

# OFFERING MEMORANDUM



**DOLLAR GENERAL**  
JAMESVILLE, NORTH CAROLINA

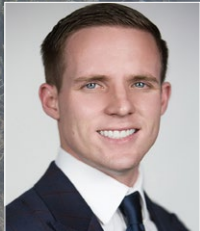


**SCHUCHERT**  
RETAIL GROUP



**SCHUCHERT**  
RETAIL GROUP

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**DOLLAR GENERAL**





# INVESTMENT SUMMARY



LIST PRICE  
**\$1,089,415**



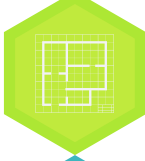
LOCATION  
**1071 NC HWY 171  
JAMESVILLE, NC 27846**



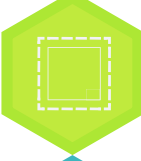
CAP RATE  
**6.50%**



ANNUAL RENT  
**\$70,812.00**



BUILDING SIZE  
**9,100 SQ. FT.**



LAND AREA  
**1.21 ACRES**



OWNERSHIP  
**FEE SIMPLE**



LEASE TYPE  
**ABSOLUTE NNN**



TERM REMAINING  
**8.5 YEARS**



LEASE EXPIRATION  
**09/30/2029**



RENEWAL OPTIONS  
**4 - 5 YEAR**



RENT INCREASES  
**10% AT OPTIONS**



PARKING  
**38 SPACES**



YEAR BUILT  
**2014**



APN  
**0102570**



TRAFFIC COUNTS  
**3,607 VPD**

# INVESTMENT HIGHLIGHTS

## DOLLAR GENERAL CORPORATE LEASE:

- Approximately 8.5 Years Remaining in the Initial 15 Year Lease Term
- 2014 Construction - 9,100 SF
- Four (4) - Five (5) Year Option Periods with 10% Rental Increases

## A TRUE COUPON CLIPPER | ABSOLUTE NNN LEASE:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Property Taxes
- Ideal, Management-Free Investment for an Out-of-State, Passive Investor

## PROXIMITY TO MAJOR CITIES:

- Greenville, North Carolina | 38 Miles - 46 Minute Drive
- Rocky Mount, North Carolina | 56 Miles - 53 Minute Drive
- Jacksonville, North Carolina | 90 Miles - 1 Hour: 35 Minute Drive
- Chesapeake, Virginia | 96 Miles - 1 Hour: 41 Minute Drive
- Raleigh, North Carolina | 113 Miles - 1 Hour: 42 Minute Drive
- Durham, North Carolina | 138 Miles - 2 Hour: 11 Minute Drive

## TRADE AREA DEMOGRAPHICS:

- 3-Mile Population = 1,417 Residents
- 3-Mile Average Household Income = \$84,907
- 5-Mile Population = 2,580 Residents
- 5-Mile Average Household Income = \$82,627
- 7-Mile Population = 3,866 Residents
- 7-Mile Average Household Income = \$79,749

## TENANT:

- Dollar General (NYSE: DG) Features Investment Grade Credit "BBB" by Standard & Poor's
- 17,000 Stores in 46 States as of November 14, 2020
- Dollar General Achieved Their 31st Consecutive Year of Positive Same-Store Sales Growth in 2020
- Ranked #112 on the Fortune 500 List - Up 7 from Last Year (Dollar General has Moved Up the Fortune 500 Rankings for 11 Consecutive Years)
- In 2021 Dollar General Plans to Execute 2,900 Real Estate Projects, Including 1,050 New Store Openings, 1,750 Remodels, and 100 Store Relocations













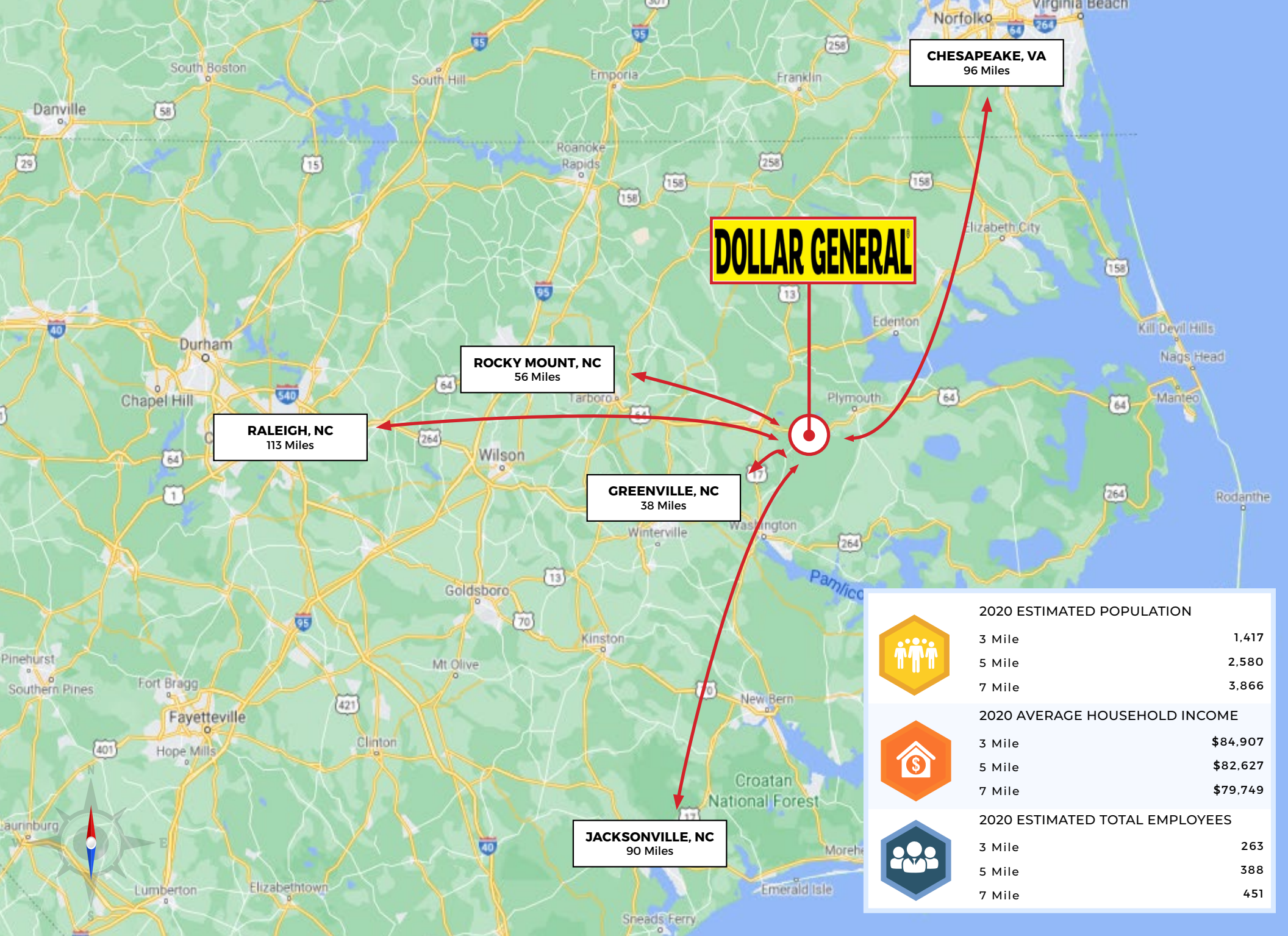
CARQUEST  
 Advance Auto Parts  
 DOLLAR GENERAL  
 FAMILY DOLLAR  
 BURGER KING  
 Bojangles  
 SUBWAY  
 Shell  
 FOOD LION  
 Speedway  
 SUNDIC  
 the Y

Advance Auto Parts  
 NAPA  
 DOLLAR GENERAL  
 piggy wiggly  
 McDonald's  
 Bojangles  
 SUBWAY  
 DOLLAR TREE  
 Walgreens  
 Speedway  
 Shell  
 RODEWAY INN  
 Holiday Inn Express  
 UNION TRUIST CITTITRENDS  
 FOOD LION  
 BURGER KING  
 TACO BELL  
 Kentucky Fried Chicken

Pizza Hut  
 Domino's  
 Southern Wine & Spirits  
 NAPA  
 Advance Auto Parts  
 O'Reilly  
 AutoZone  
 DOLLAR GENERAL  
 DOLLAR TREE  
 WOODBROOK  
 CATO  
 piggy wiggly  
 FOOD LION  
 TACO BELL  
 BURGER KING  
 DQ  
 Kentucky Fried Chicken  
 Bojangles  
 SUBWAY  
 bek  
 Walmart  
 PNC  
 Shell  
 HIBBETT SHOE SHOW  
 TRACTOR SUPPLY CO  
 FAMILY DOLLAR  
 First Citizens Bank  
 WELLS FARGO  
 MURPHY USA  
 Hampton  
 Hardees  
 First National Bank  
 cricket  
 QUALITY  
 Little Caesars  
 CARQUEST  
 unitedbank  
 TRUIST  
 Walgreens  
 bp  
 COOK-OUT  
 bp  
 Holiday Inn Express

**DOLLAR GENERAL**

SITE



**DOLLAR GENERAL**

**CHESAPEAKE, VA**  
96 Miles

**ROCKY MOUNT, NC**  
56 Miles

**RALEIGH, NC**  
113 Miles

**GREENVILLE, NC**  
38 Miles

**JACKSONVILLE, NC**  
90 Miles



**2020 ESTIMATED POPULATION**

3 Mile	1,417
5 Mile	2,580
7 Mile	3,866



**2020 AVERAGE HOUSEHOLD INCOME**

3 Mile	\$84,907
5 Mile	\$82,627
7 Mile	\$79,749



**2020 ESTIMATED TOTAL EMPLOYEES**

3 Mile	263
5 Mile	388
7 Mile	451

# AREA OVERVIEW



## JAMESVILLE, NORTH CAROLINA

Jamesville, North Carolina is a quiet, delightful town of about 500 residents along the banks of the Roanoke River in Martin County, North Carolina. The second oldest town in Martin County, Jamesville was incorporated in 1785 as James Town, with its name changing in 1797 to Jamestown and finally, on Feb. 10, 1855, to Jamesville.

Situated directly on the Roanoke River, Jamesville residents depended on the shipment of agricultural and forest products, supplying local farmers with merchandise, and taking advantage of the early springtime fishing season that was centered here. Jamesville thrived prior to the Civil War with the formation of a large sawmill operation headed by Dennis Simmons. The construction of the Astoria Mill about a mile upriver gave the county its largest antebellum industry.

During the Civil War, Jamesville's placement between Union headquarters at Plymouth, downriver to the east, and Williamston, Hamilton and Fort Branch, upriver to the west, put the town in constant peril. The town's unenviable position placed it, as one local historian described, in "no man's land" between opposing Union and Confederate interests. The once-prosperous town was virtually destroyed during the course of the war. As a result, the only surviving antebellum residence in town is the ca. 1810 Burras House on West Main Street. Post war redevelopment followed improved transportation and continued exploitation of the vast forests in the region. While Simmons' mill suffered devastating losses during the Civil War, it recovered nicely, rebuilt on a larger scale and operated until 1919. In 1889, it was touted as the largest manufacturer of wood shingles in North Carolina, producing about 25,000 a day.

# AREA DEMOGRAPHICS



## POPULATION

	3 MILE	5 MILE	7 MILE
2020 Population	1,417	2,580	3,866
2025 Projected Population	1,406	2,556	3,785
2010 Population	1,585	2,854	4,284



## HOUSEHOLDS

	3 MILE	5 MILE	7 MILE
2020 Households	586	1,074	1,619
2025 Households	600	1,099	1,636
2010 Households	647	1,172	1,763
Average Household Size	2.41	2.40	2.38



## INCOME

	3 MILE	5 MILE	7 MILE
Average Household Income	\$84,907	\$82,627	\$79,749
Median Household Income	\$58,786	\$56,507	\$56,131
Per Capita Income	\$35,103	\$34,415	\$33,401



## HOUSING

	3 MILE	5 MILE	7 MILE
2020 Housing Units	586	1,074	1,619
2020 Owner-Occupied Units	452	827	1,245
2020 Renter Occupied Housing Units	134	247	374



## PLACE OF WORK

	3 MILE	5 MILE	7 MILE
2020 Businesses	36	59	71
2020 Employees	263	388	451

# TENANT OVERVIEW

# DOLLAR GENERAL®



**STOCK**  
NYSE: DG



**CREDIT RATING**  
S&P: BBB



**MARKET CAP**  
\$49 Billion



**FORTUNE 500**  
#112



**YEAR FOUNDED**  
1939



**HEADQUARTERS**  
Goodlettsville, TN



**STORES**  
17,000



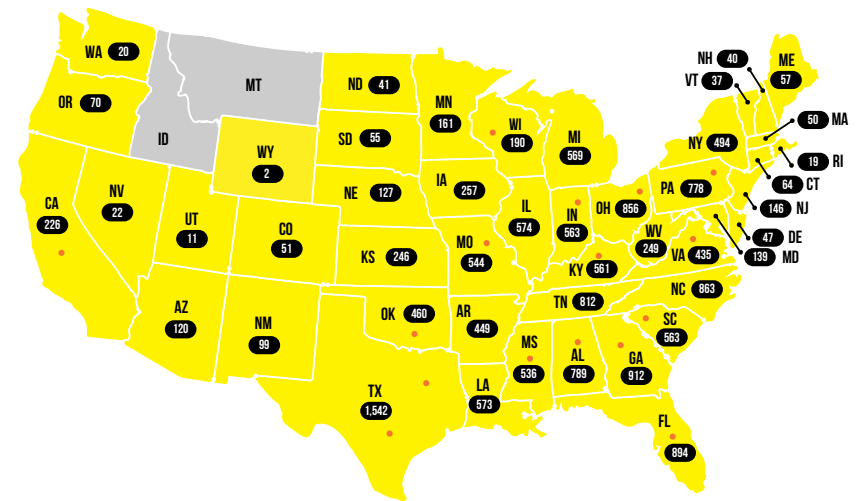
**NO. EMPLOYEES**  
157,000

## ABOUT

Dollar General Corporation has been delivering value to shoppers for 80 years. Dollar General helps shoppers Save time. Save money. Every day!® by 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. Dollar General operated 17,000 stores in 46 states as of November 14, 2020. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

**17,000 STORES** | IN 46 STATES | AS OF 11/14/2020

● STORES  
● DISTRIBUTION CENTER



## CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at 1071 NC-171 Highway, Jamesville, NC 27846 ("Property"). This Offering Memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information and materials contained herein are selective and limited in nature, and neither Owner or Schuchert Retail Group purports this to be an all-inclusive report on the Property.

This Offering Memorandum contains select information pertaining to the Property and does not purport to be all-inclusive or contain all or part of the information which prospective purchasers may require to evaluate a purchase of the Property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation, express or implied, as to the truth, accuracy or completeness of any information provided and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. The information contained herein is not a substitute for a thorough due diligence investigation. All information is presented "as is" without representation or warranty of any kind. It is your responsibility to independently confirm its accuracy and completeness.

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, including engineering and environmental inspections, to determine the condition of the Property and its suitability for their needs. Prior to submitting an offer, prospective purchasers should consult with their own financial, legal, tax and construction advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

By receipt of this Offering Memorandum for the Property, you agree that:

- This Offering Memorandum and its contents are of a confidential nature.
- You will treat it in the strictest confidence.
- You will not disclose this Offering Memorandum or any of its contents to any other person or entity without the prior written authorization of the Owner or Schuchert Retail Group.
- You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or Schuchert Retail Group.
- You will be responsible for making your own decisions.

Owner and Schuchert Retail Group expressly reserve the right, in its sole discretion, to: (i) reject any or all expressions of interest or offers to purchase the Property without providing any reason or (ii) to terminate any negotiations with any party, at any time, with or without notice. The Owner shall have no legal commitment or obligations to any recipient viewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the property has been fully executed on terms acceptable to Owner and any and all conditions set by Owner have been fully satisfied or waived.

By accepting this Offering Memorandum you agree to release the Seller and Schuchert Retail Group of any and all liability and hold the parties harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of the Property.



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