

OFFERING MEMORANDUM



DOLLAR GENERAL
BENNINGTON, NEW HAMPSHIRE



In Association with Brian Brockman & Bang Realty-New England Inc.
A Licensed New Hampshire Broker #075993



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In Association with Brian Brockman & Bang Realty-New England Inc.
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DOLLAR GENERAL



INVESTMENT SUMMARY



LIST PRICE
\$1,594,472



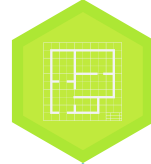
PROPERTY ADDRESS
**510 STATE ROUTE 202
BENNINGTON, NH 03442**



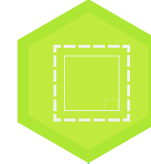
CAP RATE
7.00%



ANNUAL RENT
\$111,613.44



BUILDING SIZE
9,318 SQ. FT.



LAND AREA
2.58 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
ABSOLUTE NNN



LEASE TERM REMAINING
9 YEARS



LEASE EXPIRATION
01/31/2033



RENEWAL OPTIONS
4 - 5 YEAR



RENT INCREASES
10% AT OPTIONS



PARKING
30 SPACES



YEAR BUILT
2018



PARCEL NUMBER
**000016 000002
00000A**



TRAFFIC COUNTS
7,320 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- 9 Years of Guaranteed Lease Term
- 2018 Build to Suit Construction
- Four (4) - Five (5) Year Option Periods with 10% Rental Increases

ABSOLUTE NNN LEASE | A TRUE COUPON CLIPPER:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Reimburses Property Taxes

UPGRADED CONSTRUCTION:

- Nichiha Canyon Brick
- Hardie-Plank Lap Siding

CROTCHED MOUNTAIN SKI & RIDE AREA:

- Located 4.2 Miles from the Subject Property
- Owned & Operated by Vail Resorts
- 25 Trails (28% Beginner / 40% Intermediate / 32% Expert)
- 100+ Skiable Acreage
- 2 Terrain Parks

PROXIMITY FROM BENNINGTON, NEW HAMPSHIRE:

- Concord, NH | 32 Miles
- Nashua, NH | 34 Miles
- Manchester, NH | 45 Miles
- Worcester, MA | 65 Miles
- Boston, MA | 82 Miles
- Springfield, MA | 105 Miles
- Albany, NY | 125 Miles
- Portland, ME | 137 Miles

TRADE AREA DEMOGRAPHICS:

- 3-Mile Population = 3,568 Residents
- 3-Mile Average Household Income = \$101,691
- 5-Mile Population = 6,566 Residents
- 5-Mile Average Household Income = \$113,857
- 7-Mile Population = 11,467 Residents
- 7-Mile Average Household Income = \$116,037

TENANT:

- Dollar General Corporation (NYSE: "DG")
- Strong Investment Grade Credit Rating of "BBB" by Standard & Poor's
- Ranked #108 on the Fortune 500 List











2023 ESTIMATED POPULATION

3 Mile	3,568
5 Mile	6,566
7 Mile	11,467



2023 AVERAGE HOUSEHOLD INCOME

3 Mile	\$101,691
5 Mile	\$113,857
7 Mile	\$116,037



2023 ESTIMATED TOTAL EMPLOYEES

3 Mile	825
5 Mile	1,777
7 Mile	3,280

DOLLAR GENERAL

PORTLAND, ME
137 Miles

CONCORD, NH
32 Miles

MANCHESTER, NH
45 Miles

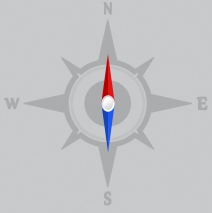
NASHUA, NH
34 Miles

ALBANY, NY
125 Miles

BOSTON, MA
82 Miles

WORCESTER, MA
65 Miles

SPRINGFIELD, MA
105 Miles



AREA OVERVIEW



BENNINGTON, NEW HAMPSHIRE

Over a distance of 1.2 miles, in the center of Bennington, the water level of the Contoocook River drops seventy feet. That source of power at the “Great Falls of the Contoocook” is what induced Joseph Putnam in 1782 to purchase land on the east side of the river for the construction of a grist mill. Settlers had preceded him, of course. Farmers and herdsman began moving into what was known as Society Land as early as 1753. Most of the towns in the region were incorporated in the 1770-1790 period. Bennington emerged from the non-corporated land that was left and, combined with a portion of Hancock along the river known informally as Factory Village, became the Town of Bennington, incorporated finally in 1842.

The falls of the Contoocook, aided by dam construction, remained the community's point of distinction. A cotton mill followed the Putnam gristmill in 1810. A tannery, a handmade paper operation and a tool manufacturing industry followed them.

In 1835, the first papermaking machinery was installed at or near where the Monadnock Paper Mills, Inc. (MPM) is located today. Because of the movement westward, a changing economy and the discovery of alternative sources of power the early industries have all passed on. By contrast, the MPM plant has not only grown, it has maintained its vitality to the present day as a producer of a variety of specialty paper products for commerce industry and education. It has the distinction of being the longest single family-owned paper-manufacturing firm in the nation.

Bennington has gone through the herdsman-to-farmer-to-merchant-to-mill worker cycle. Many of our residents are still employed at area plants; but for most of our citizens the town is considered a quiet residential community from which to commute elsewhere to work.

We are a member community of the Contoocook Valley School District. Most of Bennington's 1,400+ residents are here because they like the place and the people. We hope you do too.

AREA DEMOGRAPHICS



POPULATION	3 MILE	5 MILE	7 MILE
2023 Population	3,568	6,566	11,467
2028 Projected Population	4,117	7,429	12,667
2020 Census Population	3,551	6,429	11,445
Annual Growth Rate: 2023 to 2028	3.08%	2.63%	2.09%



HOUSEHOLDS	3 MILE	5 MILE	7 MILE
2023 Households	1,573	2,947	5,178
2028 Projected Households	1,808	3,321	5,700
2020 Census Households	1,430	2,640	4,680
Annual Growth Rate: 2023 to 2028	2.98%	2.54%	2.01%
Average Household Size	2.26	2.21	2.18



INCOME	3 MILE	5 MILE	7 MILE
2023 Average Household Income	\$101,691	\$113,857	\$116,037
2023 Median Household Income	\$77,786	\$86,230	\$91,334
2023 Per Capita Income	\$44,874	\$51,216	\$52,658



HOUSING	3 MILE	5 MILE	7 MILE
2023 Housing Units	1,573	2,947	5,178
2023 Owner-Occupied Units	1,078	2,016	3,527
2023 Renter Occupied Housing Units	495	930	1,651



PLACE OF WORK	3 MILE	5 MILE	7 MILE
2023 Businesses	112	245	400
2023 Employees	825	1,777	3,280

TENANT OVERVIEW



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$29.00 Billion



FORTUNE 500
#108



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
19,726+



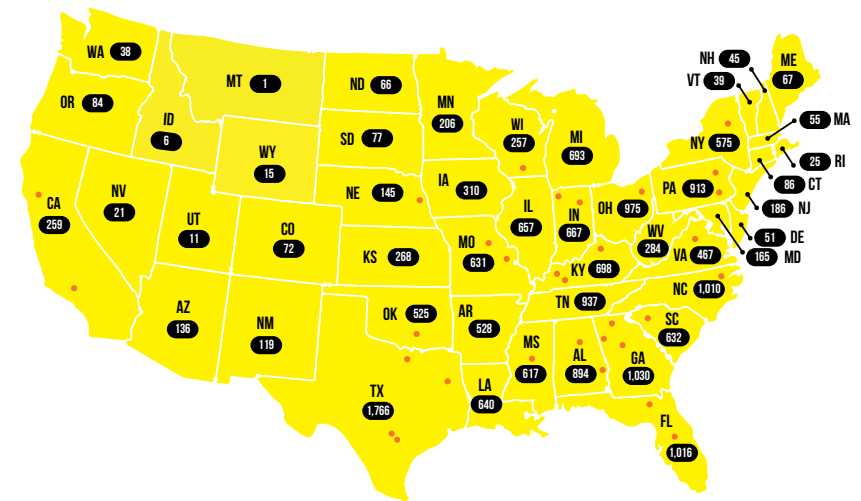
NO. EMPLOYEES
175,000+

ABOUT

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of November 3, 2023, the company's 19,726 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

19,726 STORES | IN 48 STATES | AS OF 11/03/2023

- STORES
- DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

The information contained in this Offering Memorandum is strictly confidential. It is intended to be reviewed only by the party receiving it from Schuchert Retail Group and should not be made available to any other person or entity without the written consent of Schuchert Retail Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Schuchert Retail Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject 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 whatsoever about the accuracy or completeness of any information provided

As the buyer of a net leased property or retail property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Offering Memorandum is not a substitute for a Buyer's thorough due diligence investigation of this investment opportunity. Schuchert Retail Group expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property. The value of a net leased or retail property to a Buyer depends on factors that should be evaluated by a Buyer and their tax, financial and legal advisor(s). Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased or retail property to determine their satisfaction with the suitability of the property for their needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

Owner and Schuchert Retail Group expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. Schuchert Retail Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Schuchert Retail Group, the property, or the seller by such entity.

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



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