

OFFERING MEMORANDUM



DOLLAR GENERAL
ETNA, CALIFORNIA



SCHUCHERT
RETAIL GROUP



DOLLAR GENERAL

EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY



LIST PRICE
\$1,556,440



PROPERTY ADDRESS
**15 TELCO WAY
ETNA, CA 96027**



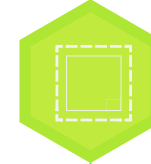
CAP RATE
7.25%



ANNUAL RENT
\$112,836.00



BUILDING SIZE
9,100 SQ. FT.



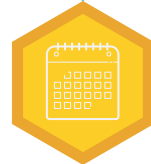
LAND AREA
1.43 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
ABSOLUTE NNN



LEASE TERM REMAINING
6 YEARS



LEASE EXPIRATION
01/31/2031



RENEWAL OPTIONS
3 - 5 YEAR



RENT INCREASES
10% AT OPTIONS



PARKING
31 SPACES



YEAR BUILT
2016



PARCEL NUMBER
056-274-160-000



TRAFFIC COUNTS
2,483 VPD

RENT SCHEDULE

	MONTHLY RENT	ANNUAL RENT	RENT PSF	INCREASE	CAP RATE
Current - 01/31/2031	\$9,403.00	\$112,836.00	\$12.40	-	7.25%
Option 1 - 01/31/2036	\$10,344.00	\$124,128.00	\$13.64	10.00%	7.98%
Option 2 - 01/31/2041	\$11,378.00	\$136,536.00	\$15.00	10.00%	8.77%
Option 3 - 01/31/2046	\$12,516.00	\$150,192.00	\$16.50	10.00%	9.65%

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- Approximately 6 Years Remaining in the Initial 15 Year Lease Term
- 2016 Build-to-Suit Construction
- 9,100 SF Building - 1.43 Acre Parcel
- Three (3) - Five (5) Year Option Periods at 10% Rent Increases

ABSOLUTE NNN LEASE:

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

UPGRADED CONSTRUCTION:

- CMU Block Facade
- Wide Frontage

SCOTT VALLEY:

- The Towns of Fort Jones, Etna, Greenview and Callahan Are Found Within Scott Valley
- A Large, Scenic Rural Area of Western Siskiyou County
- Known For its Vistas of the Marble Mountains, Cattle and Dairy Ranches, and its Historic Background as a Gold Mining Area, Dating Back to the Days of the California Gold Rush

PROXIMITY FROM ETNA:

- Yreka, CA | 29 Miles
- Mt. Shasta, CA | 60 Miles
- Medford, OR | 80 Miles
- Redding, CA | 124 Miles
- Red Bluff, CA | 151 Miles
- Chico, CA | 192 Miles
- Reno, NV | 279 Miles
- Sacramento, CA | 280 Miles

TRADE AREA DEMOGRAPHICS:

- 1-Mile: 715 Residents | \$69,720 Average Household Income
- 5-Mile: 1,698 Residents | \$81,534 Average Household Income
- 10-Mile: 3,035 Residents | \$84,468 Average Household Income
- 15-Mile: 4,828 Residents | \$80,036 Average Household Income

TENANT:

- Dollar General Corporation (NYSE: "DG")
- Strong Investment Grade Credit Rating of "BBB" by Standard & Poor's
- Ranked #111 on the Fortune 500 List (2024)
- 20,345 Stores in 48 States



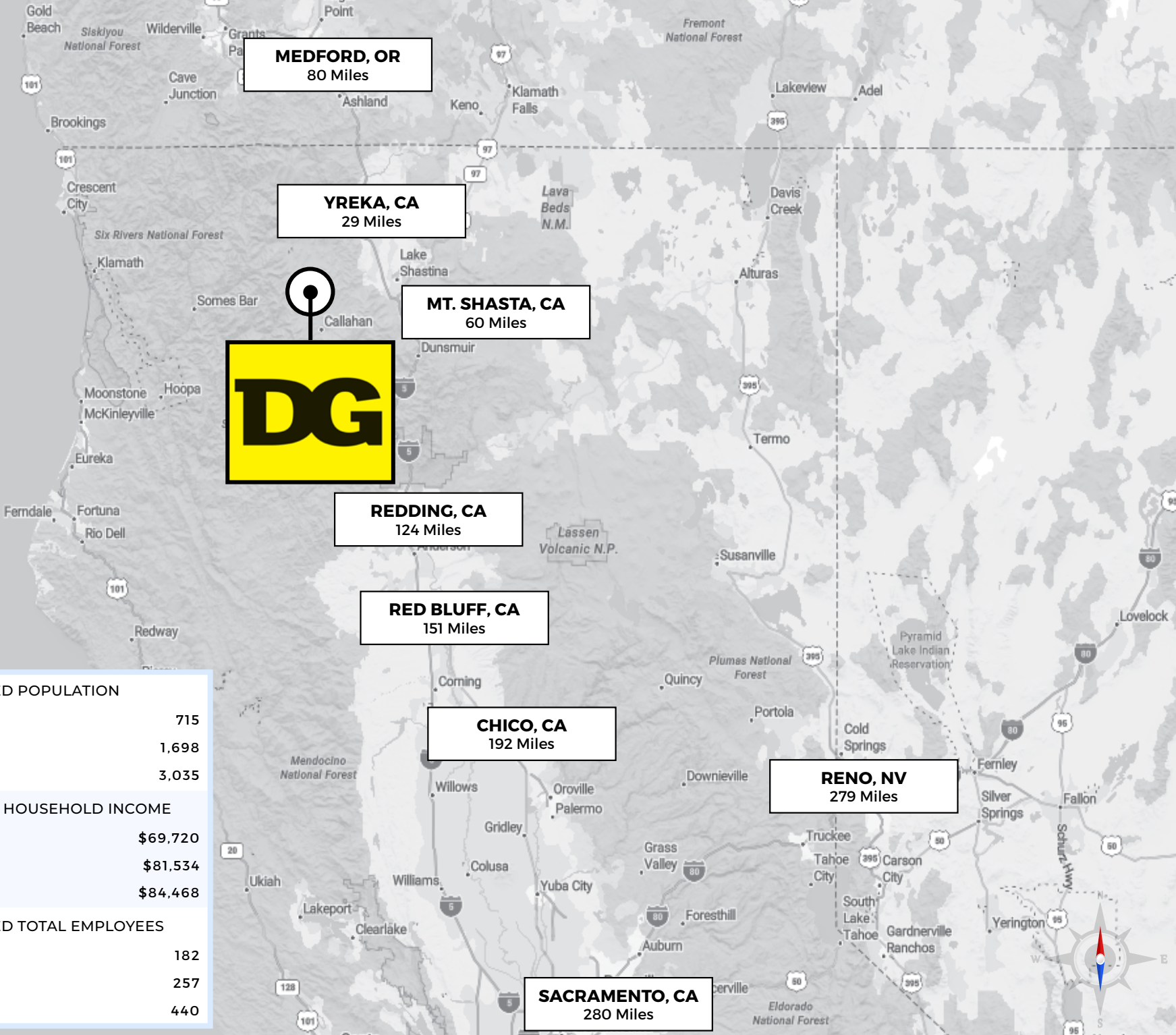












2024 ESTIMATED POPULATION

1 Mile	715
5 Mile	1,698
10 Mile	3,035



2024 AVERAGE HOUSEHOLD INCOME

1 Mile	\$69,720
5 Mile	\$81,534
10 Mile	\$84,468



2024 ESTIMATED TOTAL EMPLOYEES

1 Mile	182
5 Mile	257
10 Mile	440

AREA OVERVIEW



ETNA, CALIFORNIA

Etna is a small city in Northern California. Situated in picturesque Scott Valley, the town began in 1853 as the rough-and-tumble Gold Rush settlement of Rough and Ready, which was later incorporated as the City of Etna in 1878. Etna has a post office, a public library, a supermarket, a general store, a health clinic, and several restaurants and coffee shops, all within walking distance of each other. The city occupies less than one square mile and has a population of 678 (as of the 2020 Census).

Surrounded as it is by the Scott Bar Mountains, the Marble Mountains, the Salmon Mountains, and the Scott Mountains, Etna is an ideal destination for outdoorsmen. Indeed, Outside named Etna one of its Best Towns in 2004. It is also an extremely popular stop for hikers on the Pacific Crest Trail.

Apart from the fantastic scenery, local attractions also include Denny Bar Company, Farmhouse Bakery, Etna Brewing Company, Wildwood Coffee, Steve Potts Bicycles, Etna Creek Outfitters, Avery Memorial Theatre, Martin's Experienced Items, etcetera, and Saints Peter and Paul Gift Shop (Eastern Christian Supply Company).

AREA DEMOGRAPHICS



POPULATION	1 MILE	5 MILE	10 MILE	15 MILE
2024 Population	715	1,698	3,035	4,828
2029 Projected Population	662	1,588	2,846	4,490
2020 Census Population	755	1,761	3,013	4,870



HOUSEHOLDS	1 MILE	5 MILE	10 MILE	15 MILE
2024 Households	339	762	1,340	2,120
2029 Projected Households	309	699	1,229	1,934
2020 Census Households	353	779	1,308	2,105
Average Household Size	2.10	2.22	2.25	2.26



INCOME	1 MILE	5 MILE	10 MILE	15 MILE
2024 Average Household Income	\$69,720	\$81,534	\$84,468	\$80,036
2024 Median Household Income	\$55,298	\$63,390	\$66,163	\$64,348
2024 Per Capita Income	\$33,117	\$36,684	\$37,409	\$35,241



HOUSING	1 MILE	5 MILE	10 MILE	15 MILE
2024 Housing Units	339	762	1,340	2,120
2024 Owner-Occupied Units	226	550	990	1,530
2024 Renter Occupied Housing Units	113	212	350	590



PLACE OF WORK	1 MILE	5 MILE	10 MILE	15 MILE
2024 Businesses	21	40	79	118
2024 Employees	182	257	440	674

TENANT OVERVIEW



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$17.96 Billion



FORTUNE 500
#111



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
20,345



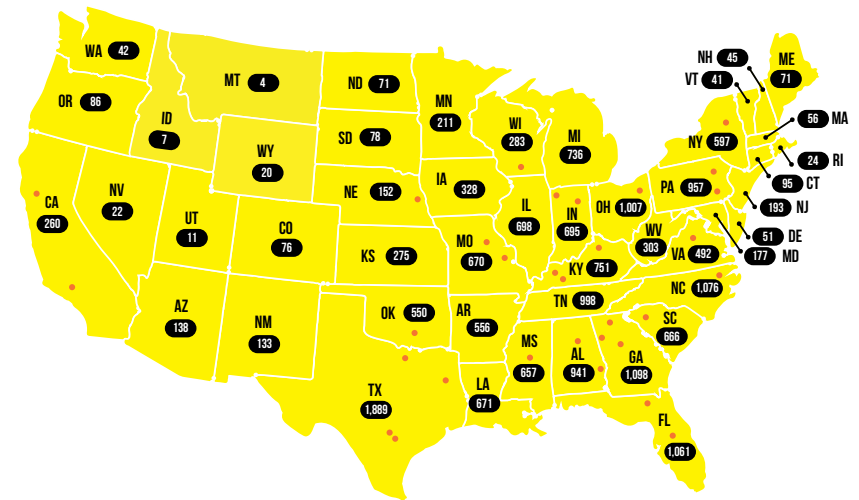
NO. EMPLOYEES
186,000

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 August 2, 2024, the company's 20,345 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.

20,345 STORES | **IN 48 STATES** | AS OF 08/02/2024

- 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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