

OFFERING MEMORANDUM



DOLLAR GENERAL
DEEP GAP, NORTH CAROLINA



SCHUCHERT
RETAIL GROUP



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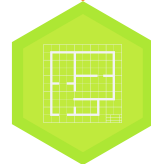
INVESTMENT SUMMARY



LIST PRICE
\$1,524,873



CAP RATE
5.50%



BUILDING SIZE
9,100 SQ. FT.



OWNERSHIP
FEE SIMPLE



TERM REMAINING
7.25 YEARS



RENEWAL OPTIONS
5 - 5 YEAR



PARKING
38 SPACES



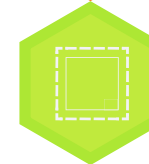
APN
2951-85-4325-000



LOCATION
**146 W YUMA LANE
DEEP GAP, NC 28618**



ANNUAL RENT
\$83,868.00



LAND AREA
1.049 ACRES



LEASE TYPE
ABSOLUTE NNN



LEASE EXPIRATION
06/30/2029



RENT INCREASES
10% AT OPTIONS



YEAR BUILT
2014



TRAFFIC COUNTS
14,757 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- 7.25 Years of Guaranteed Lease Term
- 2014 Build to Suit Construction - 9,100 SF
- Five (5) - 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 FROM DEEP GAP, NORTH CAROLINA:

- Boone, North Carolina | 13 Miles
- Hickory, North Carolina | 52 Miles
- Johnson City, Tennessee | 66 Miles
- Winston-Salem, North Carolina | 77 Miles
- Kingsport, Tennessee | 88 Miles
- Asheville, North Carolina | 94 Miles
- Charlotte, North Carolina | 108 Miles
- Knoxville, Tennessee | 171 Miles

TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 527 Residents
- 1-Mile Average Household Income = \$69,864
- 3-Mile Population = 2,806 Residents
- 3-Mile Average Household Income = \$71,559
- 5-Mile Population = 5,936 Residents
- 5-Mile Average Household Income = \$73,062
- 7-Mile Population = 12,663 Residents
- 7-Mile Average Household Income = \$77,228

TENANT:

- Strong Corporate Guaranty (NYSE: "DG") – Dollar General Corporation is Rated "BBB" by Standard & Poor's
- 18,000 Stores in 46 States as of November 13, 2021
- Dollar General Achieved Their 30th Consecutive Year of Positive Same-Store Sales Growth in 2020







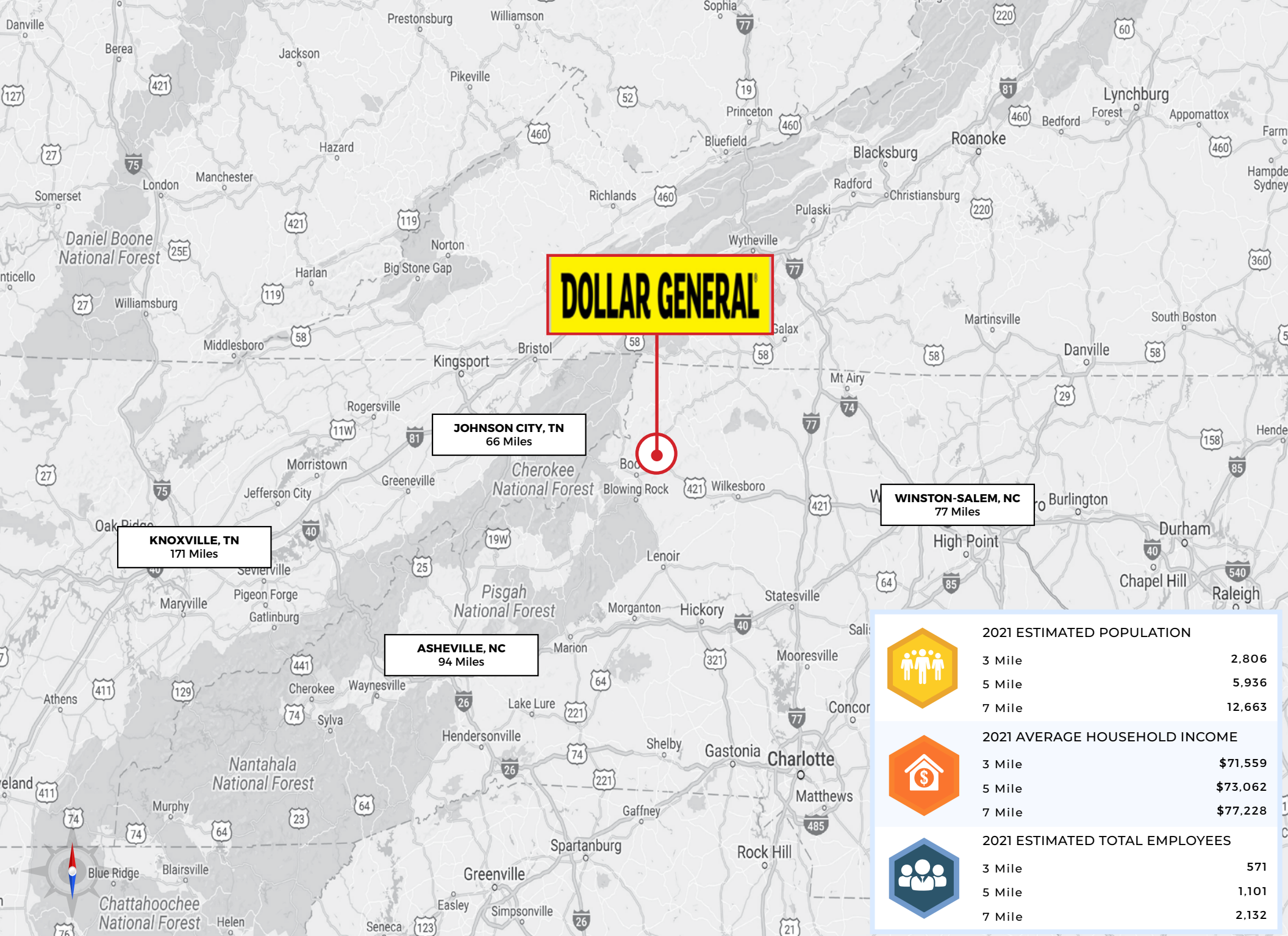






DOLLAR GENERAL





DOLLAR GENERAL

JOHNSON CITY, TN
66 Miles

KNOXVILLE, TN
171 Miles

ASHEVILLE, NC
94 Miles

WINSTON-SALEM, NC
77 Miles



2021 ESTIMATED POPULATION

3 Mile	2,806
5 Mile	5,936
7 Mile	12,663



2021 AVERAGE HOUSEHOLD INCOME

3 Mile	\$71,559
5 Mile	\$73,062
7 Mile	\$77,228



2021 ESTIMATED TOTAL EMPLOYEES

3 Mile	571
5 Mile	1,101
7 Mile	2,132

AREA OVERVIEW



DEEP GAP, NORTH CAROLINA

The county of Watauga (meaning “beautiful water”) was formed in 1849 in the northwestern region of North Carolina. There are several small mountain towns enveloped in the county. One of these is Deep Gap, home to renowned musician Doc Watson. The county is also home to Appalachian State University and Tweetsie Railroad. Tweetsie is the oldest theme park located in North Carolina. The engine #12 Tweetsie was the original engine which traveled between Tennessee and North Carolina. She gets her name from the sound her whistle made coming through the mountains.

AREA DEMOGRAPHICS



POPULATION

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Population	527	2,806	5,936	12,663
2026 Projected Population	530	2,850	6,021	12,879
2010 Projected Population	518	2,682	5,815	12,350
Annual Growth Rate: 2021 to 2026	0.10%	0.31%	0.29%	0.34%



HOUSEHOLDS

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Households	227	1,223	2,592	5,555
2026 Households	225	1,210	2,564	5,514
2010 Households	213	1,111	2,418	5,175
Annual Growth Rate: 2021 to 2026	-0.21%	-0.21%	-0.22%	-0.15%
Average Household Size	2.30	2.29	2.28	2.27



INCOME

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Average Household Income	\$69,864	\$71,559	\$73,062	\$77,228
2021 Median Household Income	\$55,487	\$56,920	\$59,397	\$64,514
2021 Per Capita Income	\$30,225	\$31,220	\$31,967	\$33,930



HOUSING

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Housing Units	227	1,223	2,592	5,555
2021 Owner-Occupied Units	165	975	2,055	4,290
2021 Renter Occupied Housing Units	63	247	537	1,265



PLACE OF WORK

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Businesses	23	82	182	369
2021 Employees	187	571	1,101	2,132

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
18,000



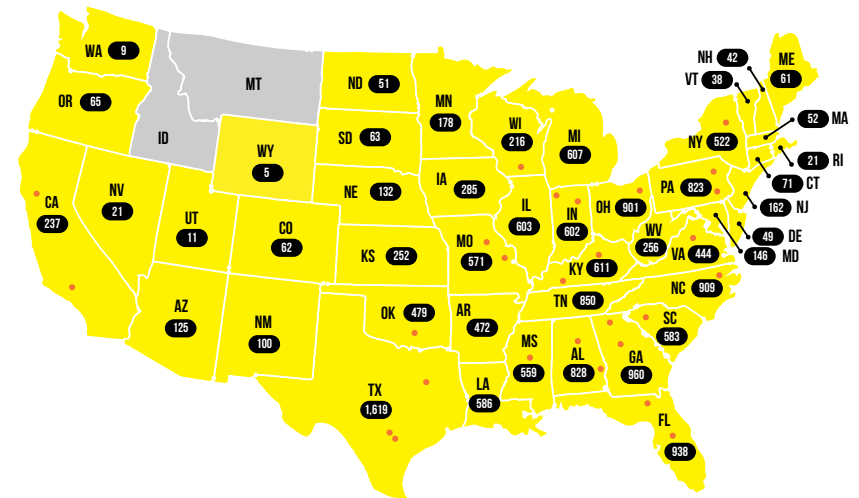
NO. EMPLOYEES
157,000

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 18,000 stores in 46 states as of November 13, 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.

18,000 STORES | **IN 46 STATES** |
AS OF 11/13/2021

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at 146 W Yuma Lane, Deep Gap, NC 28618 ("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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