

FOR SALE

DOLLAR GENERAL

2645 Bolling Road
Roanoke Rapids, North Carolina 27870



EXCLUSIVE

— REALTY —



REPRESENTATIVE PHOTO

INVESTMENT HIGHLIGHTS:

- NN Lease/Minimal Landlord Responsibilities
- 9,100 square foot Dollar General Store on 1.14 Acres
- Built in 2003
- 40 Surface Parking Spaces
- Located near national retailers such as Food Lion, Dominos Pizza, Sonic Drive-In, Walmart, Lowe's, Chick-fil-A and more
- Dollar General is a publicly traded Fortune 500 company with over 80 years in business and BBB Investment grade rated
- Population exceeds 25,000 within a 5 Mile Radius

PRICE:	\$832,000
CURRENT NOI:	\$49,920
CAP RATE:	6.0%
LEASE TYPE:	NN
PRIMARY LEASE TERM:	10 YEARS

FOR MORE INFO CONTACT: STEVE SAGMANI/NOAH KASSAB

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INVESTMENT OFFERING

Exclusive Realty is pleased to present this 9,100 square foot Dollar General store located in Roanoke Rapids, North Carolina. The property has a NN Lease, leaving minimal Landlord Responsibilities. The lease is corporately guaranteed by Dollar General, Inc., which holds a credit rating of “BBB” and this is classified as investment grade.

This Dollar General is located in an area where the population exceeds 25,000 within a 5 Mile Radius ensuring this Dollar General successful store sales. The subject property is located near national retailers such as Food Lion, Dominos Pizza, Sonic Drive-In, Walmart, Lowe’s, Chick-fil-A and more.

The subject offering represents an ideal opportunity for a 1031 Exchange buyer.

This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, one of the nation’s top dollar stores.



INVESTMENT SUMMARY

LIST PRICE:	\$832,000
NOI:	\$49,920
CAP RATE:	6.0%
BUILDING SIZE:	9,100 square feet
LAND ACREAGE:	1.14 Acres
ZONING:	Commercial
YEAR BUILT:	2003
TENANT:	Dollar General
LEASE TYPE:	NN
PRIMARY LEASE TERM:	10 Years
TAXES, INSURANCE:	Tenant Responsibility
ROOF, STRUCTURE:	Landlord Responsibility
LEASE START DATE:	December 19, 2002
LEASE EXPIRATION DATE:	March 31, 2029
OPTIONS:	1 (5) Year Options
Increases:	10%in each Option
LEASE GUARANTOR:	Corporate Guarantee
TENANT WEBSITE:	www.dollargeneral.com

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DISCLOSURE:

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ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third- party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ER makes no warranties and/or representations regarding the accuracy, totality, or relevance of any financial data or assumptions. All data and assumptions regarding financial performance may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ER in compliance with all applicable fair housing and equal opportunity laws.

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TENANT PROFILE

**DOLLAR
GENERAL®**

Dollar General Corp. engages in the operation of merchandise stores. Its offerings include food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, and seasonal items. It sells brands including Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo. The company was founded by J. L. Turner and Hurley Calister Turner Sr. in 1939 and is headquartered in Goodlettsville, TN.

Dollar General's biggest differentiator is that they are serving markets that had been vastly underserved, even by the likes of Walmart. You'd be hard pressed to find a small town in America that isn't within close proximity of a Dollar General. In fact, there are currently more than 15,000 locations across 44 U.S. states, which surpasses even the number of McDonald's. 75% of Americans live within five minutes of a Dollar General, according to research from GlobalData Retail, and these locations are strategically placed to allow shoppers to choose to patronize them over other discount or big box retailers.

TENANT OVERVIEW

Company:	Dollar Geneal
Founded:	1939
Total Revenue:	27.8 Billion
Number of Locations:	16,278
Headquarters:	Goodlettsville, Tennessee

TENANT HIGHLIGHTS

Ranked among Forbes top 25 corporate responders to meet challenges with COVID-19

Dollar General offers higher-quality products that are unique and in limited quantity

Dollar General is a one-stop shopping retailer

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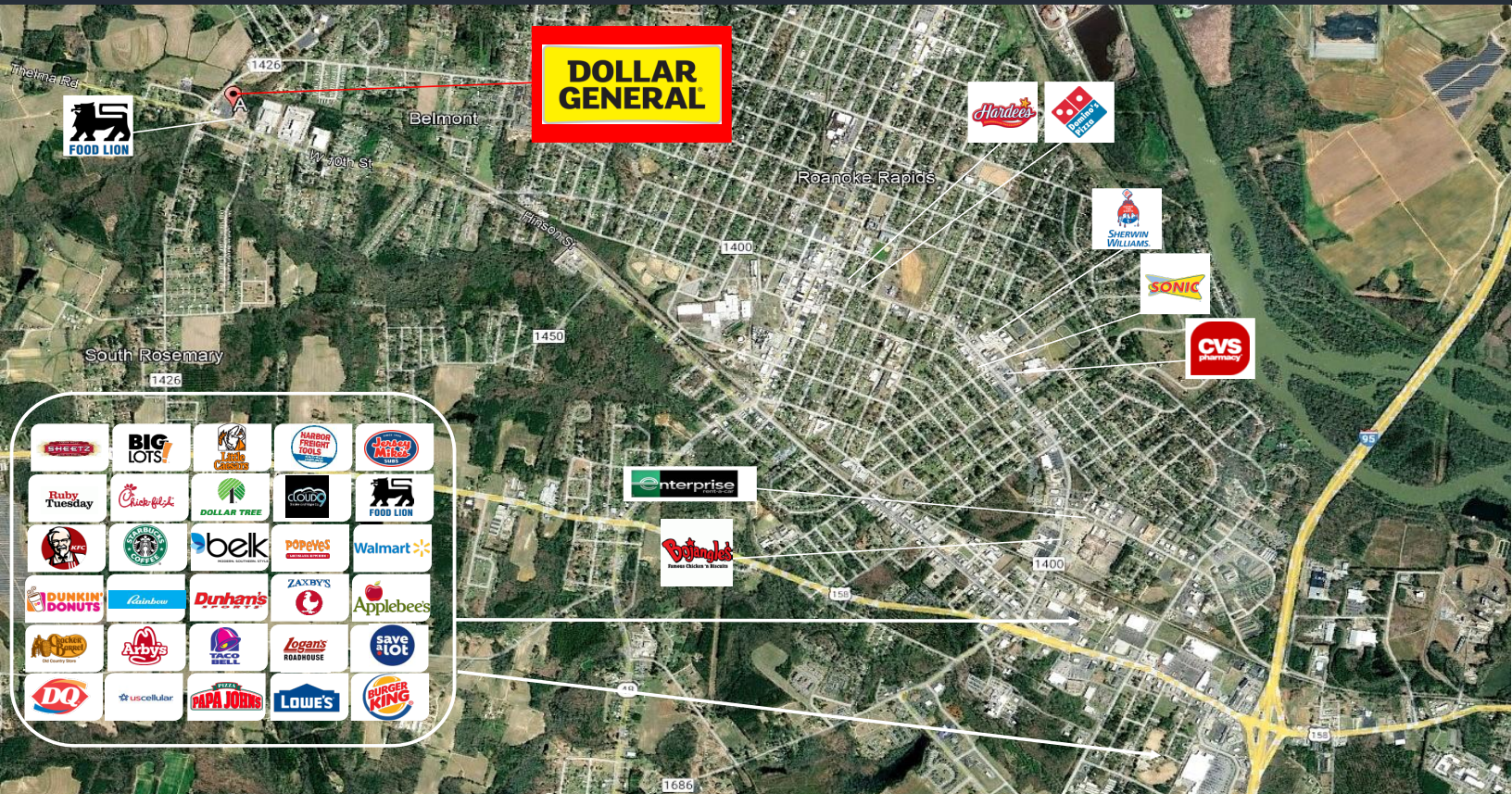
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DEMOGRAPHICS

INTERSECTION	CARS PER DAY		3 MILES	5 MILES	10 MILES
Bolling Rd & Wood Store Rd W	4,859	Total Population	16,538	25,723	37,287
W 10th St & Thelma Rd NW	3,681	Total Households	6,559	10,526	15,344
N Zoo Rd & W Ridgecrest Rd N	4,469	Average HH Income	\$55,810	\$54,848	\$54,897

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Roanoke Rapids is a city in Halifax County, North Carolina, United States. It is the principal city of the Roanoke Rapids Micropolitan Statistical Area, and is also an anchor city of the Rocky Mount-Wilson-Roanoke Rapids CSA. The city was first settled as a mill town, being home to multiple textile mills. Crystal Lee Sutton (Jenkins), was a worker and union organizer for the J.P. Stevens & Co. mill in Roanoke Rapids, upon whose union activities the movie Norma Rae was based. All the textile mills are now closed and nearly 3,000 employees eventually lost their jobs. Roanoke Rapids is now home to a KapStone Paper and Packaging paper manufacturing facility. Roanoke Rapids is known for its many historical sites. In addition to Roanoke Rapids High School, the Roanoke Canal and Roanoke Rapids Historic District are listed on the National Register of Historic Places. Roanoke Rapids had planned Carolina Crossroads, an entertainment district founded by a group of local business developers. Attractions were to include the Randy Parton Theater as an anchor for the development, an outdoor amphitheater, a campground, an aquarium, hotels, restaurants, outlet shopping, travel center, several other dinner theaters, and water park. The association between the city and Randy Parton, brother of Dolly Parton, ended in December 2006. The city renamed the theater as the Roanoke Rapids Theater. A Black Widow Billiards Center was also announced by the pool player, Jeanette Lee.



Roanoke Canal Museum and Trail

The Roanoke Canal Museum is the newest addition and located where the trail crosses Roanoke Avenue in Roanoke Rapids. The museum holds many exhibits about the history of the Roanoke River Valley, the engineering feats of the canal, and its later use as a source of hydroelectric power.



Riverside Mill

Visit a huge, sparkling clean Antiques Mall in a 100 year old Cotton Mill. Also see our gallery of new "sent back" furniture and home décor, "sent back" by people who ordered from America's largest online furniture company. Then there are rooms and rooms of "sent back" ladies fashions, shoes, purses, linens, Christmas decorations and other items.



Roanoke Rapids Theatre

The 1,500-seat state of the art theatre hosts national acts including concerts, comedy, musical theatre and more. Looking to entertain corporate clients? The Roanoke Rapids Theatre Signature Boxes provide premium seating for an unforgettable experience.



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