

Prepared for

For more information on these properties call or email Chris Marabella at (760) 479-0800 and our email is nnn@marbellafinance.com

5/20/2021

Presented by Christian Marabella

Marabella Commercial Finance, Inc

(760) 479-0800

nnn@marbellafinance.com

Properties for Sale

1 1451 N 9th St, Sapulpa, OK 74066



Property Details

Price	\$1,622,205
No. Unit	0
Gross Leasable Area	3,000 SF
Total Lot Size	2.51 AC
Property Type	Retail
Cap Rate	5.35%
No. Stories	1
Building Class	C
Year Built	2020
Tax ID/APN	109500002000009000
Status	Active

Property Notes

For additional information on this Dollar General property contact Chris Marabella on his cell at (760) 803-6464. Also contact Chris Marabella and his team for various financing structures available for this property at (760) 803-6464 and our email is nnn@marbellafinance.com

Highlights

Brand new 2020 build-to-suit construction for Dollar General

15-Year Absolute NNN lease with zero management responsibilities

Traffic counts on 9th Street exceed more than 14,000 vehicles daily

Photos





Property Details

Price	\$1,700,231
No. Unit	0
Gross Leasable Area	9,026 SF
Total Lot Size	1.00 AC
Property Type	Retail
Construction Status	Under Construction
Cap Rate	5.60%
No. Stories	1
Year Built	2021
Status	Active

Property Notes

For additional information on this Dollar General property contact Chris Marabella on his cell at (760) 803-6464. Also contact Chris Marabella and his team for various financing structures available for this property at (760) 803-6464 and our email is nnn@marabellafinance.com

Sale Notes

Brand new free standing Dollar General store. I am blessed to represent the largest developer of Dollar General stores in the country. We build / sell between 70 - 100 stores a year for the past 18 years, so if you need one store or a bundle, we can do that. All of our stores are all brand new free standing stores with true NNN 15 year initial term leases. This store in Cullman, AL opens October 15, 2021. The building is 9,026 square feet. The monthly rental income is \$7,934.41 and the yearly rental income is \$95,212.92. The CAP is 5.6%. Sales Price is \$1,700,231

Property Description

The property is located in Cullman, Alabama (Cullman County). Cullman is the largest city and the county seat of Cullman County. Cullman, AL has over 16,000 people. Cullman is located off of Interstate 65 in between Huntsville and Birmingham

Dollar General
Highway 278
Cullman, AL 35057 (Cullman County)
34.19466 -86.98062

Highlights

Brand New True NNN Dollar General



Property Details

Price	\$1,898,175
No. Unit	0
Gross Leasable Area	9,026 SF
Property Type	Retail
Construction Status	Under Construction
Cap Rate	5.65%
No. Stories	1
Building Class	B
Year Built	2021
Status	Active

Property Notes

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Sale Notes

Brand new free standing Dollar General store. I am blessed to represent the largest developer of Dollar General stores in the country. We build / sell between 70 - 100 stores a year for the past 18 years, so if you need one store or a bundle, we can do that. All of our stores are all brand new free standing stores with true NNN 15 year initial term leases. The building is 9,026 square feet. The monthly rental income is \$8,937.24 with a yearly rental income is \$107,246.88. The CAP is 5.65% and the Sales Price is \$1,898,175. Pell City has over 13,000 people

Dollar General

Highway 174

Pell City, AL 35125 (St. Clair County)

33.6362 -86.32359

Highlights

Brand New True NNN Dollar General



Property Details

Price	\$2,101,132
No. Unit	0
Gross Leasable Area	10,640 SF
Total Lot Size	1.40 AC
Property Type	Retail
Cap Rate	5.15%
No. Stories	1
Year Built	2021
Status	Active

Property Notes

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Sale Notes

Trinity Real Estate Investment Services is pleased to present the opportunity to acquire a new development Dollar General in Llano, TX. Rent is set to commence in May of 2021, leaving a full 15 years remaining.

Highlights

2021 Development Dollar General - Rent Set to Commence May of 2021

Larger 10,640 SF Store Prototype, Built to Accommodate Higher Projected Store Sales

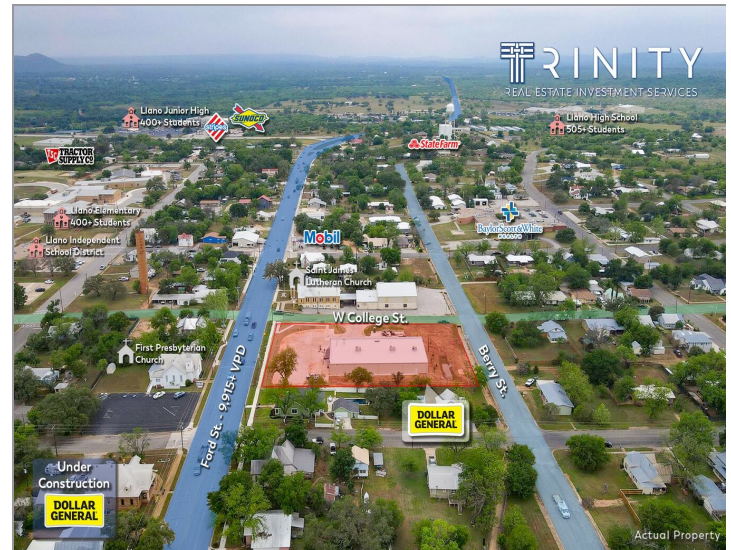
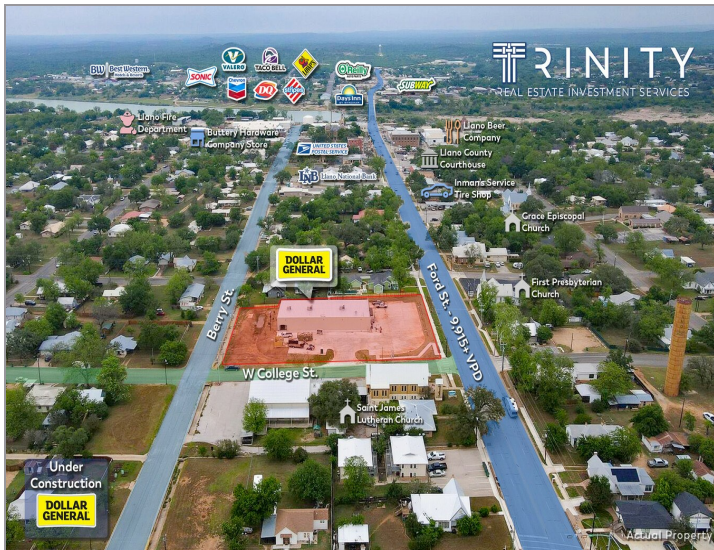
Less Than an Hour Drive to Austin, TX - State Capital of Texas

Absolute NNN Requiring Zero Landlord Responsibilities

Impressive Growth Rate of 13.34% Between 2010-2020 in a 1 Mile Radius

Limited Local Competition - Store Serves as Source of Goods for Local Residents

Photos



**Property Details**

Price	\$1,651,000
No. Unit	0
Gross Leasable Area	10,050 SF
Total Lot Size	1.29 AC
Property Type	Retail
Cap Rate	6.00%
No. Stories	1
Building Class	B
Year Built	2016
Zoning Description	COMM
Tax ID/APN	039569 0011 02
Status	Active

Property Notes

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Sale Notes

Nearly 10 Years Remaining on Initial Term
 Absolute NNN Lease - Ideal for Passive Investors
 Investment Grade Tenant - S&P 'BBB' Rating
 2015 Construction - Large 9,100 Square Feet Prototype
 Traffic Counts of Over 21,000 Vehicles per Day on NC-87
 Essential Business Operating Throughout Pandemic
 Dollar General Continues to Report Strong Growth

Highlights

Nearly 10 Years Remaining on Initial Term

Absolute NNN Lease - Ideal for Passive Investors

Investment Grade Tenant - S&P 'BBB' Rating

2015 Construction - Large 9,100 Square Feet Prototype

Traffic Counts of Over 21,000 Vehicles per Day on NC-87

Just 40 Minutes from Raleigh, NC

**Property Details**

Price	\$2,105,120
No. Unit	0
Gross Leasable Area	9,026 SF
Total Lot Size	1.39 AC
Property Type	Retail
Cap Rate	4.75%
No. Stories	1
Year Built	2021
Status	Active

Property Notes

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Sale Notes

Trinity Real Estate Investment Services is pleased to present the opportunity to acquire a new development Dollar General. Rent commenced in April of 2021.

Highlights

New Development Dollar General - Rent Commenced in April of 2021, Leaving a Full 15 Years Remaining

Over 22% Growth Rate Within a 3 Mile Radius From 2010-2020

Less Than 1 Mile From Saegert Elementary School

Less than an hour drive to Waco and Austin - Killeen is Home to Fort Hood U.S. Army Post, Known as a "Boom Town" Because of its Rapid Growth

Dense Demographics With 181k + Residents in a 5 Mile Radius

Located Near Multiple National Credit Tenants Including Starbucks, Walmart, Chick-fil-a, Walgreens, McDonald's, and More

Photos

RETAILER MAP

6901 S WS YOUNG DR | KILLEEN, TX

Map data © 2023 Google Imagery © 2021, CARCOG, Landsat / Copernicus, Maxar Technologies, USDA Farm Service Agency

TRINITYREIS.COM

TRINITY



**Property Details**

Price	\$2,082,142
No. Unit	0
Gross Leasable Area	10,640 SF
Total Lot Size	0.72 AC
Property Type	Retail
Cap Rate	5.00%
No. Stories	1
Year Built	2021
Tax ID/APN	02950-0021-020-00
Status	Active

Property Notes

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Sale Notes

Trinity Real Estate Investment Services is pleased to present the opportunity to acquire a new development Dollar General in Falfurrias, TX. The subject property is a relocation store, built to accommodate higher projected store sales. Rent commenced April of 2021.

Highlights

New Development Texas Dollar General - Absolute NNN Lease

Relocation Store - Site Relocated From Location Just Down the Street That was Averaging Over \$2M in Annual Sales

15 Year Lease - Rent Commenced April 2021

Strong Market for Dollar General - 5 Mile Population Almost 7,000 Residents

Falfurrias is Located Along US HWY 281 With Direct Access to McAllen, Mission, and Edinburg

Relocation Store Provides Opportunity to Acquire Proven Track Record on New Development Store

Photos



DOLLAR GENERAL®



Representative Photo

Property Details

Price	\$1,538,407
No. Unit	0
Gross Leasable Area	9,100 SF
Total Lot Size	2.85 AC
Property Type	Retail
Construction Status	Under Construction
Cap Rate	5.65%
No. Stories	1
Year Built	2021
Status	Active

Property Notes

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Sale Notes

Indiana Broker of Record: Josh Caruana | License: IN: RB14034355



Property Details

Price	\$3,600,000
No. Unit	0
Gross Leasable Area	12,380 SF
Total Lot Size	1.28 AC
Property Type	Retail
Cap Rate	5.90%
No. Stories	1
Building Class	A
Year Built	2013
Tax ID/APN	140-21-301-008
Status	Active

Property Notes

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Sale Notes

Suburban location with unusually strong demographics for a Dollar General: 20,000 people within 1 mile, 200,000 within 3 miles and 5,000 cars a day pass this site. This store is an enhanced Dollar General Plus (approx. 12,380 square feet) with excellent parking and visibility. Strong underlying land value. Near Nellis Air Force Base in suburban Las Vegas.
Dollar General has over 11,000 stores with 17 billion dollars in annual sales.

Highlights

Dollar General Plus Location	Very Strong Demographics	Five -5 Year Options, 3% Increase Year 11, 10% Increase Per Option
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Photos



BRAND NEW CONSTRUCTION

Single Tenant Absolute NNN Investment Opportunity

**DOLLAR
GENERAL**

39 Log Manor Road

SPENCER VIRGINIA MSA

REPRESENTATIVE PHOTO

**Property Details**

Price	\$1,936,000
No. Unit	0
Gross Leasable Area	9,026 SF
Total Lot Size	2.94 AC
Property Type	Retail
Cap Rate	5.60%
No. Stories	1
Building Class	B
Year Built	2021
Zoning Description	Commercial
Status	Active

Property Notes

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Sale Notes

- Brand new 15-year lease with 5 (5-year) options to extend, demonstrating their commitment to the site
- The lease is corporate guaranteed by Dollar General, Corp., an investment grade (S&P: BBB), nationally recognized, and established discount store with over 17,200 locations
- The lease features a 10% increase at the beginning of each option period, growing NOI and hedging against inflation

Highlights

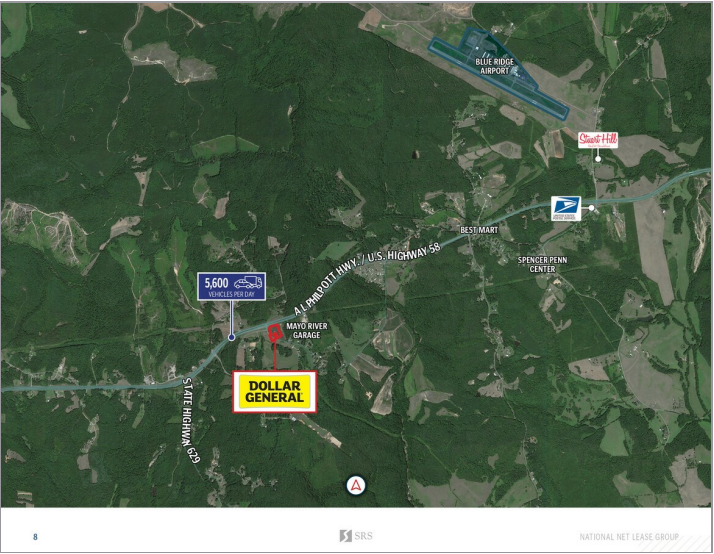
New 15-Year Lease | Investment Grade (S&P: BBB) | Corporate Guaranteed | Scheduled Rental Increases

Absolute NNN Lease | Fee Simple Ownership | Zero Landlord Responsibilities

Hard Corner Intersection | A L Philpott Hwy | Limited Competition | Excellent Visibility & Access

Strong Operator | 1,000 New Stores In 2020 | Essential Business

Photos



BRAND NEW CONSTRUCTION

Single Tenant Absolute NNN Investment Opportunity

**DOLLAR
GENERAL**

SEC of Haynes Lennon Hwy & State Rd 1574

EVERGREEN NORTH CAROLINA

REPRESENTATIVE PHOTO

SRS NATIONAL
NET LEASE
GROUP**Property Details**

Price	\$1,485,000
No. Unit	0
Gross Leasable Area	9,026 SF
Total Lot Size	1.61 AC
Property Type	Retail
Cap Rate	5.50%
No. Stories	1
Building Class	B
Year Built	2021
Zoning Description	Commercial
Tax ID/APN	0021849
Status	Active

Property Notes

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Sale Notes

- Brand new 15-year lease with 5 (5-year) options to extend, demonstrating their commitment to the site
- The lease is corporate guaranteed by Dollar General, Corp., an investment grade (S&P: BBB), nationally recognized, and established discount store with over 17,200 locations
- The lease features a 10% increase at the beginning of each option period, growing NOI and hedging against inflation

Highlights

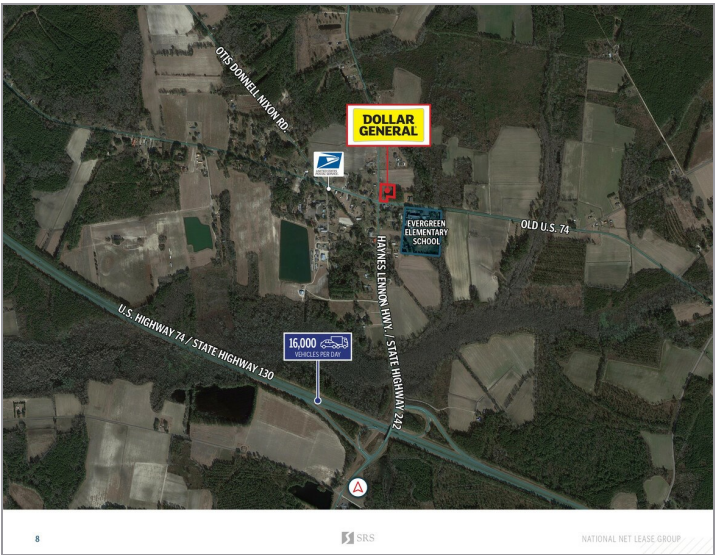
New 15-Year Lease | Investment Grade (S&P: BBB) | Corporate Guaranteed | Scheduled Rental Increases

Absolute NNN Lease | Fee Simple Ownership | Zero Landlord Responsibilities

Hard Corner Intersection | US-74 | Brand New Construction | Limited Competition | Excellent Visibility & Access

Strong Operator | 1,000 New Stores In 2020 | Essential Business

Photos



BRAND NEW CONSTRUCTION

Single Tenant Absolute NNN Investment Opportunity

**DOLLAR
GENERAL**

1480 Irisburg Road

MARTINSVILLE VIRGINIA

REPRESENTATIVE PHOTO

**Property Details**

Price	\$1,887,000
No. Unit	0
Gross Leasable Area	9,026 SF
Total Lot Size	2.66 AC
Property Type	Retail
Cap Rate	5.50%
No. Stories	1
Building Class	B
Year Built	2021
Zoning Description	Commercial
Tax ID/APN	168530001
Status	Active

Property Notes

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Sale Notes

- Brand new 15-year lease with 5 (5-year) options to extend, demonstrating their commitment to the site
- The lease is corporate guaranteed by Dollar General, Corp., an investment grade (S&P: BBB), nationally recognized, and established discount store with over 17,200 locations
- The lease features a 10% increase at the beginning of each option period, growing NOI and hedging against inflation

Highlights

New 15-Year Lease | Investment Grade (S&P: BBB) | Corporate Guaranteed | Scheduled Rental Increases

Absolute NNN Lease | Fee Simple Ownership | Zero Landlord Responsibilities

Brand New Construction | Near William F Stone Hwy | Martinsville Speedway | Limited Competition

Strong Operator | 1,000 New Stores In 2020 | Essential Business

Photos





Property Details

Price	\$1,472,000
No. Unit	0
Gross Leasable Area	9,026 SF
Total Lot Size	1.37 AC
Property Type	Retail
Cap Rate	5.60%
No. Stories	1
Year Built	2020
Status	Active

Property Notes

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Sale Notes

Stan Johnson Company is pleased to offer to qualified investors a single-tenant retail property, 100% leased to Dollar General, located in Paragould, AR (the Property).

The Property consists of a +/- 9,026 SF building and 1.37 acres of land. Dollar General is operating under a fifteen (15) year absolute NNN lease featuring five (5), five (5) year renewal options with 10% rental increases in each option. Paragould is the county seat of Greene County, and the 19th-largest city in Arkansas. Paragould is located 16 miles north of Jonesboro, AR, in the Jonesboro-Paragould CSA.

Highlights

Absolute NNN - Zero Landlord Obligations

New Long-Term Lease & Renewal Options

Investment Grade Tenant

Strategic Location in Growing Market

Attractive Rental Increases

**Property Details**

Price	\$1,913,044
No. Unit	0
Gross Leasable Area	9,100 SF
Total Lot Size	3.48 AC
Property Type	Retail
Cap Rate	5.75%
No. Stories	1
Building Class	C
Year Built	2015
Tax ID/APN	6-01-29-010.000
Status	Active

Property Notes

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Sale Notes

Randall Commercial Group, LLC is pleased to exclusively offer for sale this NNN, free-standing Dollar General located in Ocean Springs, MS. The subject property is located next to Highway 90 and the Biloxi Bay bridge and only a +/- 4.1 mile drive to the Ocean Springs Airport. This property features a NNN lease with approximately 8.75 years remaining on the initial 15-year term and five (5) five (5) year options. Dollar General is an investment grade tenant with a Standard & Poor "BBB" credit rating. (source: Wikipedia)

Highlights

NNN Single Tenant Investment Opportunity	Located in the Gulfport-Biloxi-Pascagoula MSA	Approximately 8.75 Years Remaining on the Initial 15-Year Lease
10% Increases Per Option	Corporate Guarantee by Dollar General Corporation	

Property Details

Price	\$1,625,672
No. Unit	0
Gross Leasable Area	9,002 SF
Total Lot Size	2.20 AC
Property Type	Retail
Cap Rate	5.50%
No. Stories	1
Building Class	B
Year Built	2020
Zoning Description	A
Tax ID/APN	747002-96-4679
Status	Active

Property Notes

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Sale Notes

2020 proposed Dollar General that is under construction with upgraded brick facade.? Located on a 2.2 acre parcel directly at the four way intersection on Airport Road just 1/2 mile from Interstate 74.? Rockingham is just 6 miles north and is the county seat for Rockingham County.? The location is critical to the region just 5 miles from the South Carolina border and the town of Hamlet sits at the junction of three major CSX rail lines that connect Raleigh, NC, Savannah, GA and Wilmington, NC.? Nearest competition is 3 miles to the east, 4.2 miles to the north, 13 miles south over the border in South Carolina.?

The town of Hamlet is located in Rockingham County, sitting between the towns of Rockingham (county seat) and Laurinburg.? Hamlet has a long history of being known as a railroad town with five spurs radiating from Richmond, Wilmington, Atlanta/Birmingham, Savannah/Charleston and Columbia.? By 1936 Hamlet was dubbed the "Hub of the Seaboard" with five Seaboard Railroad line leading out of Hamlet and about thirty passenger trains leaving each day.? Hamlet and the surrounding area is served with easy access to Interstate 74 along with multiple major state and US routes and roadways.? The location is critical to the region just 5 miles from the South Carolina border and the town sits at the junction of three major CSX rail lines that connect Raleigh, NC, Savannah, GA and Wilmington, NC.? The Hamlet Passenger Station which is served by Amtrak sits downtown at junction of the rail lines and is the former Seaboard Air Line Railroad hub which was an impressive train station built around the turn of the century.? The county's largest celebration is the Annual Seaboard Festival, which celebrates Hamlet's heritage as a railroad town and history as the "Hub of the Seaboard", is held on the last Saturday in October.? The festival began in 1982.? Rockingham is the county seat and largest is just 6 miles north, home to the famous Rockingham Speedway, formerly North Carolina Speedway, which was a staple in the NASCAR schedule for nearly 40 years.? Recently renamed The Rock Speedway and Entertainment Complex, the new owners and the state are working together to renovate and return the venue to a huge area draw with motorsports, festivals and events.? Rockingham Dragway is the Carolinas' premier drag racing facility with a capacity of 30,000 and having a 37 year streak with at least one major national drag racing championship.? Richmond Community College is located in Hamlet just 4 miles from the property and has served over 10,000 students over the last 50 years offering 60 degrees, diplomas and certificates.? Just 2.5 miles up the road from the property is Richmond County Airport which serves local aviation flights to the neighboring region.? The property is ideally located 58 miles to Fayetteville, 75 miles to Charlotte, 99 miles to Raleigh and 104 miles to Myrtle Beach, SC.?

Highlights

?New 2020 Construction - 15 Year NNN Lease

Corner Location w/ Combined Traffic @ 7,700 ADT

?Interstate 74 is 1/2 Mile from Property w/ 17,000 ADT

?5 Mile Population Exceeds 21,000+

Just 6 Miles from Rockingham and 5 Miles from South Carolina Border

Photos



**Property Details**

Price	\$1,660,800
No. Unit	0
Gross Leasable Area	8,000 SF
Total Lot Size	0.85 AC
Property Type	Retail
Cap Rate	6.00%
No. Stories	1
Building Class	C
Year Built	1997
Zoning Description	Limited Commercial
Tax ID/APN	121-11-0-44-04-001.00B
Status	Active

Property Notes

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Sale Notes

Dollar General is the largest dollar store chain in the United States operating approximately 17,266 stores in 46 states. The company offers 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. Founded in 1939 by Cal Turner, Dollar General is headquartered in Goodlettsville, TN and is a Fortune 500 company, ranking #112 as of 2020. Dollar General has a Standard & Poor's investment grade credit rating of BBB/Stable and has reported same-store sales growth for 31 consecutive years. In 2020, Dollar General opened approximately 1,000 new stores to bring their nationwide total to 17,266 stores.

The company plans to open 1,050 new stores, remodel nearly 1,750, and plans to relocate 100 stores. Dollar General reported total revenue of \$33.75 billion (+21.59%), a net income of \$2.65 billion (+55.03%), and has a market cap of \$49.20 billion as of April 7, 2021.

Highlights

Essential Service Retail | Recession-Proof Tenant

Corporate Guaranty | Investment-Grade Credit Tenant

NNN Lease with Limited Landlord Responsibilities

Dollar General Relocation Site | Recent Capital Improvements

Proximity to Wichita State University

Rare Four-Sided Brick Prototype

Photos



**Property Details**

Price	\$1,730,000
No. Unit	0
Gross Leasable Area	9,002 SF
Property Type	Retail
Cap Rate	6.00%
No. Stories	1
Year Built	2017
Zoning Description	Commercial
Tax ID/APN	003-071-146.00000
Status	Active

Property Notes

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Sale Notes

Newer 2017 Construction Dollar General
 Absolute Net Lease | Zero Landlord Responsibilities
 Over 11 Years Remaining
 Three (3) 5- year options each with 10% Increases
 The Property is Extremely Well Located on US 15 Highway in Allenwood, PA
 Strong Population Demographics Conducive to the Dollar Store Business Model | 10 Mile Population Exceeds 58,000
 Traffic Counts Exceed 13,600 Vehicles Per Day on US 15 Highway
 Corporate Guaranteed with Investment Grade Tenant - Dollar General Corporate (S&P BBB) which will provide a secure safe investment to the landlord
 Tenant is responsible for all taxes, insurance, maintenance, and repair, including roof structure and parking lot

In Conjunction With: Brian Brockman | Bang Realty, Inc.

Highlights

Newer 2017 Construction Dollar General	Absolute Net Lease Zero Landlord Responsibilities	Over 11 Years Remaining
Three (3) 5- year options each with 10% Increases	The Property is Extremely Well Located on US 15 Highway in Allenwood, PA	Strong Population Demographics Conducive to the Dollar Store Business Model 10 Mile Population Exceeds 58,000

Photos





Property Details

Price	\$1,556,962
No. Unit	0
Gross Leasable Area	9,026 SF
Total Lot Size	2.00 AC
Property Type	Retail
Construction Status	Under Construction
Cap Rate	5.30%
No. Stories	1
Building Class	B
Year Built	2021
Status	Active

Property Notes

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Sale Notes

Randall Commercial Group, LLC is pleased to exclusively offer for sale this brand new, free-standing Dollar General located in Shady Valley, TN. The subject property has a 15-year, NNN with an estimated delivery date of September 2021. The property is located on Hwy 421 near the intersection of Hwy 91. Dollar General is an investment-grade tenant with a Standard & Poor's "BBB" credit rating.

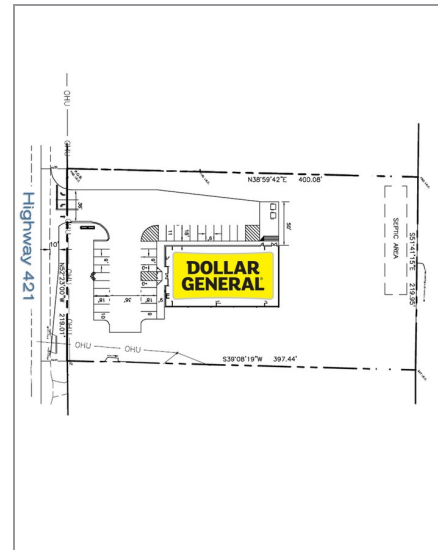
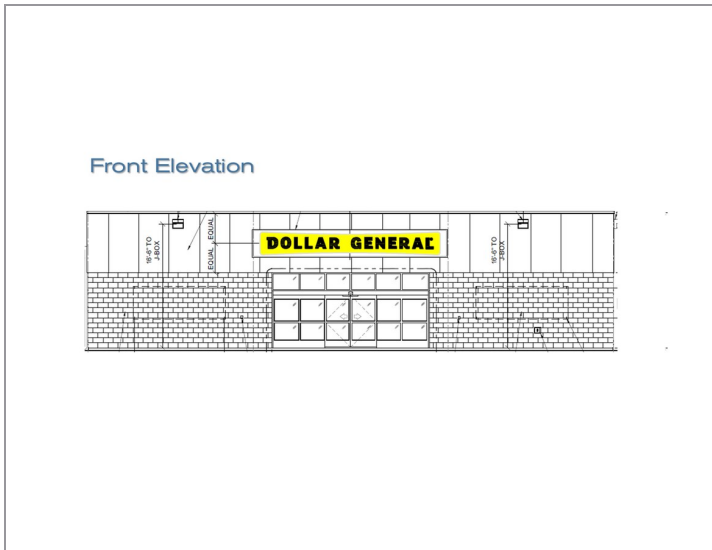
Highlights

NNN Single Tenant Investment Opportunity

15-Year Lease with Five (5), Five (5) Year Options

Corporate Guarantee by Dolgencorp, LLC

Photos



**Property Details**

Price	\$2,408,880
No. Unit	0
Gross Leasable Area	9,100 SF
Total Lot Size	1.03 AC
Property Type	Retail
Cap Rate	5.00%
No. Stories	1
Building Class	B
Year Built	2019
Zoning Description	BH
Tax ID/APN	2049005024
Status	Active

Property Notes

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Sale Notes

The subject property is ideally located between interstate 516 and Harry S Truman Pkwy, next to Midtown in Savannah, GA. The Dollar General is +/- 3.5 miles to interstate 516, +/- 2.09 miles from Harry S Truman Pkwy, and only +/- 3.2 miles from Midtown, making the location a convenient stop for both locals and tourists. Savannah is the oldest city in the state of Georgia and is the county seat of Chatham County. Today, Savannah is an industrial center and an crucial Atlantic seaport, brining in numerous amounts of people daily. - wikipedia.com

Highlights

NNN Single Tenant Investment Opportunity

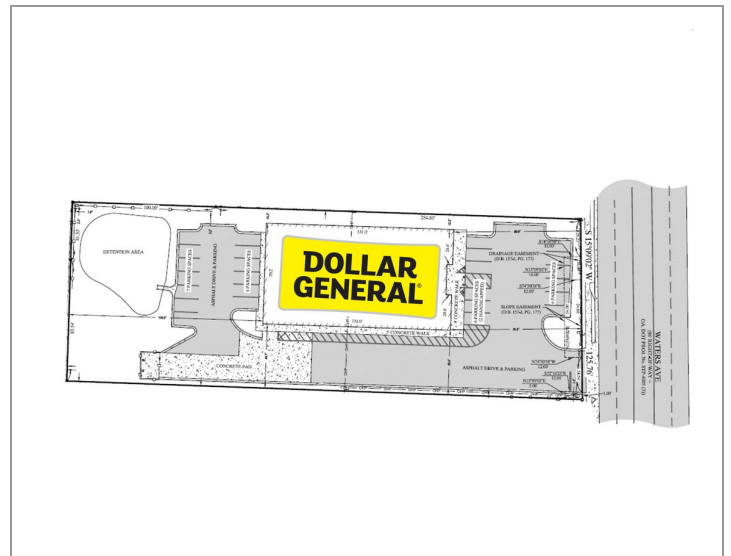
Located in the heart of Savannah, GA

Approximately 13 Years Remaining on the Initial 15 Year Term with 10% Increase Per Option

Corporate Guarantee by Dolgencorp, LLC

Front Elevation

Architectural drawing of the front elevation of a Dollar General store. The drawing shows a brick building with a central entrance featuring a glass door and a large display window. Above the entrance is a yellow sign that reads "DOLLAR GENERAL". The roof is indicated by a line with a diagonal hatch and the label "EQUAL ROOF". On either side of the entrance, there are vertical dimensions: "5'-0" TO 2'-0"" and "5'-0" TO 2'-0"". The drawing is oriented horizontally on the page.





Property Details

Price	\$1,651,328
No. Unit	0
Gross Leasable Area	9,384 SF
Total Lot Size	1.68 AC
Property Type	Retail
Cap Rate	5.90%
No. Stories	1
Building Class	C
Year Built	2012
Tax ID/APN	1081-228-0790-0010-01
Status	Active

Property Notes

For additional information on this Dollar General property contact Chris Marabella on his cell at (760) 803-6464. Also contact Chris Marabella and his team for various financing structures available for this property at (760) 803-6464 and our email is nnn@marabellafinance.com

Sale Notes

Randall Commercial Group, LLC is pleased to exclusively offer for sale this NNN, freestanding Dollar General located in Vicksburg, MS. The subject property is located off of Interstate 20, the major interstate which connects Dallas to Atlanta, only +/-2.1 miles from the Mississippi and Louisiana state line. This property has approximately 6.7 years remaining on the initial 15-year lease and five (5) five (5) year options, with a 3% rent increase in 2023. Dollar General is an investment grade tenant with a Standard & Poor "BBB" credit rating.

Highlights

Single Tenant Net Lease Investment Opportunity

3% Rent Increase in 2023 and Approximately 6.7 Years Remaining on Initial 15-Year Term

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Photos

