

OFFERING MEMORANDUM



DOLLAR GENERAL
HOLGATE, OHIO



SCHUCHERT
RETAIL GROUP



EXCLUSIVELY LISTED BY:



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INVESTMENT SUMMARY



LIST PRICE
\$1,139,077



CAP RATE
6.50%



BUILDING SIZE
9,100 SQ. FT.



OWNERSHIP
FEE SIMPLE



TERM REMAINING
9 YEARS



RENEWAL OPTIONS
4 - 5 YEAR



PARKING
30 SPACES



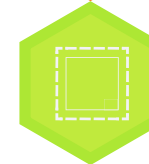
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14-010008.0100



LOCATION
**501 JOE E. BROWN AVENUE
HOLGATE, OH 43527**



ANNUAL RENT
\$74,057.04



LAND AREA
1.34 ACRES



LEASE TYPE
ABSOLUTE NNN



LEASE EXPIRATION
07/31/2030



RENT INCREASES
10% AT OPTIONS



YEAR BUILT
2010



TRAFFIC COUNTS
1,019 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- Approximately 9 Years Remaining in the Lease Term
- 2010 Build to Suit Construction - 9,100 SF
- Four (4) - Five (5) Year Option Periods with 10% Rental Increases

RECENT LEASE EXTENSION:

- In July 2021, Tenant Extended the Lease for an Additional 5 Years - Nearly 4 Years Before the Original 15 Year Lease Term Expiration Date

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 FROM HOLGATE, OHIO:

- Lima, Ohio | 39 Miles
- Toledo, Ohio | 52 Miles
- Fort Wayne, Indiana | 61 Miles
- Ann Arbor, Michigan | 92 Miles
- South Bend, Indiana | 141 Miles
- Cleveland, Ohio | 155 Miles
- Cincinnati, Ohio | 165 Miles
- Indianapolis, Indiana | 186 Miles

TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 1,084 Residents
- 1-Mile Average Household Income = \$68,789
- 3-Mile Population = 1,662 Residents
- 3-Mile Average Household Income = \$70,758
- 5-Mile Population = 3,198 Residents
- 5-Mile Average Household Income = \$73,381
- 7-Mile Population = 5,808 Residents
- 7-Mile Average Household Income = \$79,250

TENANT:

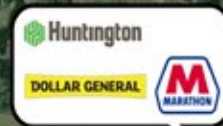
- Dollar General (NYSE: DG) Features Investment Grade Credit "BBB" by Standard & Poor's
- 17,683 Stores in 46 States as of July 30, 2021
- Dollar General Achieved Their 30th Consecutive Year of Positive Same-Store Sales Growth in 2020
- Ranked #91 on the Fortune 500 List - Up 21 from Last Year (Dollar General Has Moved Up the Fortune 500 Rankings for 12 Consecutive Years)

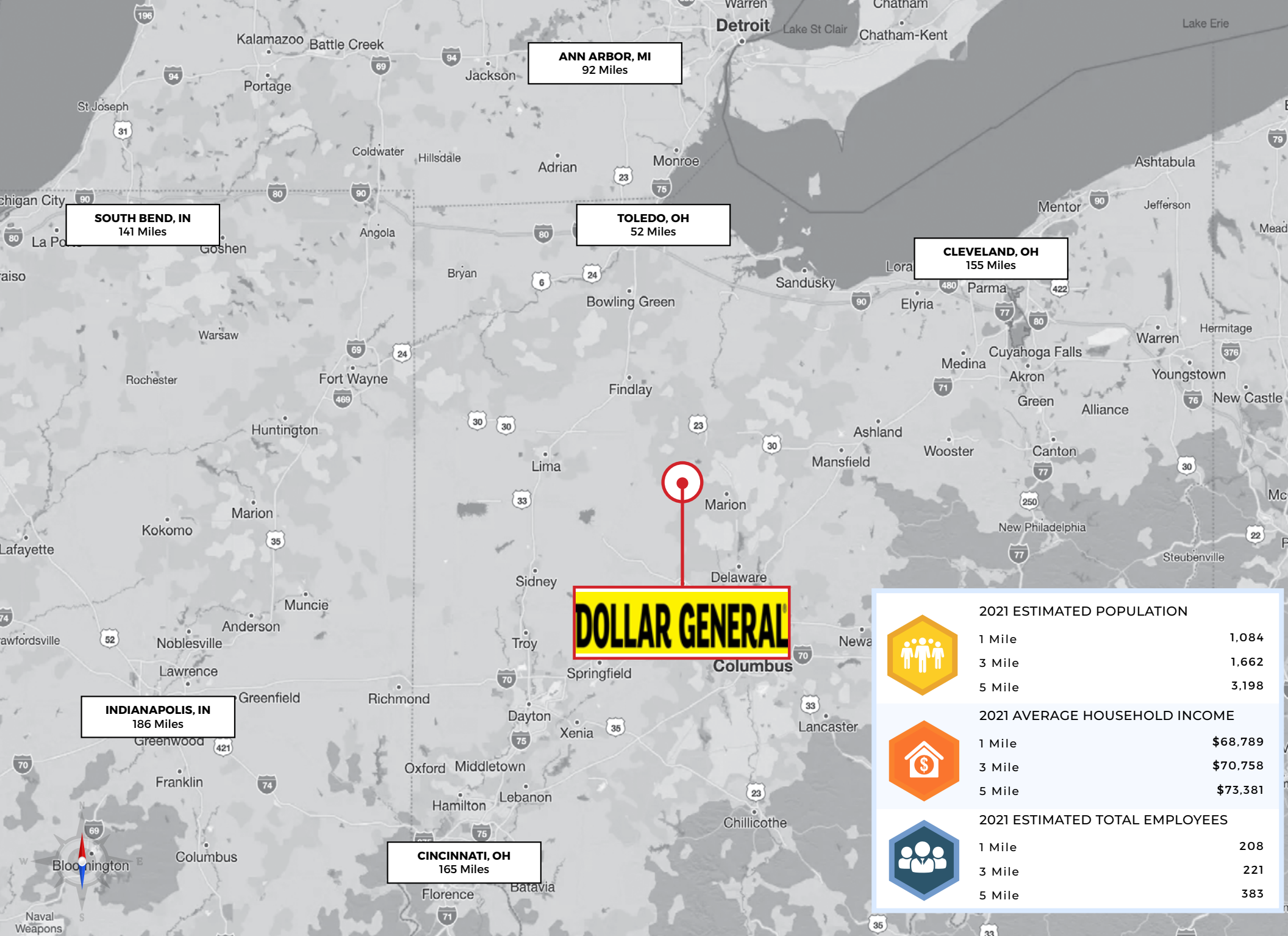












DOLLAR GENERAL

2021 ESTIMATED POPULATION



1 Mile	1,084
3 Mile	1,662
5 Mile	3,198

2021 AVERAGE HOUSEHOLD INCOME



1 Mile	\$68,789
3 Mile	\$70,758
5 Mile	\$73,381

2021 ESTIMATED TOTAL EMPLOYEES



1 Mile	208
3 Mile	221
5 Mile	383

AREA OVERVIEW



HOLGATE, OHIO

Holgate is a village in Henry County, Ohio, United States. Holgate, formerly known as Kaufmanville, was platted in 1873 when the railroad was extended to that point and incorporated as a village in 1881. The village has the name of William Holgate, the original owner of the town site. A post office has been in operation since 1874.



AREA DEMOGRAPHICS



POPULATION

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Population	1,084	1,662	3,198	5,808
2026 Projected Population	1,050	1,614	3,115	5,679
2010 Projected Population	1,141	1,745	3,321	6,086



HOUSEHOLDS

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Households	428	652	1,253	2,283
2026 Households	423	647	1,249	2,285
2010 Households	437	664	1,262	2,323
Average Household Size	2.53	2.53	2.52	2.52



INCOME

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Average Household Income	\$68,789	\$70,758	\$73,381	\$79,250
2021 Median Household Income	\$60,290	\$62,469	\$65,270	\$68,561
2021 Per Capita Income	\$27,167	\$27,808	\$28,821	\$31,216



HOUSING

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Housing Units	428	652	1,253	2,283
2021 Owner-Occupied Units	346	546	1,083	1,994
2021 Renter Occupied Housing Units	82	106	170	289



PLACE OF WORK

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Businesses	30	32	51	94
2021 Employees	208	221	383	675

TENANT OVERVIEW

DOLLAR GENERAL®



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$49 Billion



FORTUNE 500
#91



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
17,683



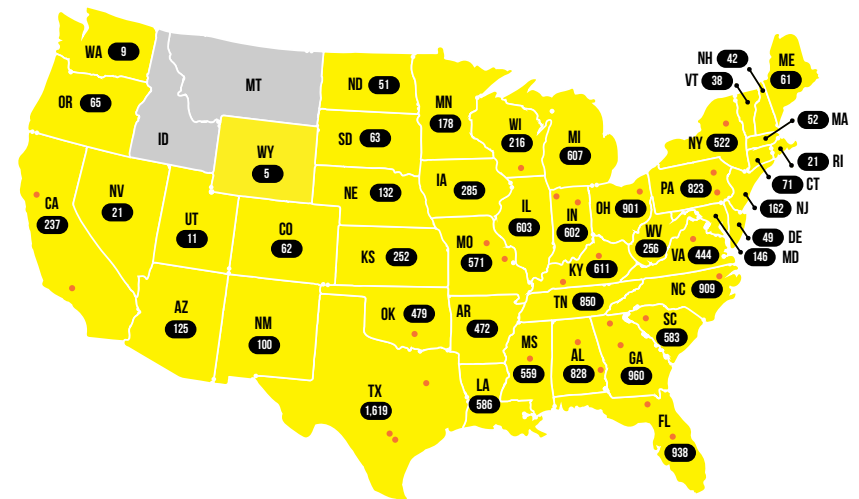
NO. EMPLOYEES
157,000

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 17,683 stores in 46 states as of July 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.

17,683 STORES | **IN 46 STATES** |
AS OF 07/30/2021

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at 501 Joe E. Brown Avenue, Holgate, OH 43527 ("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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