



DOLLAR GENERAL

BRAND NEW 15-YEAR ABSOLUTE NNN INVESTMENT

KENMARE, ND



CAPITAL PACIFIC

REPRESENTATIVE PHOTO



DOLLAR GENERAL

609 BROADWAY AVE, KENMARE ND 58746

\$1,468,000

PRICE

6.80%

CAP

LEASEABLE SF

9,026 SF

LAND AREA

1.05 Acres

LEASE TYPE

Absolute NNN

LEASE TERMS

15 Years

YEAR BUILT

2019

PARKING

32 Spaces

Brand new 15-year absolute NNN corporate lease with guaranty

Four 5-year options to extend at increased rents

Zero Landlord maintenance or expense obligations

\$25.6B revenue company with Investment Grade Credit Rating

Internet resistant store concept – serves daily needs of community

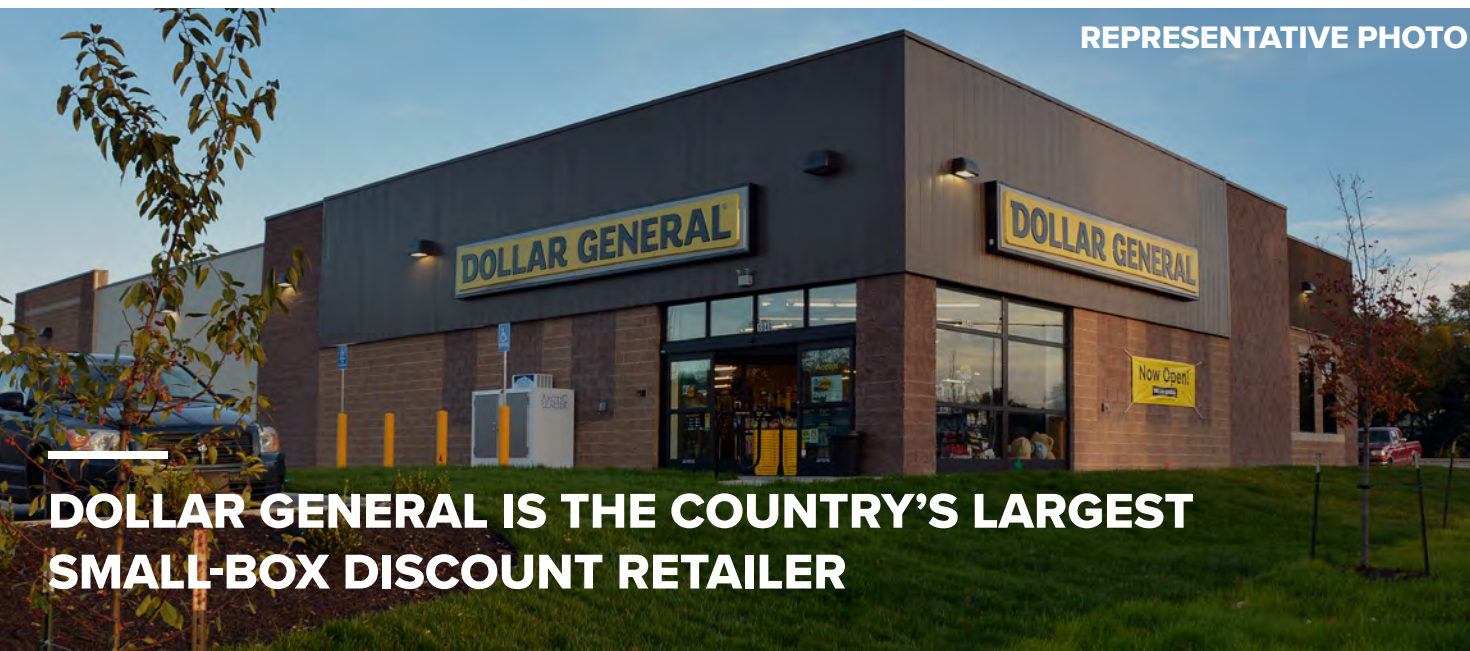
Investment Highlights

CAPITAL PACIFIC is pleased to present the opportunity to acquire Dollar General in Kenmare, North Dakota, located within the Minot MSA. The subject property is a new construction store featuring a 15-year corporate guaranty from Dollar General, which ranked #123 on the 2018 Fortune 500 list of top companies by revenue. The absolute NNN lease provides investors with a truly “hands off” asset, as there are zero Landlord expense or maintenance obligations.

KENMARE is located 40 miles south of a major US/Canada port of entry. Kenmare is located in Ward County, the fourth-most populous county in North Dakota. The city is located along Highway 52 in northern North Dakota. Kenmare offers affordable homes, great schools, a hospital, medical clinic, friendly people, and a variety of jobs. Kenmare is part of the Minot MSA which boasts over 61K people.

DOLLAR GENERAL generated \$25.6 billion in 2018 fiscal year sales and net income of \$1.6 billion. Dollar General currently operates over 16,000 stores in 44 states, making it the country’s largest small-box discount retailer. The company announced plans in September 2019 to expand its presence to 46 states, adding Washington and Wyoming to the list of states with Dollar General stores.

REPRESENTATIVE PHOTO



**DOLLAR GENERAL IS THE COUNTRY’S LARGEST
SMALL-BOX DISCOUNT RETAILER**

Contact the team

RICK SANNER

rsanner@capitalpacific.com

PH: 415.274.2709

CA DRE# 01792433

JOHN ANDREINI

jandreini@capitalpacific.com

PH: 415.274.2715

CA DRE# 01440360

JUSTIN SHARP

jsharp@capitalpacific.com

PH: 415.274.7392

CA DRE# 01895013

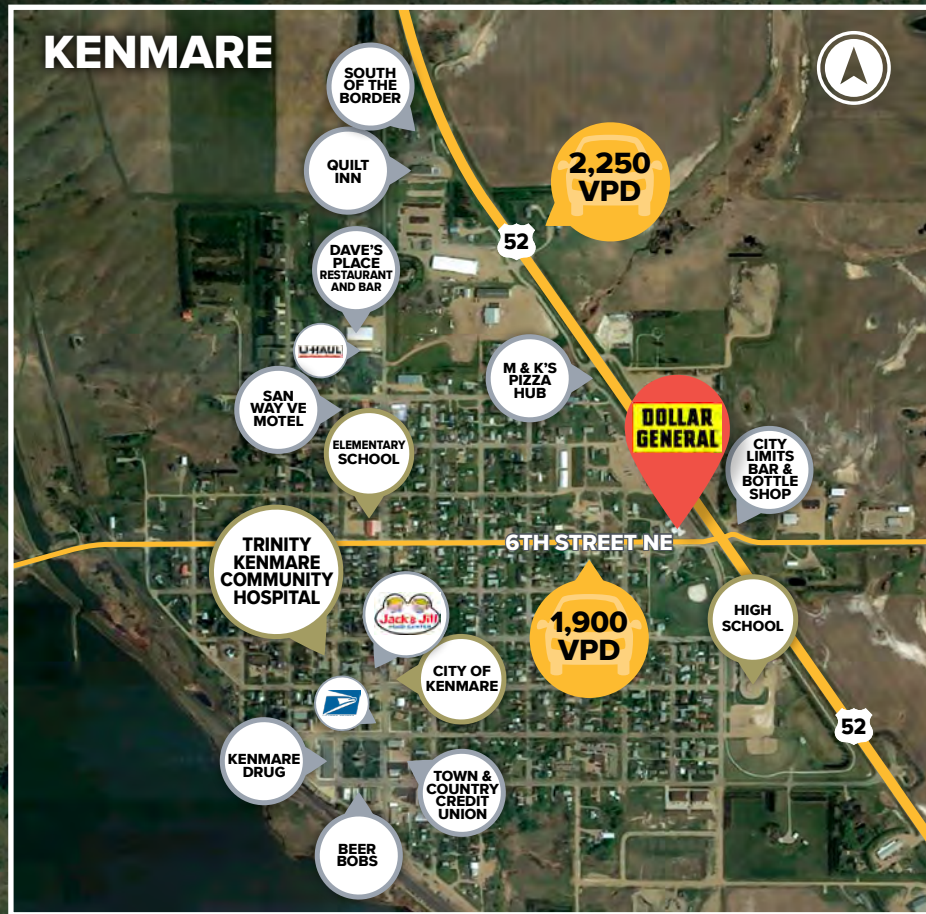
IN CONJUNCTION WITH ND LICENSED BROKER:

JBC Commercial Real Estate, LLC

Lori Ibach

Lori.Ibach@jbccommercial.com

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MINOT AIR FORCE BASE

18,930 VPD

18,595 VPD



MINOT

KENMARE

Income & Expense

REPRESENTATIVE PHOTO

PRICE	\$1,468,000	
Capitalization Rate:	6.80%	
Building Size (SF):	9,026	
Lot Size (Acres):	1.05	
STABILIZED INCOME	PER SQUARE FOOT	
Scheduled Rent	\$11.06	\$99,852
Effective Gross Income	\$11.06	\$99,852
LESS	PER SQUARE FOOT	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
EQUALS NET OPERATING INCOME	\$99,852	



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Rent Roll

TENANT INFO		LEASE TERMS		RENT SUMMARY				
TENANT NAME	SQ. FT.	TERM		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT
Dollar General	9,026	10/10/19	10/31/34	\$99,852	\$8,321	\$99,852	\$0.92	\$11.06
	Option 1	11/01/34	10/31/39		\$9,153	\$109,836	\$1.01	\$12.17
	Option 2	11/01/39	10/31/44		\$10,068	\$120,816	\$1.12	\$13.39
	Option 3	11/01/44	10/31/49		\$11,075	\$132,900	\$1.23	\$14.72
	Option 4	11/01/49	07/31/54		\$12,182	\$146,184	\$1.35	\$16.20
TOTALS:	9,026			\$99,852	\$8,321	\$99,852	\$0.92	\$11.06

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Lease Abstract



RENT

BASE RENT

DATE RANGE	MONTHLY RENT	ANNUAL RENT
10/10/19 - 10/31/34	\$8,321	\$99,852

OPTION RENTS

DATE RANGE	MONTHLY RENT	ANNUAL RENT
#1. 11/01/34 - 10/31/39	\$9,153	\$109,836
#2. 11/01/39 - 10/31/44	\$10,068	\$120,816
#3. 11/01/44 - 10/31/49	\$11,075	\$132,900
#4. 11/01/49 - 07/31/54	\$12,182	\$146,184

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the Property's suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are in error. Capital Pacific and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

PREMISES & TERM

TENANT	Dollar General
BUILDING SF	9,026 SF
LEASE TYPE	Absolute NNN
TERM	15 Years
OPTIONS	Four 5-year Options

EXPENSES

TAXES

Tenant shall reimburse Landlord for the ad valorem taxes payable with respect to the Property.

INSURANCE

Tenant shall maintain: (1) Commercial General Liability Insurance with limits no less than \$1 million per occurrence and \$2 million in aggregate; (2) Special Cause of Loss Insurance that insures all improvements on the Property. Landlord shall be named additional insured on both policies.

UTILITIES

Tenant is responsible for direct payment of all utilities to the appropriate billing authority.

TENANT'S OBLIGATIONS

Tenant is responsible for all maintenance and repair to the entirety of the Premises, including all interior and exterior, structural and nonstructural repairs and replacement.

LANDLORD'S OBLIGATIONS

Zero expense obligations.

Site Plan



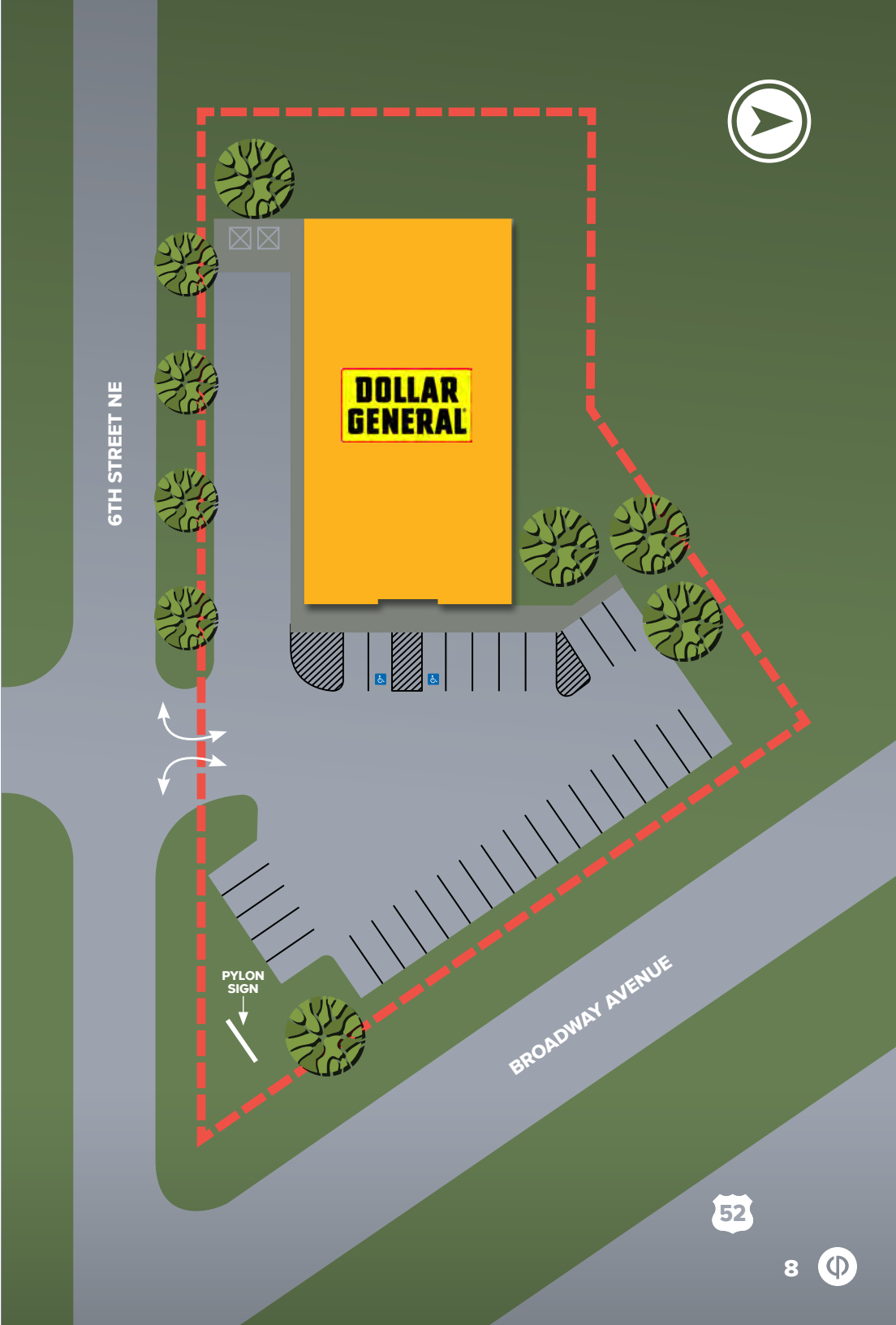
9,026
RENTABLE SF



1.05
ACRES



32
SPACES



This site plan is a rendering that has been created based on sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

Tenant Overview



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ABOUT DOLLAR GENERAL

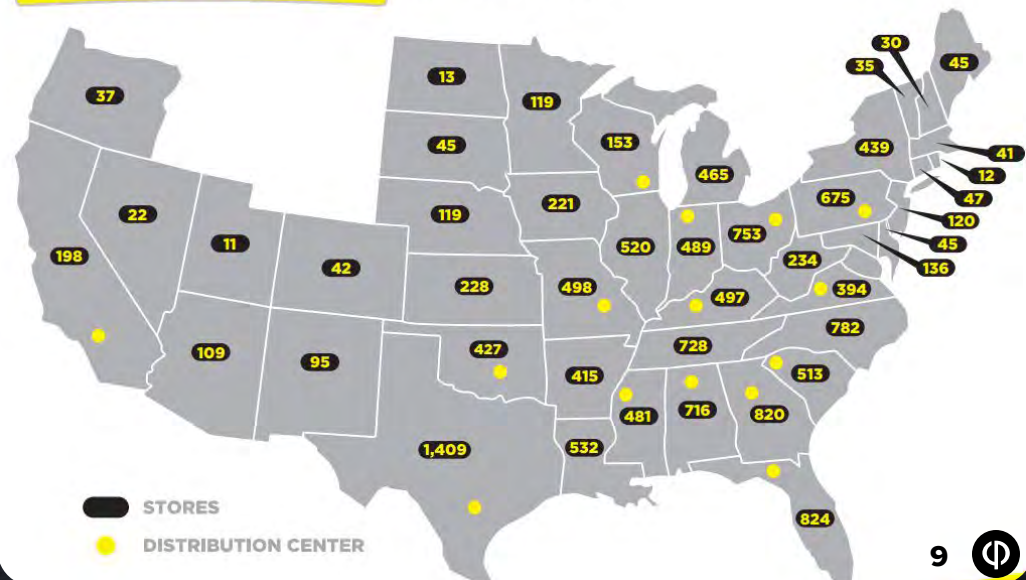
Dollar General (NYSE: DG) is a chain of more than 16,000 discount stores in 44 states, primarily in the South, East, Midwest, and Southwest. Offering basic household items, such as cleaning supplies, health and beauty aids, apparel, and food, it targets low, middle, and fixed-income shoppers.

The company has grown to be the country's largest small-box discount retailer. Stores are often located in small towns off the radar of giant discounters. One of Dollar General's main advantages is that it offers prices as low or lower than Walmart but in more convenient locations. Dollar General has more stores than any other retailer and is easily the largest dollar store chain.

\$25.6 Billion in 2018 Sales
16,000+ Locations in 44 States
141,000+ Employees

DOLLAR GENERAL

IN 44 STATES



In the News

EXCERPTS FROM: MAKING BILLIONS AT THE DOLLAR STORE

May 22, 2019 (Fortune) “Just because I don’t have a lot of money, that doesn’t mean I don’t feel like having some of the finer things,” says Todd Vasos, CEO of Dollar General, paraphrasing his prototypical shopper. “We can offer her both value and an indulgence she may want.”

Vasos is on target about his customers’ income. Some 57% of Dollar General’s clientele live in households with income of less than \$49,900, according to research firm Kantar, and 30% get by on less than \$25,000. (The average U.S. household income is just under \$61,000.)

But by serving the bottom of the nation’s economic pyramid, Dollar General has generated one of the top performance records in retail. In 2018, the company reported its 29th straight year of same-store sales growth—despite minimal e-commerce. That’s a streak no other major U.S. retailer can match: Even mighty Walmart endured nearly two years of comparable-sales declines earlier this decade.

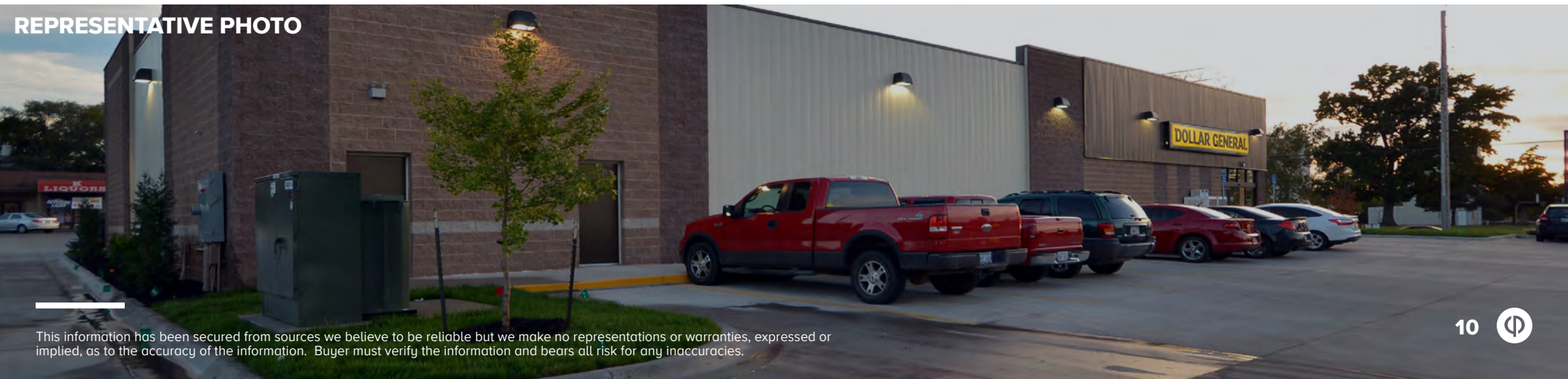
What’s more, tapping the aspirational strain that Vasos describes has helped the company sidestep the recent retail meltdown that has vaporized many other national chains’ stores in recent years. Dollar General racked up \$25.6 billion in revenue in 2018 and eclipsed Macy’s in retail sales for the first time. Its stock is near an all-time high, giving it a market cap of \$33 billion, five times higher than Macy’s.

The chain opened its first retail store in 1955 in Springfield, Ky., and for most of the ensuing six-plus decades, it has thrived with a simple playbook: Open small, no-frills stores in towns that bigger retailers shun; offer a narrow product range; and limit staffing, the better to keep prices cheap, cheap, cheap. “Dollar General was like a child whose parents were 7-Eleven and Walmart,” says David Perdue, the company’s CEO from 2003 to 2007 and now a U.S. senator from Georgia. “It offered 7-Eleven convenience at Walmart prices.”

That metaphorical union has created a fast-growing family. Dollar General is now the largest U.S. retail chain by store count, with 15,472 stores, up from 8,400 a decade ago. Remarkably, some 75% of Americans now live within five miles of a Dollar General.

[READ THE FULL ARTICLE](#)

REPRESENTATIVE PHOTO



Dollar General Press Release

DOLLAR GENERAL CORPORATION REPORTS STRONG SECOND QUARTER 2019 FINANCIAL RESULTS

Aug. 29, 2019 (BUSINESS WIRE) Dollar General Corporation (NYSE: DG) today reported financial results for its fiscal year 2019 second quarter (13 weeks) ended August 2, 2019.

- Net Sales Increased 8.4%; Same-Store Sales Increased 4.0%
- Operating Profit Increased 5.9% to \$577.8 Million, Adjusted Operating Profit Increased 11.6% to \$608.8 Million¹
- Diluted Earnings Per Share (“EPS”) Increased 8.6% to \$1.65, Adjusted Diluted EPS Increased 14.5% to \$1.741
- Cash Flows From Operations of \$1.1 Billion
- \$267 Million Returned to Shareholders through Share Repurchases and Cash Dividends
- Board of Directors Declares Third Quarter 2019 Cash Dividend of \$0.32 per share

Net sales increased 8.4% to \$7.0 billion in the second quarter of 2019 compared to \$6.4 billion in the second quarter of 2018. This net sales increase included positive sales contributions from new stores and growth in same-store sales, modestly offset by the impact of store closures. Same-store sales increased 4.0% compared to the second quarter of 2018, driven by increases in both average transaction amount and customer traffic. Same-store sales in the second quarter of 2019 included growth in the consumables, seasonal, and home categories, partially offset by a decline in the apparel category.

“We are pleased with our second-quarter results, driven by strong performance on both the top and bottom lines,” said Todd Vasos, Dollar General’s chief executive officer. “Our results this quarter were fueled by solid execution across many fronts, including category management, merchandise innovation, store operations, and continued progress with our strategic initiatives. Given our first-half performance and expectations for the remainder of the year, we are raising our full-year financial guidance.”

[READ THE PRESS RELEASE](#)


**FISCAL YEAR
2018 WAS
THE 29TH
CONSECUTIVE
YEAR OF SAME-
STORE SALES
GROWTH**

REPRESENTATIVE PHOTO



Demographics

POPULATION

	3-MILES	5-MILES	10-MILES
2010	1,198	1,279	1,560
2018	1,366	1,461	1,788
2023	1,461	1,564	1,909

2019 HH INCOME

	3-MILES	5-MILES	10-MILES
Average	\$77,030	\$77,653	\$80,202

KENMARE is a city in Ward County located only 25 miles from the Canadian border. The city is located along Highway 52 in northern North Dakota. Kenmare offers affordable homes, great schools, a hospital, medical clinic, friendly people, and a variety of jobs. Kenmare is part of the Minot MSA.

MINOT is the regional hub of northwest North Dakota, best known for being home to the Minot Air Force Base, which employs an estimated 5,416 active duty members. With a population of nearly 40% Scandinavian-Americans, the Scandinavian Heritage Park is Minot's tribute to the region's Scandinavian heritage, in addition to the annual Norsk Hostfest, North America's largest Scandinavian festival. Minot is also home to a symphony, opera, the Roosevelt Zoo, and Minot State University.



THE AVERAGE HOUSEHOLD INCOME WITHIN A 10-MILE RADIUS IS OVER \$80K



Contact us.

RICK SANNER

rsanner@capitalpacific.com

PH: 415.274.2709

CA DRE# 01792433

JOHN ANDREINI

jandreini@capitalpacific.com

PH: 415.274.2715

CA DRE# 01440360

JUSTIN SHARP

jsharp@capitalpacific.com

PH: 415.274.7392

CA DRE# 01895013

IN CONJUNCTION WITH ND LICENSED BROKER:

JBC Commercial Real Estate, LLC

Lori Ibach

lori.ibach@jbccommercial.com

CAPITALPACIFIC.COM

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