

OFFERING MEMORANDUM



**DOLLAR
GENERAL**

DOLLAR GENERAL
PRATTVILLE, ALABAMA



SCHUCHERT
RETAIL GROUP



EXCLUSIVELY LISTED BY:



JIM SCHUCHERT

Co-Founder & Managing Partner

jim@schuchert.com

D 310.321.4020

M 310.971.3892

CA License #01969414



JOE SCHUCHERT

Co-Founder & Managing Partner

joe@schuchert.com

D 310.935.4732

M 310.971.3116

CA License #01973172

JOSEPH SCHUCHERT
SCHUCHERT RETAIL GROUP, INC.
BROKER OF RECORD
AL License #000129891





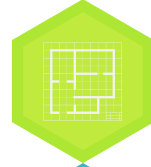
INVESTMENT SUMMARY



LIST PRICE
\$1,031,111



CAP RATE
6.75%



BUILDING SIZE
9,020 SQ. FT.



OWNERSHIP
FEE SIMPLE



TERM REMAINING
8 YEARS



RENEWAL OPTIONS
3 - 5 YEAR



PARKING
35 SPACES



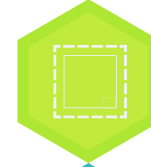
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LOCATION
**601 MCQUEEN SMITH RD N
PRATTVILLE, AL 36066**



ANNUAL RENT
\$69,600.00



LAND AREA
0.96 ACRES



LEASE TYPE
NN



LEASE EXPIRATION
05/31/2029



RENT INCREASES
**8.62% IN AUGUST 2026 &
10% AT OPTIONS**



YEAR BUILT
2003



TRAFFIC COUNTS
11,841 VPD

ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	INCREASE	CAP RATE
Current - 07/31/2026	\$5,800.00	\$69,600.00	-	6.75%
08/01/2026 - 05/31/2029	\$6,300.00	\$75,600.00	8.62%	7.33%
Option 1 - 05/31/2034	\$6,900.00	\$82,800.00	9.52%	8.03%
Option 2 - 05/31/2039	\$7,590.00	\$91,080.00	10.00%	8.83%
Option 3 - 05/31/2044	\$8,349.00	\$100,188.00	10.00%	9.72%

Tenant Contribution to Monthly Parking Lot Maintenance:

- Current - 05/31/2029 = \$341.25 Per Month (\$4,095.00 Per Year)
- Option 1 = \$379.16 Per Month (\$4,549.92 Per Year)
- Option 2 = \$417.08 Per Month (\$5,004.96 Per Year)
- Option 3 = \$458.79 Per Month (\$5,504.48 Per Year)

* Parking Lot Maintenance to Include: Lighting, Cleaning, Security, Snow Removal, Striping and Repairs.

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- Approximately 8 Years Remaining in the Current Lease Term
- 2003 Construction - 9,020 SF
- Three (3) - Five (5) Year Option Periods with 10% Rental Increases

NN LEASE | MINIMAL LANDLORD RESPONSIBILITIES:

- Landlord Responsibilities Limited to Roof, Structure, HVAC & Parking Lot
- Tenant Contributes \$341 Per Month for CAM Expenses

DISTANCE TO OTHER MAJOR CITIES:

- Montgomery, Alabama | 13 Miles - 21 Minute Drive
- Auburn, Alabama | 69 Miles - 1 Hour: 15 Minute Drive
- Tuscaloosa, Alabama | 89 Miles - 1 Hour: 35 Minute Drive
- Columbus, Georgia | 97 Miles - 1 Hour: 43 Minute Drive
- Atlanta, Georgia | 175 Miles - 2 Hour: 47 Minute Drive
- Pensacola, Florida | 177 Miles - 2 Hour: 50 Minute Drive

TRADE AREA DEMOGRAPHICS:

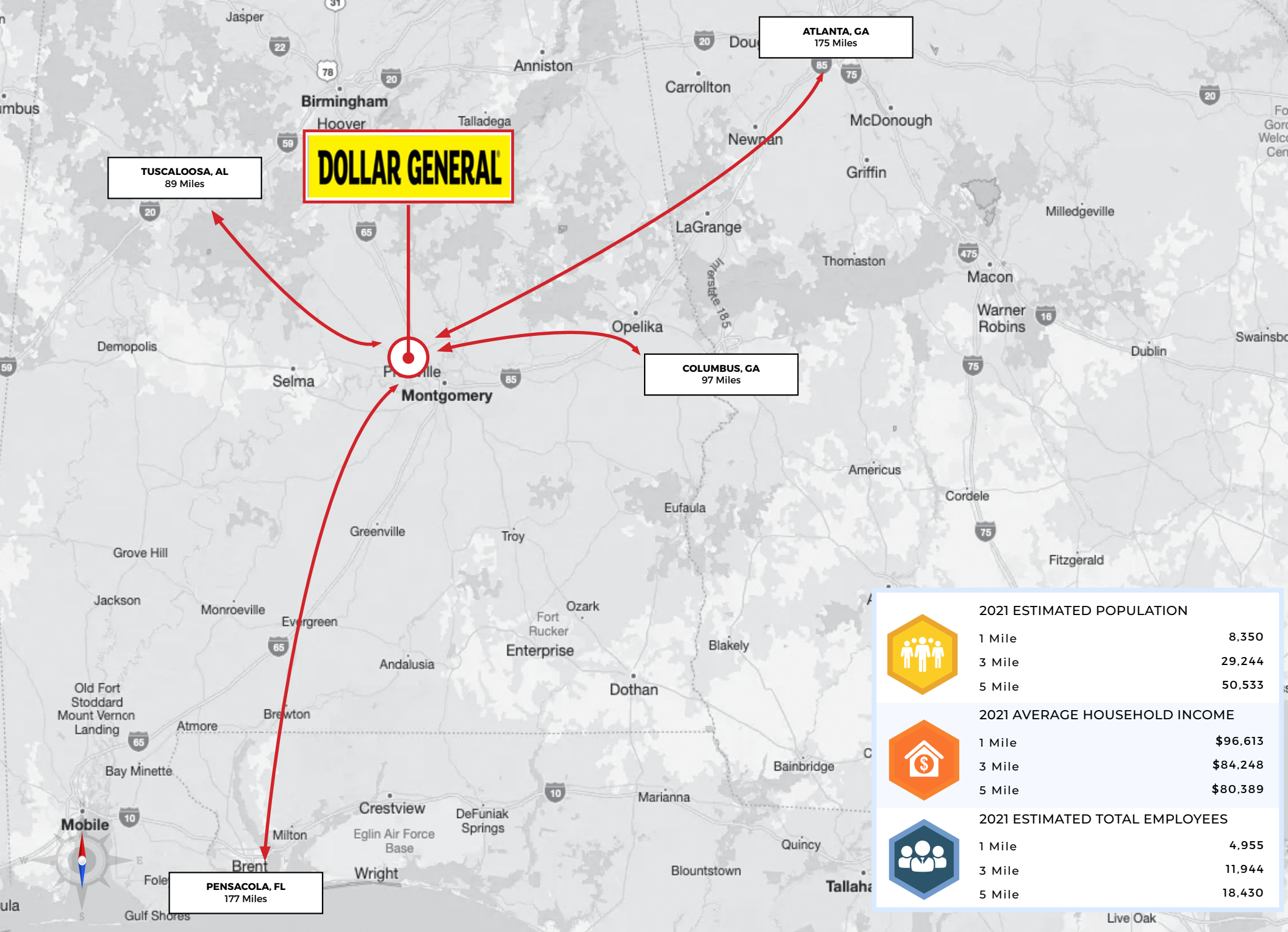
- 1-Mile Population = 8,350 Residents
- 1-Mile Average Household Income = \$96,613
- 3-Mile Population = 29,244 Residents
- 3-Mile Average Household Income = \$84,248
- 5-Mile Population = 50,533 Residents
- 5-Mile Average Household Income = \$80,389
- 7-Mile Population = 67,365 Residents
- 7-Mile Average Household Income = \$81,344

TENANT:

- Dollar General (NYSE: DG) Features Investment Grade Credit "BBB" by Standard & Poor's
- 17,426 Stores in 46 States as of April 30, 2021
- Dollar General Achieved Their 30th Consecutive Year of Positive Same-Store Sales Growth in 2020
- Ranked #91 on the Fortune 500 List - Up 21 from Last Year (Dollar General has Moved Up the Fortune 500 Rankings for 12 Consecutive Years)







AREA OVERVIEW



PRATTVILLE, ALABAMA

Prattville is a city in Autauga and Elmore counties in the State of Alabama. The City of Prattville had a population of 34,942 as of July 1, 2017. Nicknamed “The Fountain City” due to the many artesian wells in the area, Prattville is part of the Montgomery metropolitan statistical area and serves as the county seat of Autauga County.

Prattville is an affluent sub-market of the Montgomery, AL MSA. Montgomery is the 2nd largest City in Alabama and also the state capital. Capitol Hill, part of the Robert Trent Jones Golf Trail, features the Yokohama Tire LPGA Classic. Prattville has experienced explosive retail. Largest employers in the Montgomery MSA include: Maxwell-Gunter Air Force Base (12,280 employees), the state of Alabama (9,500), Montgomery Public Schools (4,524), Baptist Health (4,300), and Hyundai Motors (3,000).

The city of Prattville is near several museums including the Peoples Historical Museum, the Buena Vista-Reservations, and the Autauga County Heritage Center. While in the city, one can also visit the local public libraries and churches. There are many parks that offer a range of recreational facilities. The Prattville East Shopping Center, Prattville Plaza Shopping Center, and Skyline Shopping Center are also popular tourist haunts.

Institutes offering higher educational facilities to residents of Prattville are the Community College of the Air Force, Alabama State University, Faulkner University, and Auburn University-Montgomery. Air transportation facilities are provided by Montgomery Regional Airport.

Autauga County is a county in the U.S. state of Alabama. As of July 1, 2016 the population was 55,416. Its county seat is Prattville. Autauga County is part of the Montgomery Metropolitan Statistical Area.

AREA DEMOGRAPHICS



POPULATION

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Population	8,350	29,244	50,533	67,365
2026 Projected Population	8,575	30,167	51,959	68,766
2010 Projected Population	7,442	25,961	45,893	62,799
Annual Growth Rate: 2021 to 2026	0.54%	0.63%	0.56%	0.42%



HOUSEHOLDS

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Households	3,402	11,826	19,862	25,495
2026 Households	3,560	12,417	20,815	26,565
2010 Households	2,886	10,048	17,262	22,730
Annual Growth Rate: 2021 to 2026	0.93%	1.00%	0.96%	0.84%
Average Household Size	2.43	2.45	2.52	2.56



INCOME

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Average Household Income	\$96,613	\$84,248	\$80,389	\$81,344
2021 Median Household Income	\$71,527	\$64,871	\$62,681	\$63,910
2021 Per Capita Income	\$39,420	\$34,122	\$31,674	\$31,298



HOUSING

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Housing Units	3,402	11,826	19,862	25,495
2021 Owner-Occupied Units	1,759	7,635	13,725	18,113
2021 Renter Occupied Housing Units	1,642	4,192	6,137	7,382



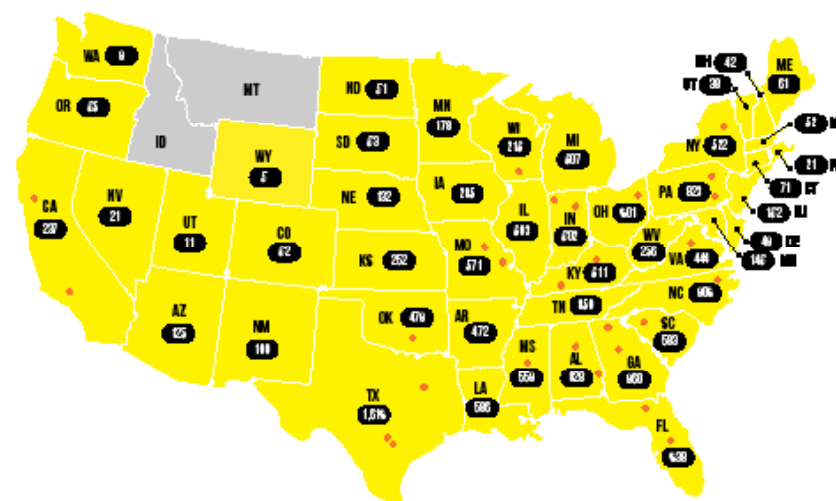
PLACE OF WORK

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Businesses	412	1,128	1,671	1,967
2021 Employees	4,955	11,944	18,430	22,916

DOLLAR GENERAL®

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 17,426 stores in 46 states as of April 30, 2021. 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.

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at 601 McQueen Smith Road N, Prattville, AL 36066 ("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 evaluation 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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LISTED BY:**

JIM SCHUCHERT

Co-Founder & Managing Partner

jim@schuchert.com
D 310.321.4020
M 310.971.3892
CA License #01969414

JOE SCHUCHERT

Co-Founder & Managing Partner

joe@schuchert.com
D 310.935.4732
M 310.971.3116
CA License #01973172

JOSEPH SCHUCHERT

Schuchert Retail Group

Broker of Record
AL License #000129891