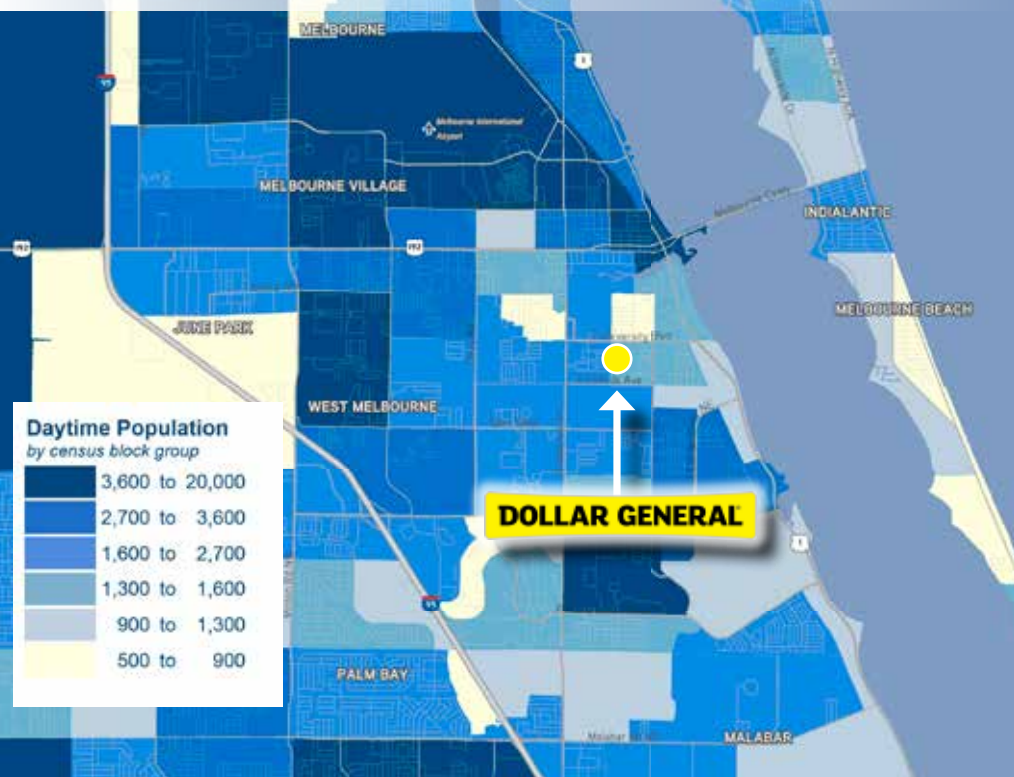
## Dollar General | 525 E University Blvd, Melbourne, FL



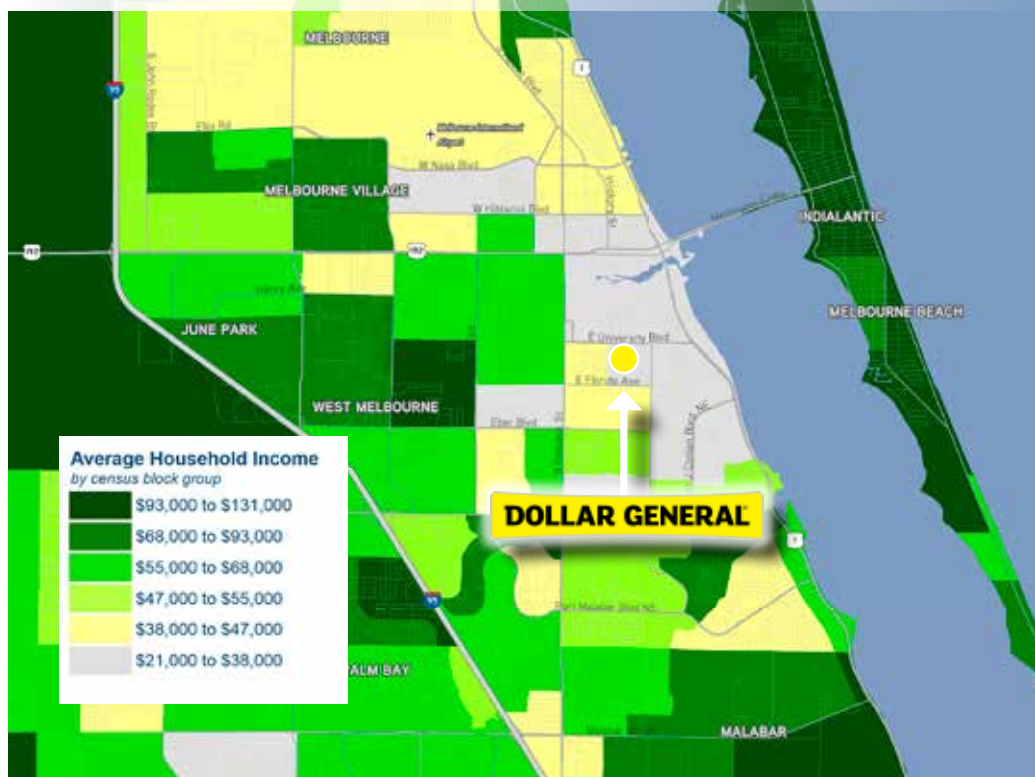
	1-MILE	3-MILE	5-MILE
<b>Population</b>			
Estimated Population (2016)	8,213	54,582	118,984
Projected Population (2021)	8,595	57,107	123,875
<b>Households</b>			
Estimated Households (2016)	3,575	25,000	52,479
Projected Households (2021)	3,749	26,171	54,643
<b>Income</b>			
Avg. Household Income (2016)	\$34,198	\$48,533	\$58,421
Median Household Income (2016)	\$22,149	\$34,091	\$41,955
<b>Business Facts</b>			
Total Businesses	260	4,587	8,097
# of Employees	2,241	52,299	87,652

# Dollar General | 525 E University Blvd, Melbourne, FL

## DAYTIME POPULATION

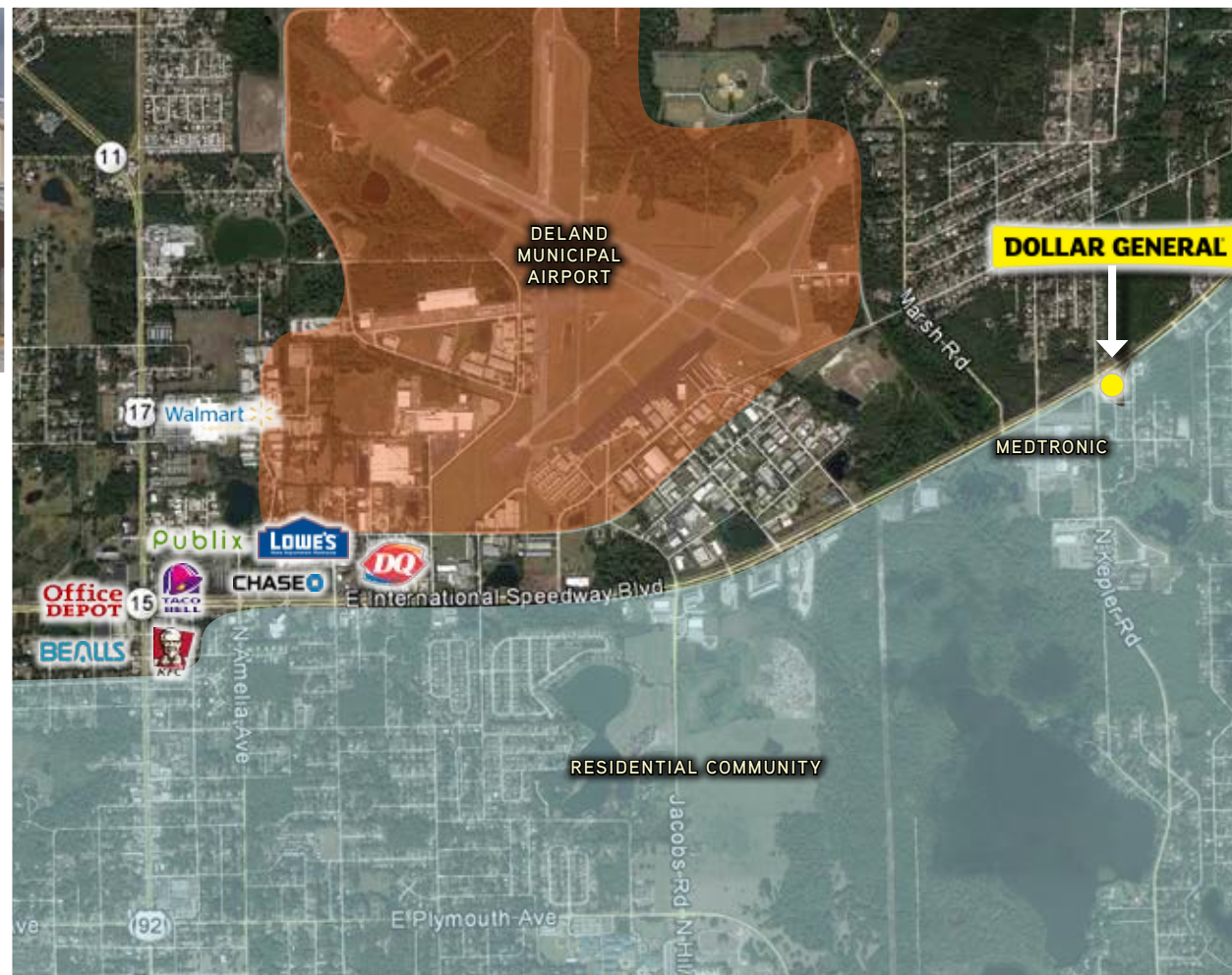


## HOUSEHOLD INCOME





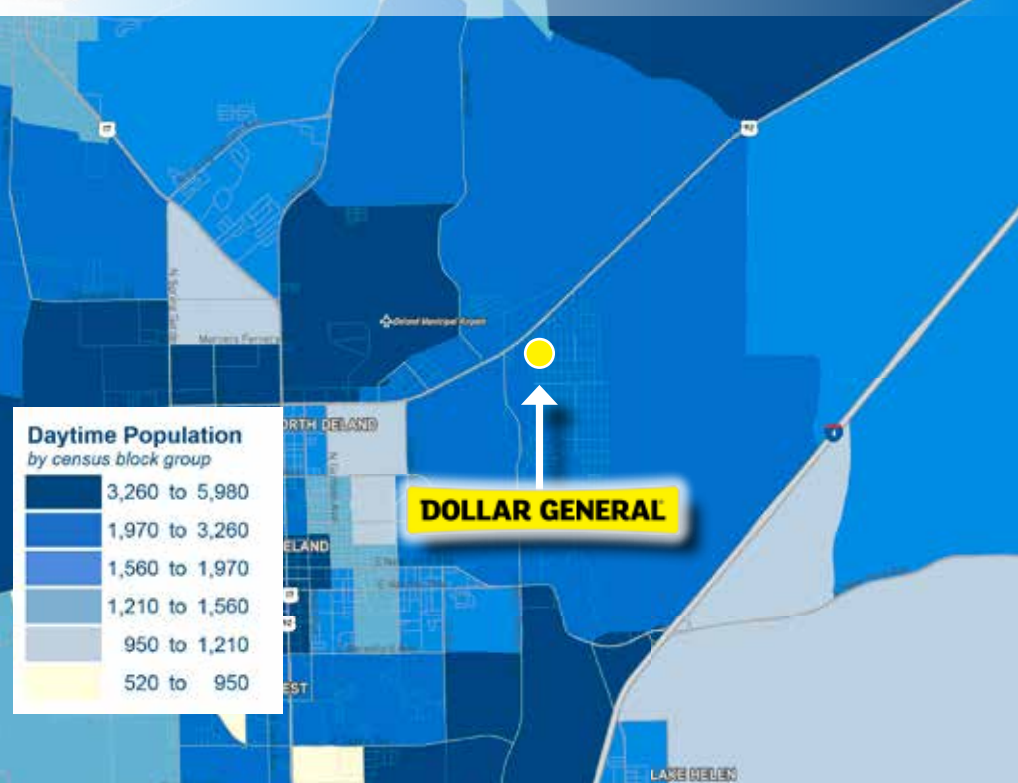
## Dollar General | 2110 E Intl Speedway Blvd., DeLand, FL



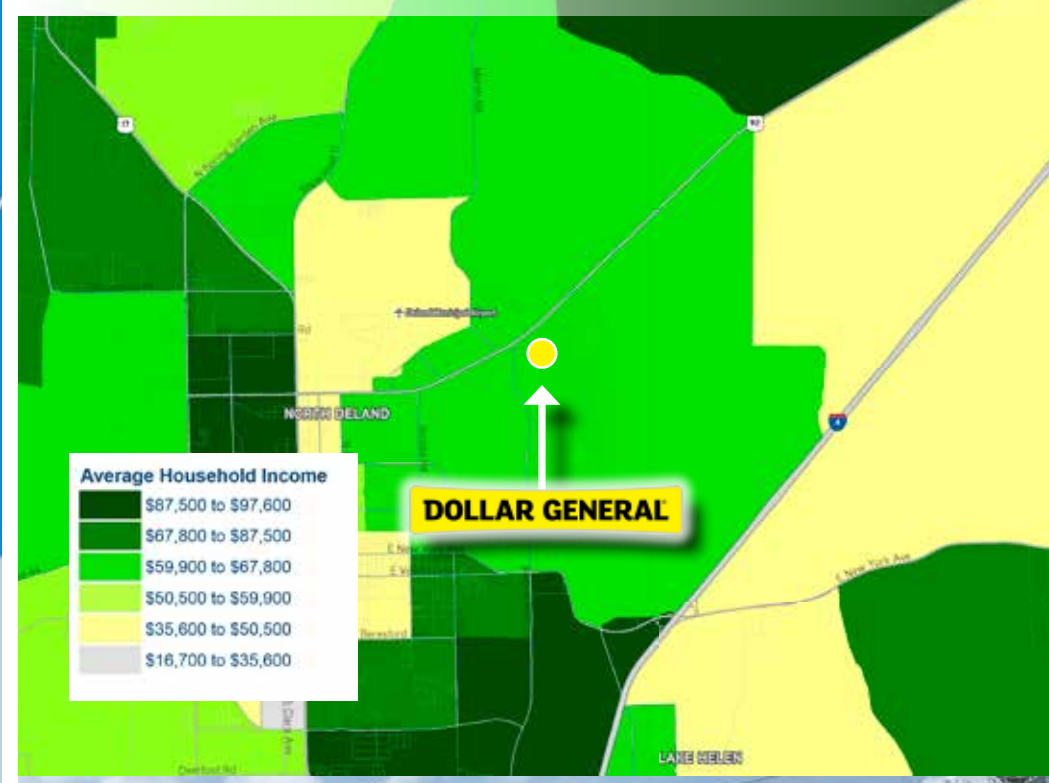
Population	1-MILE	3-MILE	5-MILE
Estimated Population (2016)	2,614	16,898	48,224
Projected Population (2021)	2,678	17,356	49,945
Households	1-MILE	3-MILE	5-MILE
Estimated Households (2016)	974	6,446	19,063
Projected Households (2021)	996	6,609	19,733
Income	1-MILE	3-MILE	5-MILE
Avg. Household Income (2016)	\$60,834	\$55,828	\$54,105
Median Household Income (2016)	\$50,082	\$41,392	\$38,490
Business Facts	1-MILE	3-MILE	5-MILE
Total Businesses	113	803	2,563
# of Employees	1,970	9,363	27,553

# Dollar General | 2110 E Intl Speedway Blvd., DeLand, FL

## DAYTIME POPULATION



## HOUSEHOLD INCOME



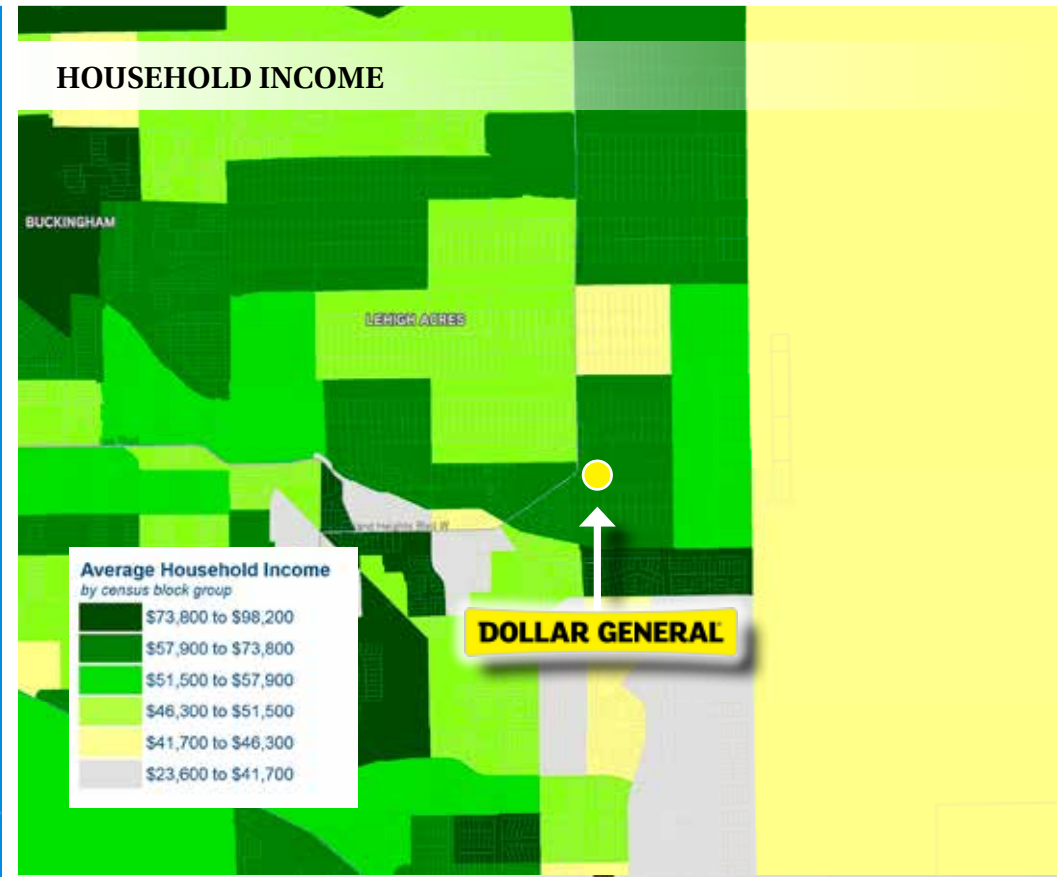
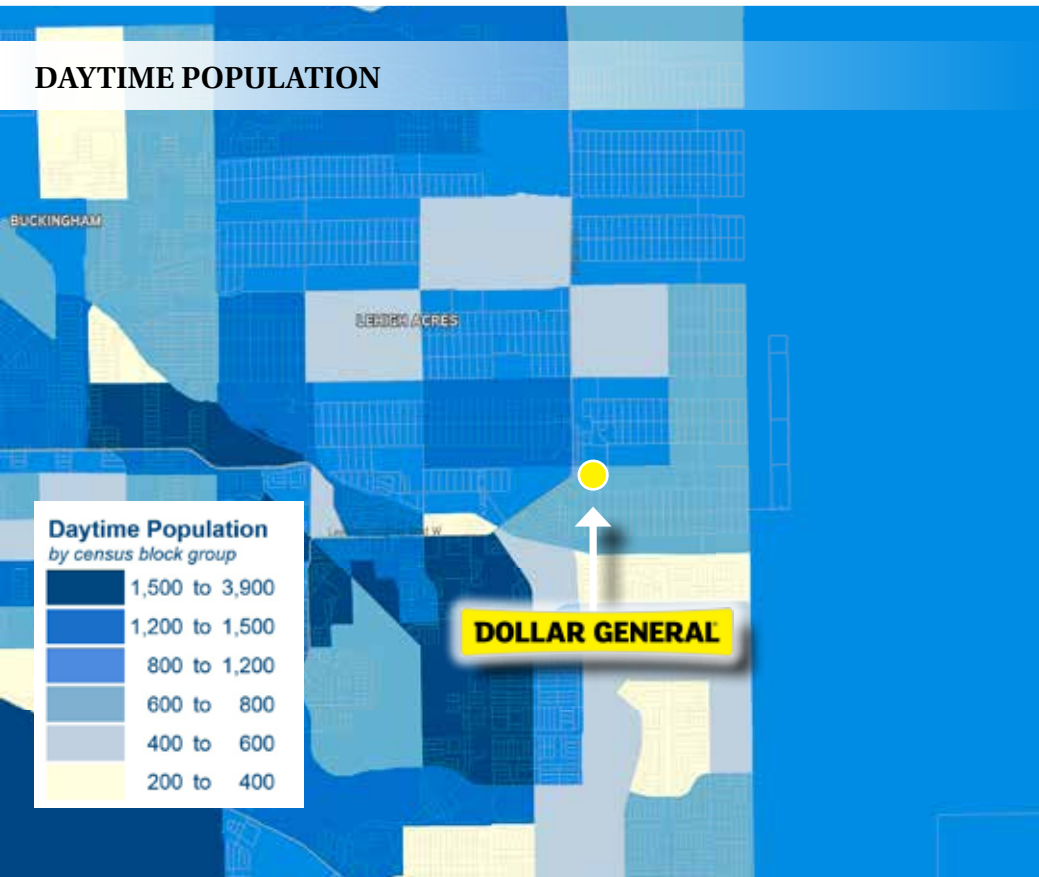


## Dollar General | 500 Joel Blvd Lehigh Acres, FL



Population	1-MILE	3-MILE	5-MILE
Estimated Population (2016)	4,876	22,788	49,009
Projected Population (2021)	5,444	25,125	54,383
Households	1-MILE	3-MILE	5-MILE
Estimated Households (2016)	1,928	8,349	17,604
Projected Households (2021)	2,137	9,133	19,414
Income	1-MILE	3-MILE	5-MILE
Avg. Household Income (2016)	\$53,439	\$51,860	\$49,446
Median Household Income (2016)	\$50,497	\$45,173	\$40,807
Business Facts	1-MILE	3-MILE	5-MILE
Total Businesses	57	429	1,160
# of Employees	213	2,135	8,082

# Dollar General | 500 Joel Blvd Lehigh Acres, FL



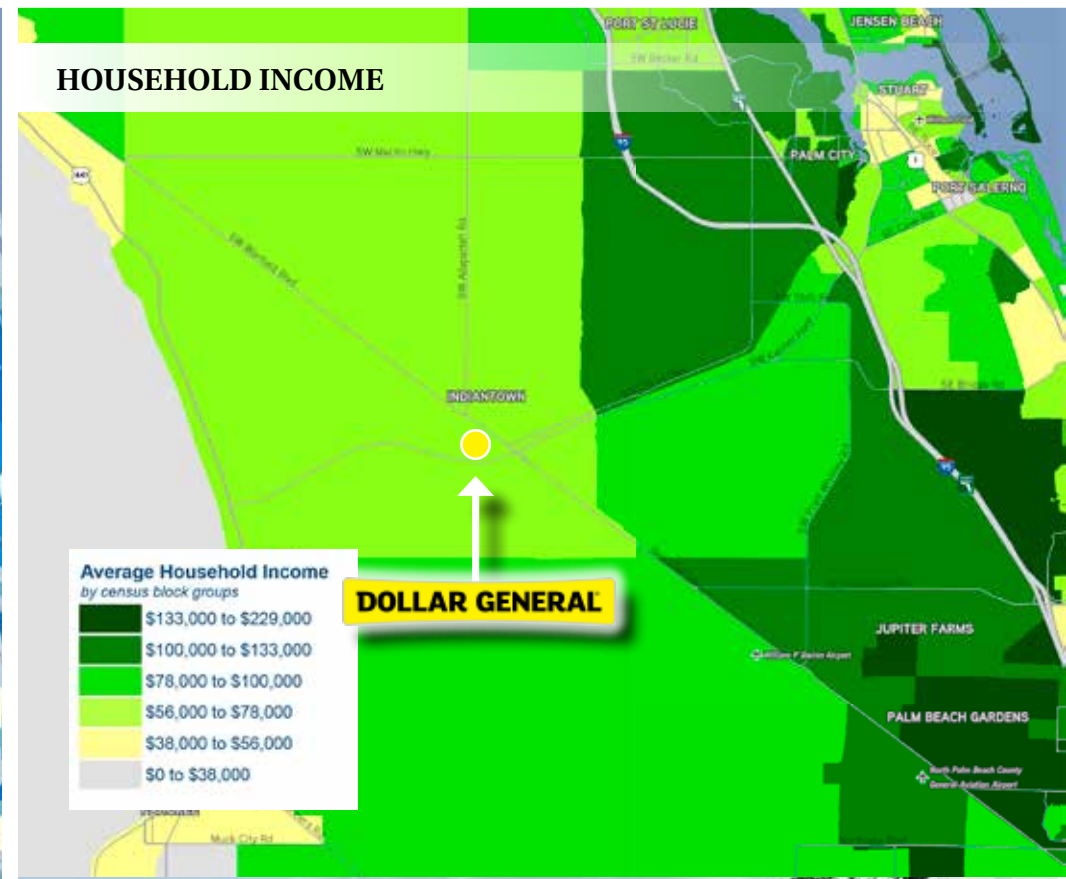
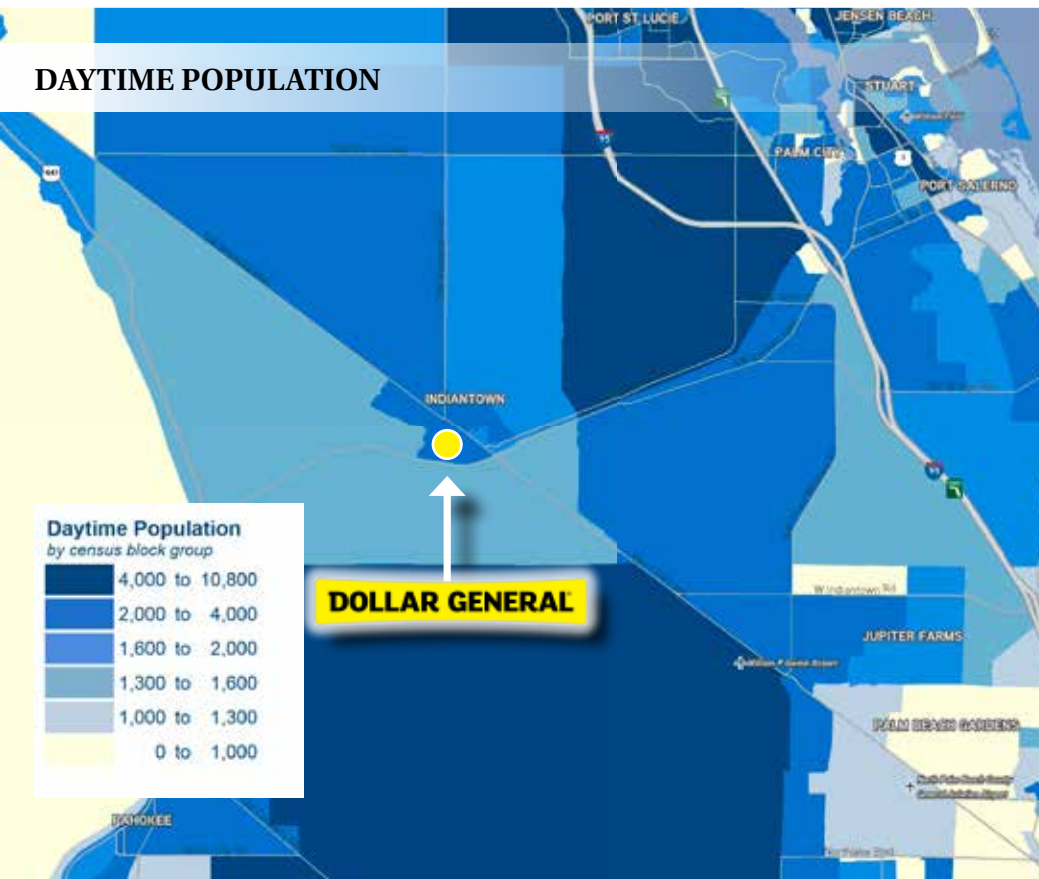


## Dollar General | 15448 SW Warfield Blvd, Indiantown, FL



Population	1-MILE	3-MILE	5-MILE
Estimated Population (2016)	2,660	5,804	6,613
Projected Population (2021)	2,673	5,853	6,696
Households	1-MILE	3-MILE	5-MILE
Estimated Households (2016)	620	1,492	1,721
Projected Households (2021)	621	1,501	1,741
Income	1-MILE	3-MILE	5-MILE
Avg. Household Income (2016)	\$65,934	\$68,210	\$66,315
Median Household Income (2016)	\$49,749	\$44,181	\$43,464
Business Facts	1-MILE	3-MILE	5-MILE
Total Businesses	115	185	229
# of Employees	1,116	1,811	2,158

# Dollar General | 15448 SW Warfield Blvd, Indiantown, FL







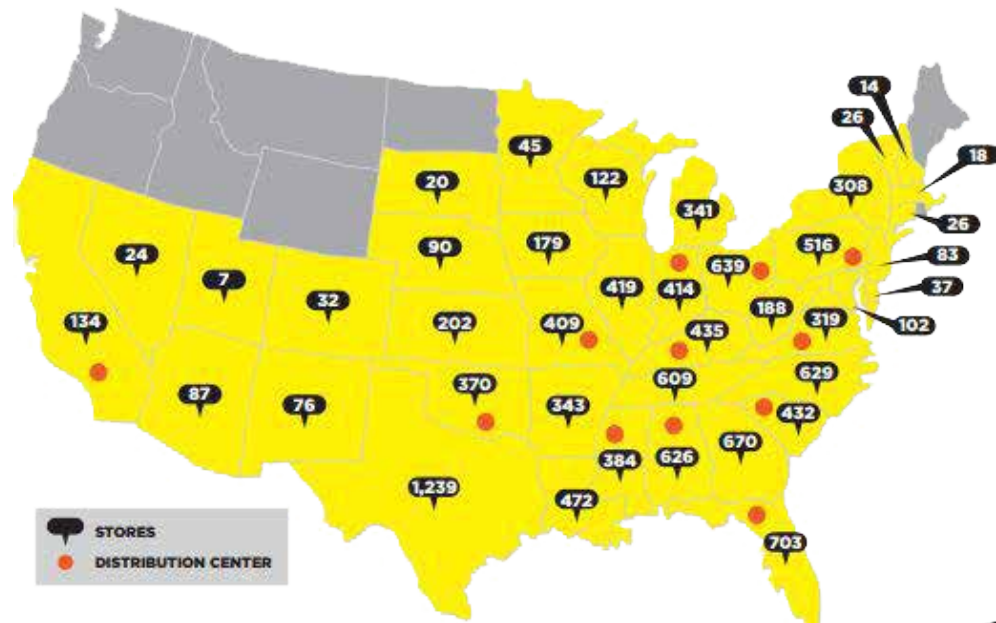
## COMPANY PROFILE

Dollar General Corporation (NYSE: DG), is a discount retailer in the United States. The Company offers a selection of merchandise, including consumables, seasonal, home products and apparel. Its merchandise includes national brands from manufacturers, as well as private brand selections with prices at discounts to national brands. It offers its merchandise at everyday low prices through its convenient small-box locations. The Company sells national brands from manufacturers, such as Procter & Gamble, PepsiCo, Coca-Cola, Nestle, General Mills, Unilever, Kimberly Clark, Kellogg's and Nabisco, which are typically found at higher retail prices elsewhere. Additionally, its private brand consumables offer even greater value with options to purchase value items and national brand equivalent products at substantial discounts to the national brand. The Company operates approximately 13,320 stores located in 43 states located in the southern, southwestern, midwestern and eastern United States.



## FAST FACTS

- \$22 billion in sales in fiscal 2016
- 13,320 retail locations as of February 3, 2017
- 7,300 square-foot stores
- 10,000 - 12,000 total stock keeping units (SKUs) per store from America's most-trusted manufacturers
- 15 distribution centers
- 120,000+ employees
- Ranked #139 on the Fortune 500 list as of June 2016





## FLORIDA

Florida is the third largest state by population with 20,612,439 people according to the latest US Census Bureau and is one of the fastest growing states in the USA with a growth rate of 7.8% (almost double the national average of 4.1%). Florida's economy is expected to accelerate at a faster pace than the nation's for the next four years, becoming a \$1 Trillion economy by 2018. Florida has exceeded national job growth since April 2012 and as of January 2017, Florida's job growth rate was 3.4% while the overall U.S. job growth rate was 1.6%. With 40% of all U.S. exports to Latin and South America passing through Florida it is one of the largest export states in the U.S. and is a major gateway for merchandise trade between North America, Latin America, and the Caribbean along with other regions.

## EXCELLENT LOCATION

- Tax Free State - Florida - Sun Belt State - High Growth & Demand
- Low Cost of Entry to Own Large Portfolio
- Florida Projected to Become 16th Largest Economy in The World by 2019
- Florida's Economic Growth Expected to be Faster Than US's Next Four Years
- Florida Economic Growth Projected at 2.9% through 2019
- Strategically Located Assets Across The State of Florida
- Diversified Economic Base - Tourism, Finance, Retail, Services and Healthcare





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