



Representative Photo

Marcus & Millichap

OFFERING MEMORANDUM

**Dollar General | 15 Yr. Absolute NNN**

Merlin Rd at Monument Drive, Merlin (Grants Pass), OR

# The Offering

**DOLLAR GENERAL®**

The subject property is a brand new 9,100-square foot Dollar General located in Merlin (Grants Pass), Oregon. Dollar General has signed a fifteen-year corporate guaranteed absolute net lease with zero landlord responsibilities. The lease features a ten percent (10%) rent increase for each of the three 5-year option periods. Dollar General (NYSE: DG) is a publicly traded company with a current "BBB" investment grade credit rating by Standard & Poor's that operates over 13,000 stores across 43 states.

## Overview

Price	\$2,321,366
Gross Leasable Area	9,100 SF
Lot Size	1.04 Acres +/-
Year Built	2016
Net Operating Income	\$142,764
Cap Rate	6.15%

## Annualized Operating Data

Lease Term	Annual Rent
Current - 10/31/2031	\$142,764
Options 1 - 3 (5 Years Each)	10% Increase at Each Option
Base Rent (\$15.69/SF)	\$142,764

## Lease Summary

Tenant Trade Name	Dollar General
Initial Lease Term	15 Years
Guarantor	Dollar General Corporation
Lease Type	Absolute Net
Roof & Structure Responsibility	Tenant Responsible
Rent Commencement Date	October 30, 2016
Expiration Date	October 31, 2031
Remaining Lease Term	15 Years
Increases	10% at Each Option
Renewal Options	Three 5-Year

## Tenant Summary

Tenant	Dollar General
Ownership	Public
Sales Volume	\$20.37 Billion
Net Worth	\$5.38 Billion
Stock Symbol (NYSE)	DG
Credit Rating (S&P)	BBB
Number of Locations	13,000+
Headquarters	Goodlettsville, TN
Website	<a href="http://www.dollargeneral.com">www.dollargeneral.com</a>

Dollar General operates a chain of over 13,000 discount stores in about 43 states as of August 13, 2016, primarily in the Southern and Eastern US, the Midwest, and the Southwest. The company offers basic household supplies including cleaning supplies, health and beauty aids, food and apparel. Most of the merchandise which is carried in the Dollar General stores is priced between \$1 and \$35.



## Investment Highlights

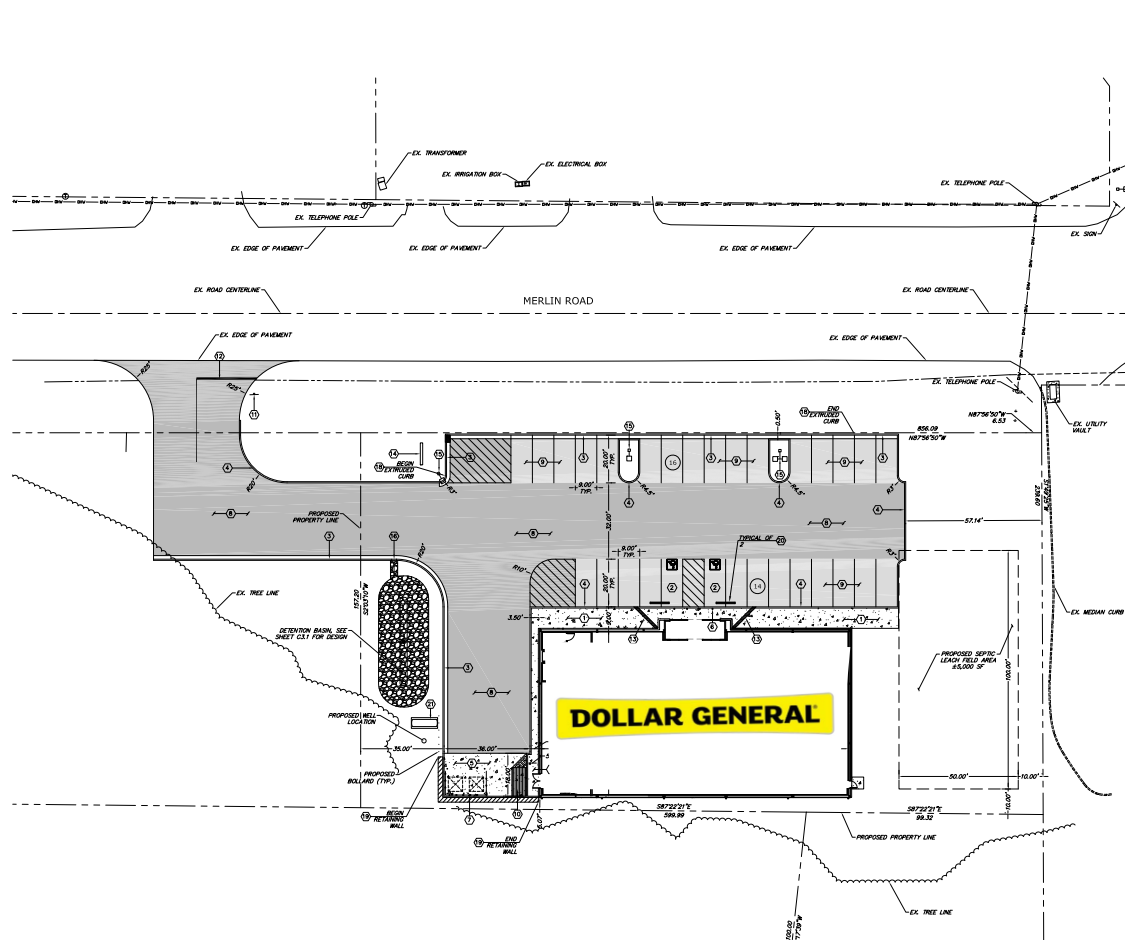
- **Brand New Construction - 15-Year Corporate Guaranteed Absolute Net Lease (Zero Landlord Responsibilities) and Strong National Tenant** - Dollar General (NYSE: DG) with Investment Grade Credit Rating "BBB" by Standard & Poor's and Annual Revenue Exceeding \$20.37 Billion
- **Strategic Location - Features Easy Access and Excellent Visibility** Along Merlin Rd with Direct Access to the Interstate 5 (20,000+ VPD), Main Thoroughfare Connecting Sacramento to Portland - Excellent Signage Enhances Its Exposure
- **Strong Location** - Within the Heart of the City of Merlin Adjacent to Residential Neighborhoods and Near Numerous Attractions / Amenities Including the Post Office, Grants Pass Airport, Gas Station, Banks, Louse Creek, Rogue River, and More
- **Near Numerous Regional Stores** Including Rays Food Place Across the Street, Dutch Bros, North Valley Mini Storage, Oregon RV Outlet, Playcraft Systems, and More
- **Centrally Located** - Near Churches and Schools Including Manzanita Elementary School, Fleming Middle School, North Valley High School, Merlin Community Baptist Church, Grants Pass Missionary Baptist, St. Anne Catholic Church, and More

## Location Overview

Located along Merlin Rd , the subject property features easy access and excellent visibility on Merlin's main traffic thoroughfare with direct access just off the Interstate 5 (20,000+ vehicles per day), the main traffic thoroughfare connecting Sacramento to Portland and beyond. The site is in the heart of the city of Merlin adjacent to residential neighborhoods and near numerous attractions and amenities including the post office, Grants Pass Airport, gas station, banks, Louse Creek, Wolf Creek Park, and more. Near numerous regional stores including Rays Food Place across the street, Dutch Bros, Universal Propane, Valley Mini Storage, Oregon RV Outlet, Pacific Truck & Trailer, Playcraft Systems, and more. The site is centrally located near churches and schools including Manzanita Elementary School, Fleming Middle School, North Valley High School, Merlin Community Baptist Church, Grants Pass Missionary Baptist, St. Anne Catholic Church, and more

Merlin is located within Josephine County, Oregon. The area is known for sport fishing and whitewater rafting on the Rogue River. The city is known for its beautiful countryside, rivers, trees, and outdoors and provides an excellent opportunity to explore walking trails, bird / wildlife watching, bank fishing, and more. The city features numerous attractions including Wine Hopper Tours, Morrison's Rogue Wilderness Adventures, Orange Torpedo Rafting Trips, a short drive to Wolf Creek Park, Rogue River-Siskiyou National Forest, The Oregon Shakespearean Festival in Ashland, Oregon Caves National Monument, Jacksonville National Historic Landmark, and more.

# Site Plan



## Demographic Summary

Population	5-Miles	10-Miles	15-Miles
2000 Population	30,549	60,552	73,605
2014 Population	34,517	67,546	81,104

Households	5-Miles	10-Miles	15-Miles
2000 Households	12,523	24,701	30,140
2014 Households	14,446	28,082	34,056
2014 Daytime Population	12,790	21,540	23,401

Income	5-Miles	10-Miles	15-Miles
2014 Median Household Income	\$38,964	\$40,191	\$40,306
2014 Average Household Income	\$53,260	\$53,904	\$54,105

### Population

In 2014, the population in your selected geography is 81,103. The population has changed by 10.18% since 2000. It is estimated that the population in your area will be 83,982 five years from now, which represents a change of 3.54% from the current year. The current population is 48.57% male and 51.42% female. The median age of the population in your area is 47.9, compare this to the Entire US average which is 37.3. The population density in your area is 114.50 people per square mile.

### Households

There are currently 34,056 households in your selected geography. The number of households has changed by 12.99% since 2000. It is estimated that the number of households in your area will be 35,630 five years from now, which represents a change of 4.62% from the current year. The average household size in your area is 2.33 persons.

### Income

In 2014, the median household income for your selected geography is \$40,305. The median household income for your area has changed by 24.55% since 2000. It is estimated that the median household income in your area will be \$47,875 five years from now, which represents a change of 18.78% from the current year. The current year per capita income in your area is \$23,026, compare this to the Entire US average. The current year average household income in your area is \$54,105.

### Race and Ethnicity

The current year racial makeup of your selected area is as follows: 92.16% White, 0.46% Black, 0.18% Native American and 0.89% Asian/Pacific Islander. Compare these to Entire US averages which are: 71.60% White, 12.70% Black, 0.18% Native American and 5.02% Asian/Pacific Islander. People of Hispanic origin are counted independently of race. People of Hispanic origin make up 6.64% of the current year population in your selected area. Compare this to the Entire US average of 17.13%.

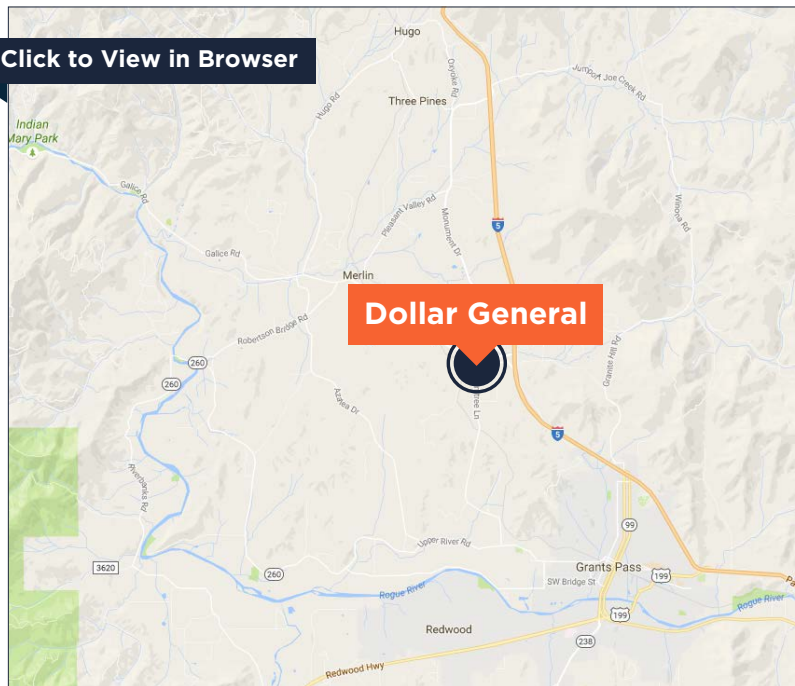
### Housing

In 2000, there were 21,254 owner occupied housing units in your area and there were 8,886 renter occupied housing units in your area. The median rent at the time was \$465.

### Employment

In 2014, there are 23,401 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 53.01% of employees are employed in white-collar occupations in this geography, and 46.56% are employed in blue-collar occupations. In 2014, unemployment in this area is 10.15%. In 2000, the average time traveled to work was 21.0 minutes.

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