

FOR SALE
DOLLAR GENERAL
Forest City, PA



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DISCLAIMER

DOLLAR GENERAL

This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC (“Pinnacle REA”) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 117 Main Street located in Forest City, PA (the “Property”) and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Pinnacle REA. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Pinnacle REA at your earliest convenience.



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Investment Highlights & Overview
Map & Demographics
Location Overview
Tenant Overview

Exclusively Listed by:



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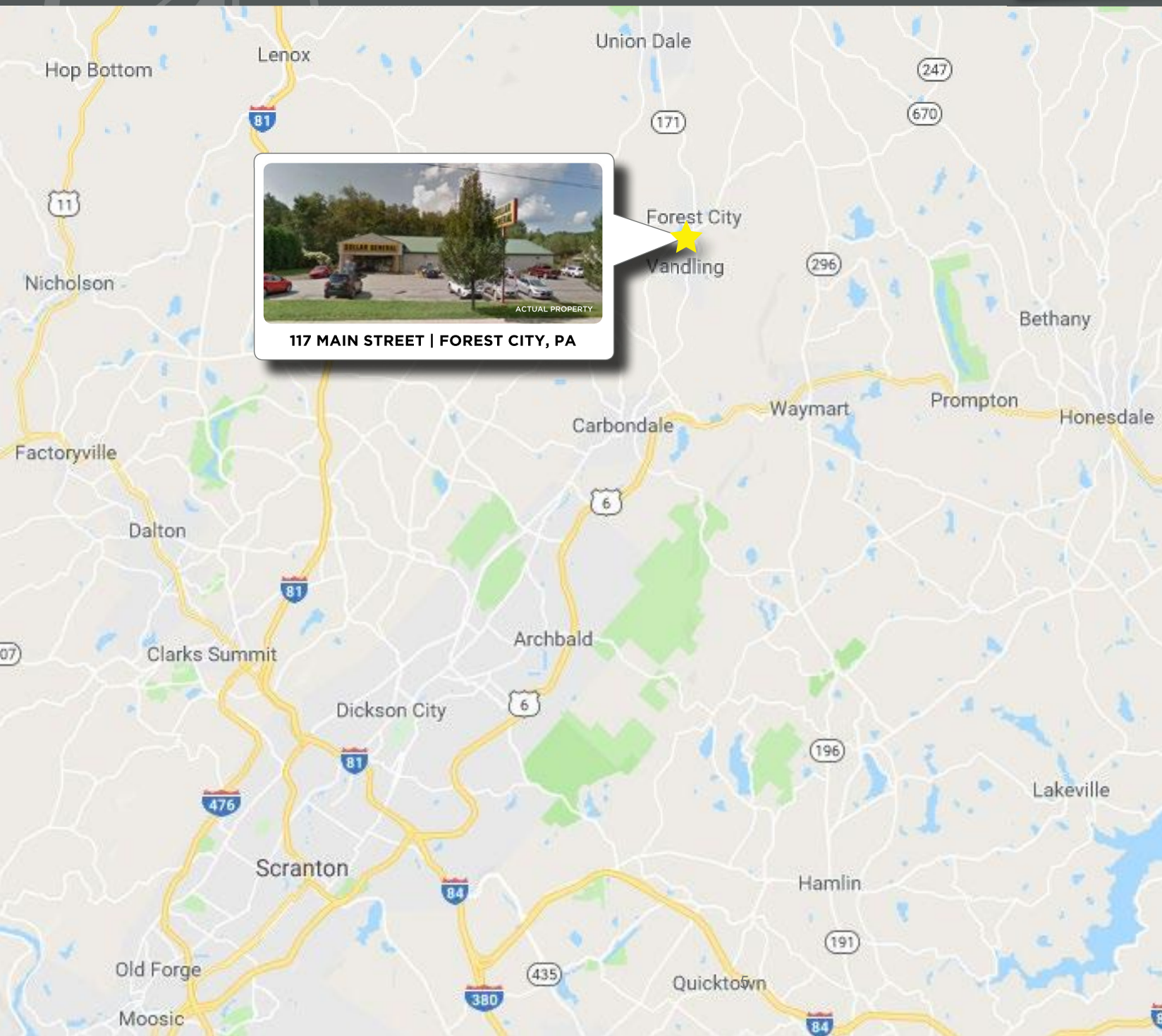
- Dollar General has just completed a renovation of the property, showing a strong commitment to this location
- Dollar General is an investment grade rated tenant (S&P: BBB)
- 7 years remaining on initial lease
- Rental escalations in each option period
- Minimal landlord responsibilities - Dollar General fully reimburses for CAM
- Minimal competition with the nearest Walmart located 35 minutes from the property
- Dollar General is publicly traded on the New York Stock Exchange (DG) with a market capitalization of approximately \$29 billion
- Dollar General has had 28 consecutive years of same store sales growth proving to be resistant to both difficult economic times and e-commerce
- Building was constructed in 2003 as a build-to-suit

DOLLAR GENERAL

117 Main Street | Forest City, PA 18421

Purchase Price:	\$669,000		
Cap Rate:	7.62%		
NOI Schedule:	Rent	Date	Option
	\$51,000	Current	
	\$57,000	09/30/2031	Option 1
	\$60,000	09/30/2036	Option 2
Rent Commencement:	October 22, 2003		
Lease Expiration:	September 30, 2026		
Term Left:	7 Years		
Rental Escalations:	10% in Option 1; and 5% in Option 2		
Lease Type:	NNN (Landlord responsible Roof & Structure)		
Monthly CAM Contribution:	1/12 of Estimated Expenses*		
Tenant:	Dollar General		
Credit Rating:	Investment Grade (S&P: BBB)		
Building Size:	8,125 SF		
Year Built:	2003		
Store Number:	6453		

*Fully reconciled at year end



AREA DEMOGRAPHICS

Population

5 mile	18,285
10 mile	41,478
15 mile	115,454

Households

5 mile	7,554
10 mile	15,753
15 mile	46,413

Average HH Income

5 mile	\$59,654
10 mile	\$64,428
15 mile	\$70,802



Forest City, PA, is a borough in Susquehanna County, Pennsylvania, situated at the corner of Susquehanna County, Lackawanna County and Wayne County and is designated by a marker which is located in the Forest City Industrial Park.

The land that would become Forest City had been known as “Forest Mills” since the 1850s. From 1879-1886, the post office was called “Pentecost”. It was named after one of the first local settlers, William Pentecost, who had started the lumbering and milling industries in the area. The post office was renamed Forest City in 1886, and the Forest City borough was formed in 1888.

Forest City has two parks: John F. Kennedy Park and Babe Ruth Park. Kennedy Park, located on Pennsylvania Route 247, five blocks from Main Street. Babe Ruth Park is located on Railroad Street.

Forest City has its own police department which serves some surrounding municipalities on a contractual basis.

Dollar General is a discount retailer that provides everyday low prices on name-brand products that are frequently used and replenished, such as food, snacks, health and beauty aids, as well as cleaning supplies, family apparel, housewares and seasonal items. Dollar General offers both name brand and generic merchandise — including off-brand goods and closeouts of name-brand items — in the same store, often on the same shelf. Although it has the word “dollar” in the name, Dollar General is not a dollar store by the strict definition of that term as most of its products are priced at more than \$1.00. However, goods are usually sold at set price points in the range of .50 to 60 dollars, excluding articles such as phone cards and loadable store gift cards.

Dollar General was originally founded in 1939 by Cal Turner Sr. and his father J.L. Turner in Scottsville, Kentucky as J.L. Turner & Son, Inc. The company changed its name to Dollar General Corporation in 1968. Today, Dollar General operates over 15,000 stores in 43 states. Dollar General is headquartered in Goodlettsville, TN.

Dollar General is an investment grade rated company with a Standard & Poor’s rating of BBB. Dollar General is currently the only dollar store company to be investment grade rated. Dollar General is publicly traded on the New York Stock Exchange as DG with a market capitalization of approximately \$29 billion. Dollar General’s same-store sales have grown for 28 consecutive years.



DOLLAR GENERAL

Website:	www.dollargeneral.com
Credit Rating:	Investment Grade (S&P: BBB)
Stock Symbol:	NYSE: DG
Market Capitalization:	\$29 billion
Number of Locations:	15,000
Headquarters:	Goodlettsville, TN



INVESTMENT CONTACTS

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